

Your Pubs Code Rights in Your Prospective New Business (Short Agreement)



Dear Prospective Tenant

As you consider taking on a tenancy at will or other short agreement with Punch Pubs, 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 Punch Pubs complies with its Pubs Code duties to you.

Your Pubs Code Rights

The Pubs Code is there to ensure that as tied tenants or licensees of regulated pub companies get fair and lawful treatment and are no worse off than they were free of tie. As you are considering entering into a tenancy at will or short agreement with Punch Pubs for a term of 12 months or less– it is important to understand what legal rights you have under the Pubs Code, and what rights you do not have.

Before entering into your short agreement, Punch Pubs must provide you with important information, including the rent payable and arrangements for paying utility bills, maintenance and repair obligations and any initial works which Punch Pubs is aware must be carried out (including a Schedule of Condition of the pub premises before those initial works are carried out).

Punch Pubs must also advise you to do pubs entry training (if you are a new or inexperienced tenant or licensee).

All other Code rights will not apply to you during a short agreement of less than 12 months, such as the right to request the Market Rent Only option, a rent proposal or a rent assessment proposal. Once you start negotiations for a substantive tied tenancy, or you remain on your short agreement for more than 12 months (or have the right to do so) you gain all the rights of a tied pub tenant under the Pubs Code, and you can find out about these on the PCA's [website](#).

Your Pub Company's Minimum Standards in Dealing with You

Your pub company has agreed to minimum standards in dealing with tenants on short agreements which exceed those set out in the Pubs Code. This includes giving you advice in writing that you should not invest your own capital into the pub whilst on a short agreement, and giving you written notes of all discussions with your Business Development Manager. You can find out more about these minimum standards [here](#).

Code Compliance Officer

Punch Pubs 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 Punch Pubs.
- Review the PCA's [factsheet](#) on Short Agreements and the 2025 minimum standards.
- 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



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



office@pubscodeadjudicator.gov.uk



www.pubscodeadjudicator.org.uk