
From:

Sent: 03 May 2013 14:49

To: Pubs Consultation Responses

Subject: Pubco Reform

Dear Sir/Madam

I am a pubco licensee of two pubs in . Both pubs are tied to Enterprise Inns. Since the recession there has been a noticeable downturn in turnover as people understandably watch what they spend. Despite this and despite the ongoing unfair advantage supermarkets have over pubs, we could quite comfortably weather the downturn IF we were paying fair market rates for the products we're tied to.

Having just completed of trading at we estimate Enterprise has made c£70k on the tie, plus the £3. k rent. – Quite simply that is the difference between making any profit and losing money. (Since taking over the pub we have also trebled turnover) It is very clear that the majority of pubs going under are tied to one of the large pubcos who are charging more than DOUBLE market rates for the products you have to buy from them.

We're not asking the Government to abolish the tie, we just want it to work fairly. Pubcos have had almost 10 years to get their house in order but self regulation has failed so it's time for a **statutory (legally binding) Code of Practice for pubcos.**

Large pub companies take more than is fair or sustainable from pub profits so licensees are struggling to make a fair living. To stop this overcharging all pubco licensees should be offered a **Market Rent Only option, and a Guest Beer Option.**

It's vital that there's a system in place to ensure pubcos stick to these new rules – so the Code should be underpinned with a **powerful new independent adjudicator** that should have the power to arbitrate disputes, investigate breaches and impose financial penalties on pubcos that break the rules.

The Code should not apply to Britain's family brewers who operate a different model of the tie – so **companies with under 500 pubs should be exempt** but must abide by a separate voluntary code.

Fairness and ensuring **tied licensees are no worse off than free of tie licensees** should be at the heart of the Code.

Regards

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