



**Scottish Pubs
Code Adjudicator**



Know Your Rights

TIED PUB TENANTS: THE SCOTTISH PUBS CODE GIVES YOU RIGHTS

Tenants of tied pubs in Scotland have new rights that ensure fair treatment and transparency in their dealings with pub-owning businesses.

**The Scottish Pubs Code will take effect on 31 March 2025
and applies to you as a tied tenant of a pub-owning business.**

The Code entitles you to receive information about your business when you are going through a rent review and introduces a guest beer option.

HERE ARE YOUR KEY RIGHTS

Fair Rent Assessments

As tied tenants, you are entitled to fair rent assessments, ensuring you are not overcharged.

Guest Beer

If eligible, as a minimum, you can sell a guest beer from a brand with small production levels (less than 5000 hectolitres).

Dispute Resolution

A Scottish Pubs Code Adjudicator has been appointed to enforce the Scottish Pubs Code. This includes carrying out arbitrations on disputes that are referred to the Adjudicator and investigating suspected breaches of the Code.

The Adjudicator can provide information about your rights, the Code and its processes, but cannot advise you about your individual circumstances. You may wish to seek independent professional advice about your case.

Any information provided to the Adjudicator about potential breaches of the Code will be dealt with confidentially.

Market Rent Only Lease

From 30 June 2025, you can request a market rent only lease, which allows you to purchase products from any supplier rather than being tied to the pub-owning business. There are some exceptions.

Fair Dealing

Pub-owning businesses are required to engage with you fairly and lawfully.

Need more information?

To learn more about the Scottish Pubs Code or to seek advice, please visit <https://www.gov.scot/groups/scottish-pubs-code-adjudicator> or email the Adjudicator directly at pubscodeadjudicator@gov.scot or telephone **0300 244 1225**.