

[Redacted]

**Subject:** Pubs code statutory review

I may have missed the deadline? I hope and trust you will still consider my review.

My name is [Redacted]. I respond as an individual.  
I run [Redacted], a traditional country inn in [Redacted].

The Pubs Code simply does not work.

I began down the MRO route in [Redacted] 2017 when my 5 year rent cycle was up for review. I had known that MRO was to be introduced when I took my pub over and this was a reason for taking a pub over knowing or believing that eventually publicans would be treated fairly. I am still in negotiation with [Redacted] 2 years [Redacted] months later!

I have evidence that the Pubs Code has not operated well.  
I began with negotiating the terms of the MRO proposal. This resulted in going to an arbitration meeting in London chaired by Miss Dickie. There were 2 [Redacted] represented.

I did not/do not believe I should have to relinquish my lease and be issued with a new lease to go MRO. This should simply have been done as a deed of variation.

At the hearing [Redacted] hire a top QC and a panel of solicitors to 'fight their corner'. The pubs code is open to interpretation and [Redacted] have found every loop hole possible to prevent me (and others) going MRO.

In conclusion Miss Dickie found in favour of us (the publicans). She actually asked the question why, if [Redacted] were happy for us to go MRO, which is what they said, were they making it so difficult?

I felt although Miss Dickie was extremely professional and fair, her hand were 'tied'. I felt she believed [Redacted] were being unreasonable and unfair but she had to act within the pubs code. The QC was constantly pointing the law out to Miss Dickie.

This is a prime example that the code simply does not work. There are too many areas open to interpretation and the Pub Co are using them

I had to reluctantly accept the terms offered and moved on to negotiate rent. The pubs code is 'not consistent with the principle that tied pub tenants should be worse off.....'

[Redacted] proposed a MRO rent figure of £[Redacted]k. My rent now is £[Redacted]k. They simply tried to shift the revenue lost in tied beers on to my rent. We went to an independent assessor (this is open to [Redacted] because [Redacted] originally declined my chosen assessor for [Redacted] reasons). [Redacted] had to back down and accept the RICS assessor. Strangely the [Redacted] representative who had dealt with my case from the outset was removed!

I now find myself 'battling' with [Redacted] over my compliance documents. Because I have been forced to start a new lease they are asking for compliance documents over and above the law. This is far more in depth than when I took my original lease in [Redacted] 2014.

I have been approached by National TV and the media to tell my story. I have had a meeting with my MP [Redacted] and so on.....

To say this has put a strain on my health is an understatement. I am unable to sleep properly and have this ordeal constantly on my mind. I work 90 hours a week to run my lovely pub. All I wanted from the Pubs Code was to make it fair and reasonable for myself and fellow publicans to make a reasonable living. The financial implications from this 'battle' have run in to £k's from my own personal money.

The Pubs Code has failed us from the outset. In my opinion it is biased, unreasonable and open to interpretation.

I am happy to answer any questions should that be required.

Yours faithfully  
[Redacted]