



FORUM of PRIVATE BUSINESS

For our members, not for profit

The Threat To Rural Pubs

Ian Cass, Managing Director





Background

- Pubs in the UK and the tie
- A Partnership
- So What changed?
- The Beer Orders 1989 - 2003
 - Six big brewers Allied, Bass, Courage, Grend Met, S&N, Whitbread
 - Limit of 2,000 in a big pub estate and guest ale in smaller
- The Growth of retail estates



Background

- The Pubs code 2016
- Regulated pub co's Greene King, Marstons, Star Pubs and Bars, Admiral Taverns, Punch Taverns, Enterprise Inns
- The Adjudicator
- Two Key Principles
- (1) that a "tied tenant would be no worse off than a free of tie tenant" and (2) that the code would be based on "fair and lawful dealing"



Actions

- 2008 crash meant they all had huge debts and couldn't behave better if they wanted to!
- The pub co's needed time, that was the key, so they could restructure.
- 4 years of inertia around the code, Gaming by the pub co's, a weak or conflicted regulator and a distracted government!
- Many pubs closed, MRO a complete failure, new models, Falcon, growth of managed estates, change of use.



The pub owners

- Punch, sold to Heineken, who overpaid for S&N
- Enterprise, rebranded as Ei Group, sold to Stonegate Pub co, carrying roughly 2 billion in debt
- Greene King, sold to Li Ka-Shing, CKA group, carrying roughly 1.9 billion in debt
- Debt is a common feature
- Their main asset is the property, the pubs



Pubs under threat

- We have increasingly seen good pubs going to the Wall
- The pub model is OK, the big pub co model is flawed
- 72 pint as an issue
- A typical rural or semi rural pub is not worth much as a pub, but as a!!
- The impact on the community
- The knock on effect to other businesses



What Can we do

- Recognise the value of our pub heritage
- Link to CAMRA
- Information To Tenants
- Information to Communities
- Changes to planning laws
- Statutory Review of the code and adjudicator
- Hold government to account



**FORUM of
PRIVATE BUSINESS**

For our members, not for profit

fpb.org



the_fpb



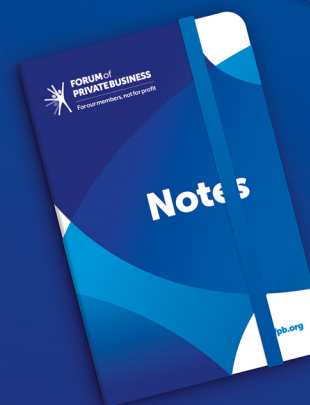
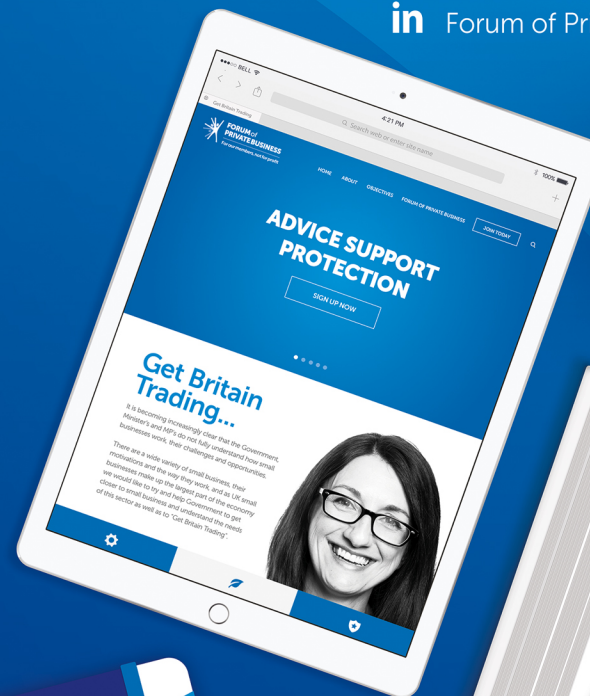
forumofprivatebusiness



Forum of Private Business

Making Business Better

Improving business productivity,
profitability & performance



- Advertising online (on you
- Using social media (depen
- Advertising the position inte
- Using a recruitment agency
- Utilising the services of the loc
- Upon your requirements, utilise

• Template 1.4 – Employ