

[Redacted]

**Subject:** The Pubs Code Regulations 2016

Hi

I would like to take the opportunity of voicing my concern over the gaming of the Pubs Code Legislation brought in in 2016.

I am one of the many pubs that have not gained access to the new legislation, for MRO as [Redacted] sold me to a below 500 threshold Property Company, [Redacted] even though I wanted to purchase the freehold myself because [Redacted] has been in my family for nearly [Redacted] years. Much worse is being tied to them for my beer at extortionate prices, by a property developer, who has no interest in the community value of my pub.

I think the threshold should be taken away as below 500 pubs are still experiencing the abuse of the tied model which was happening before the Code came into play in 2016, this is because all six pub companies are selling tranches of pubs to different brewers/Property Companies to circumvent the navigation of the Code and bring the number of owned pubs below 500 being the key figure of new legislation.

In my case [Redacted]. I cannot even being to understand why Scotland should not be included in this figure, this is also gaming the Pubs Code and should be looked into.

I do not want to go into every tiny detail which would give you a much clearer picture because I know there is lots of evidence you have to read so I will keep mine short.

My Pub [Redacted] is one of only [Redacted] pubs in the Country to have featured in [Redacted] since first published [Redacted]. This is due to mine and my familys' sheer hard work.

My lease is due for renewal next year and I am afraid I am going to be hit with a huge dilapidations bill which will throw me over the edge, this tactic is what they use to get you out of the pub if they want it back or for

alternative use. My pub needs to have MRO option otherwise I am not going to survive.

I am pleading with you to make some changes as the Pubcos are still abusing their tenants, in lots of different ways. We cannot afford their fancy lawyers to fight our corner.

Hoping to keep my small business afloat and my pub open for the generations to come.

Kind regards

[Redacted]