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**From:****Sent:** 10 May 2013 14:36**To:** Pubs Consultation Responses**Subject:** tied pubs

I am a lease holder with Punch Taverns, I took over my pub in , it had been shut for and opened with a holding management in place for just before I took over, the pub has been part of the local community for many years, my locals can tell many stories about good times in the pub. generations have drunk and met in the pub. When I took over the pub it was in a very sorry state so with the promise of £1 0,000 repairs to living accommodation and out side areas I set out and made the inside clean fresh spending an excess of £18,000 pounds of my own money. Punch did repair some of the building mainly because it was a legal requirement but even still we have leaky roofs windows rotting and can't open, damp in bedrooms and bathroom, drafts all over the place no lagging in the roof so any heat you can get just disappears, in the winter we all have to have several quilts and blankets on our beds as the rooms hold no heat, in the summer we can not open windows so it becomes a hot house. Punch will not do all the repairs as they recon they don't need doing. I don't suppose people who pay the type of rent I pay have to live like this. I got the fixed rent on a five year lease, perhaps this is why they will not do any more work or at least do what they said they would do. I am tied to beer, cider and bottled beer and cider, when looking at local sources I found I could buy it cheaper by quite a lot for example a 11g of Strongbow cider from Punch is £109.76 ex vat and from a local warehouse I can if allowed buy it for £85.95 that as you can see is a big margin the local firm only charge a £1 delivery charge that's on any order no matter the size. This would make such a difference to the price I could sell it for so that my customers would not be paying over the odds, in the town I live we have a which are always price cutting and it makes it very hard for others to compete when we are paying such high costs from Punch. This also happens with the bottled beer and ciders but the difference in some cases is as much as £13 per case of bottles. I had a visit from my BRM who tried to say I was buying bottles out of tie and that my Bru line readings suggested I was buying beer out of tie, he said he was using this to get me evicted. I'm still waiting for this letter to drop through my door, I have been : weeks now is this the way a big company like Punch should be allowed to treat their tenants. Punch put their beer prices up by 5p a pint just before the Budget I expect hoping that the chancellor would put up beer prices so they could do it again after the budget, but it was reduced by a penny which Punch did but this meant they still had put theirs up 4pence. this makes it a farce. I would be so glad to be offered the free of tie because I should imagine that because of the state of the living and some other areas my rent might be cheaper to.

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