

Your Pubs Code Rights in Your Prospective Assignment



Dear Prospective Tied Pub Tenant

As you consider taking an assignment of a Marston's tied pub, I want to introduce myself and tell you about the Pubs Code. My name is Fiona Dickie, and I am the Pubs Code Adjudicator (PCA). Independent of both the pub companies and the government, my job is to make sure that Marston's complies with its Pubs Code duties to you.

Your Pubs Code Rights

The Pubs Code is there to ensure that as a tied tenant of a regulated pub company, you get fair and lawful treatment and are no worse off than if you were free of tie. While you are considering taking an assignment of a tied pub, you are already protected by important legal rights under the Pubs Code.

The pub company must explain the implications of the assignment, and where its agreement to the assignment is needed, it must be satisfied you have:

- Received important information, including enough to help you understand the terms of the existing tenancy.
- Received a copy of any investment agreement in place with an explanation of how it affects your right to a rent assessment or market rent only option under the Pubs Code.
- Been advised to take independent advice, including from a qualified surveyor with tied pub experience.
- Been advised to do pubs entry training (if you are a new or inexperienced tenant).

Once you become a tied tenant, you have lots of other rights and protections under the Pubs Code.

Code Compliance Officer

Marston's must employ a Code Compliance Officer (CCO), who has a duty to verify the pub company is complying with the Pubs Code. Contact your CCO if you have any queries about your Pubs Code rights or about your pub company's compliance.

PCA's Annual Tied Tenant Survey

Each year the PCA commissions an independent survey of Pubs Code tied tenants, gathering their views and experiences of their pub company. To find out more about your prospective pub company's performance, visit our website page.

Find out more

- Check the information from Marston's about the Pubs Code and the PCA's factsheet on Assignments.
- 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.

This is an exciting time as you contemplate a new business, and the Pubs Code is there to protect you.

Understanding your rights will help you make the right decisions for your future.

Warm wishes,

Fiona Dickie, Pubs Code Adjudicator

Contact Us



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