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From:**Sent:** 13 June 2013 21:09**To:** Pubs Consultation Responses**Subject:** Proposed changes

Sir,

I refer to the proposed changes to the present system of the tie.

Whilst I would agree that there may be some justification of tweeking the present situation, I would suggest that to envisage such a radical overhaul of a system that in my opinion works reasonably well is archaic.

The present system allows would be Publicans with limited capital to start in a business that He or She could never afford to buy the Freehold for. It is then up to the individual to make a success or otherwise of the business.

The PubCos in the main are responsive to their estate and help where possible if a publican finds himself in trouble via the RM's they have in place that work closely with you in helping to build a successful business.

As a newcomer to this business i feel that if the current PubCo tenant relationships did not exist then we would never have had the opportunity to run our own business.

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