

Your Pubs Code Rights Once Your Pub is Sold



How your Pub Code rights will apply

I am Fiona Dickie, the Pubs Code Adjudicator (PCA). Since Marston's is selling your pub to a pub operator owning fewer than 500 tied pubs, I'd like to tell you how the Pubs Code will apply to you under what is known as **extended protection**.

The important change is that after the sale you will not have a right to the Market Rent Only option to go free of tie. But you'll be pleased to know that you will keep all your other Code rights and protections until your current tenancy ends (they do not continue if your tenancy is renewed) or until your new pub company has carried out your next rent assessment.

As the law requires, Marston's has notified me of the intended sale of your pub and the name and address of your new landlord. I will be writing to your new landlord to make sure they are aware of the Pubs Code rights that continue to protect you.

Your Code Rights Include:

- Fair tied rent negotiations – your pub operator must give you valuable information to negotiate a fair rent at rent review.
- You can ask for a rent review if you have not had one in 5 years.
- The pub company must treat you fairly and lawfully when talking about rent, repairs, and business planning and send you accurate records of those discussions.
- You can price match premises insurance.

Find out about [these rights and others](#) – they are protected by law.

Find out more

- Read the PCA's factsheet on [extended protection](#)
- Keep up with the latest developments on [our website](#).
- Follow the PCA on [LinkedIn](#), [X](#) and [Facebook](#).
- Contact my team if you have [enquiries about the Code](#).

I am committed to ensuring the pub operators deliver on their Code duties.

Warm wishes,

Fiona Dickie, Pubs Code Adjudicator

Contact Us



4th Floor, 23 Stephenson Street, Birmingham, B2 4BJ



office@pubscodeadjudicator.gov.uk



www.pubscodeadjudicator.org.uk