

SUNDERLAND AND SOUTH TYNESIDE CAMRA

**BUMPER
ISSUE**



AVAILABLE IN BRANCH PUBS AND ONLINE

CAMRA ANGLE ONLINE JULY 2022

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CAMRA ANGLE ONLINE is published by the Sunderland and South Tyneside Branch of CAMRA @ 2022. Views expressed in this publication may not be necessarily those of the Editor or of CAMRA.	

BRANCH VACANCIES

- Assistant Pub Protection Officers
- Assistant Webmaster
- Assistant Pubs Data Co ordinator
- Discovery Co Ordinator

To apply or talk about what's involved just email contact@sst.camra.org.uk.

More information on CAMRA roles can be found here: <https://camra.org.uk/volunteers-area/branch-resources/branch-information/> (CAMRA login required)

DIARY DATES

https://sst.camra.org.uk/wordpress/?page_id=42

JULY

Branch Meeting NOTE May be cash only.	Wednesday 13th July , Lambton Arms , 5 East Street, South Shields, NE33 1BP 8pm
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Pub of the year judging trip	Saturday 16th July
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AUGUST

Great British Beer Festival	2nd - 6th August 2022, Kensington Olympia.
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Maxim Open Night	Friday 5th August , Maxim Brewery, Gladwell Rd, Rainton Bridge, Houghton, DH4 5NL from 5pm.
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North East Regional Meeting	Saturday 27th August, 1pm. Venue TBA
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Durham Beer Festival	Wednesday 31st August- Saturday 3rd September - Durham City Rugby Club, Green Lane DH1 3JU
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LOOK OUT FOR MORE DATES IN THE NEXT ISSUE

SUNDERLAND & SOUTH TYNESIDE
CAMPAIGN FOR REAL ALE

WE ARE BACK !

CAMRA ANGLE
ISSUE 60

**STILL AVAILABLE IN PUBS OR
ONLINE**

PLEASE TAKE ONE

INTERESTED in writing for the
CAMRA ANGLE with real ale and
cider related stories. If so please
contact the editor :-
magazine01@sst.camra.org.uk

ADVERTISING. Do you know of
anyone who would be interested in
advertising in a printed issue of
CAMRA ANGLE. If so please email
ads01@sst.camra.org.uk

PUB NEWS

BLUES MICRO PUB, Whitburn. It was announced at the last CAMRA Regional meeting in May that the pub won the CAMRA North East "Cider Pub of the Year 2022" competition.

Their award will be presented at the end of this summer.



Runner-Up: Station House, Durham.

Third: Owa the Road, Swalwell.

So Blues goes forward to the last sixteen. This round

whittles these down to the Super Regional round of final four.

The end result will be the CAMRA Cider pub of 2022.

THE LAZY LIZARD BREWING COMPANY have started brewing at **THE STABLES**, Cleadon. Their first was a pasteurised unfiltered IPA called Smash. They will brew once a month and are retaining their cask ale offering, usually from One More Than Two..

REAL ALE RETURNS

QUEEN VIC, Roker. Real ale has returned. A recent visit revealed up to four handpulls but not all in use..



Another return of real ale is in **THE BLACK BULL**, East Boldon after an absence of over four years.

SUN INN, Newbottle. After a period without real ale, it is good to report that Double Maxim has made a welcome appearance.

POETIC LICENSE Roker used to be one of the S43 Brewery tap pubs with all its real ales available. Since the brewery decided to stop brewing real ale, the pub on a visit in May had only one, Raven, plus Landlord.

CHANGING HANDS

The Sunderland Echo reported last month that Tony and Lorraine Griffiths, owners of **Chaplins, Tonic and The Point** in Sunderland city centre are



retiring so these three venues will be changing hands.

The Point was our former Beer & Cider Festival home.

On the subject of retirement, licensee and entertainer **Jess McConnell** has retired from the **Albion Gin & Ale House in Jarrow**.

Taking over are Amy and Charlie who have a lot of experience between them. There will be no change in the range of real ales on the four handpulls.

Entertainment will be limited initially to a quiz on a Sunday at 5pm and there is a Busker's night on a Thursday from 7.30pm. Check Whatpub for revised opening times.

Continued

TIN OF SARDINES - ROKER



This is mainly a gin and cocktail bar serving food all day which opened last month. There is a tap wall featuring eight keg beers and there are three handpulls on the bar with as yet no pump clips (June 22) . It is a former toilet block at the top of the bank leading down to Roker Beach.

THE BIDDICK , WASHINGTON closed recently due to the licensee retiring due to ill health. It is due to reopen soon with activity in the car park including a skip. Availability of real ale is unknown.

NO REAL ALE

THE TRIMMERS LIVE LOUNGE, South Shields

THE CYPRUS HOTEL, South Shields

DOUGIE'S TAVERN, Hebburn

THE MILL, Houghton

CLOSED PUB NEWS

Since March four pubs in South Shields have closed ;- **Kirkpatrick's**, **Scotia**, **Ziggy's** and **The Waterfront**.

However the licensee of the latter reopened **The Scotia** in the town on 20th June.

NEWS FROM ELSEWHERE.

There was cause for celebration a few weeks ago when **The Blue Bell**, arguably the best pub in York , was awarded CAMRA York Pub of the Year 2022.



The pub, which dates from 1798, made the news nationally when landlord John Pybus was served with a lease termination and eviction in 2018. CAMRA York fought back

with a successful petition and John signed a 6 year lease with Punch.



A story of a visit to the pub can be found in Issue 56 of CAMRA Angle available here :- page 20.

<https://camraangle.sst.camra.org.uk/documents/Issue56.pdf>

NEWS IN PICTURES

As reported in CAMRA Angle 60, the roof terrace of **The Cooper Rose** in Sunderland has opened. There are views from the south and west side of the building, see also next page



Continuing the outdoor theme :- In return for selling Schweppes drinks , **The Guide Post** in Ryhope was gifted some garden furniture, including a telephone box, seen here resplendent in purple.



With a new manager, **The Sir William de Wessington** in Washington now has a Beer Corner, highlighting real ale and monthly events.

CAMRA Angle is distributed mostly in our region, but makes an occasional foray into new territory. Pictured here outside Wembley Stadium by **Steve Clough**



Finally some branch members invaded Newcastle Ouseburn last month. Here they are in The Tyne Bar beer garden

Photo James Brittain



CAMRA COMMUNITY PUB SCHEME - Update

The branch CAMRA Community Pub Scheme has received it's first nomination. It's from Robin Sanderson for **The Steamboat** in South Shields for :-

"Free use of room for a number of musical events and for fundraising events for a number of charities".



A presentation will be held later this month so look out for any updates on our branch website and social media.

The scheme continues throughout the year.

If you know of any in our branch area that fulfils the criteria given below please go to this link and nominate them:

<https://sst.camra.org.uk/wordpress/?p=1864>



Cancer Connections are presented by a £2000 cheque on June 16th . *Photos thanks to Mark Reg Coxon (above) and Tony Szymanski*

This includes support by the pub of community groups and charities.

Type of thing we're looking for:

- * Allowing a local group or club free use of the pub for meetings or social get-togethers.
- * Hosting a fund raising event (for a charity or community group)
- * Use of the pub building to provide community facilities needed but not available locally.

Type of things not included:

- * Groups or teams linked to the pub (i.e., a pool, darts or pub football team)
- * An event held just for the pubs benefit or to promote the pub (i.e., a pub quiz or music night)
- * Hosting any CAMRA meeting or event.

All nominations will be reviewed by a "panel" of branch members.

PUB PROTECTION - Ian Monteith Preston

South Tyneside:

Some good news to report! Following our intervention South Tyneside Council's Planning Enforcement Officer has investigated the unauthorised change of use of The Queen Vic, South Shields from a pub to a shop/dance studio without planning permission. The new owner will need to apply for retrospective planning permission.

Michael

Unfortunately there appears to be no "Save the Queen Vic" group that I'm aware of so, although the branch will question pub viability it's most likely the application will succeed. It's a small win, reinforcing the fact that pub change of use (post 2017) requires planning permission and may help a campaign to save another pub in future.

Sunderland:

The branch has objected to a new and seemingly innocuous planning



application to build a new structure attached to **The Copt Hill** pub. However deep in the

application small print was a "change of use" request from pub to a restaurant! I'm also talking direct to the new owners about this issue.



A planning application has been made to demolish **Sinatra's Pub** in the city centre for a new car park. There are no objections to the

application from any individuals nor any

group wishing to save the pub. However, the wider scheme does have opposition. The pub was purchased by the council prior to closure.



A change of use into flats has been received for the long closed (2006)

Salem,

Hendon. Formerly known as the **Tap & Spile**, this was the former **Branch Pub of the Year from 1993-97**. There appears to be no "save our pub" group and a previous Change of Use (CoU) has been granted but never actioned.

A 2019 planning application to demolish the **Lyons Tavern**, Hetton (Closed 2016) was rejected due to opposition from Hetton Parish Council and the County Archaeologist. A new application is requesting change of use to a shop. The objectors to the previous application have no objection to this application although the council engineering department has issues with parking and the local road network coping with the plan.

Planning applications to demolish the Cavalier, Silksworth and a change use for the Wear Tavern, Pallion remain outstanding.

Two reminders:

Anyone belonging to a local "Save Our Pub" group or keen to form one or

Anyone interested in getting involved with the branch Pub Protection role or just keen to find out more information on what is involved can contact me at any time for advice, help and support.

CAMRA CLOSED PUB REPORT

CAMRA released its pub closure statistics for 2021 and is calling for intervention from government to protect the great British pub. The figures released on May 30th 2022 show that across Great Britain last year 290 pubs were demolished or converted to another use – an average of just over five a week.

The number of new pubs being built, or existing buildings being converted into pubs, averaged just over seven new pubs opening every week in the second half of the year.

However, over 500 pubs were also classed as a 'long term closure' in 2021, where the building is still classed as a pub for planning purposes, but the business itself has closed or is empty and without tenants to run it, showing the lasting effects of the pandemic, and the present cost of business crisis.

The above is part of a press release, the full report can be read here

https://camra.org.uk/press_release/action-needed-as-hundreds-of-pubs-have-failed-to-re-open-camra-figures-show/

Below are two extracts showing how the North East fared against other regions

January-June 2021

Region	Permanent closures	Conversions	New builds	Total openings	Net change
East Midlands	5	2	0	2	-3
East of England	9	0	0	0	-9
Greater London	18	15	5	20	+2
North East	8	2	1	3	-5
North West	28	7	1	8	-20
South East	22	8	1	9	-13
South West	10	1	0	1	-9
West Midlands	10	4	1	5	-5
Yorkshire and the Humber	21	20	1	21	0

July-December 2021

Region	Permanent closures	Conversions	New builds	Total openings	Net change
East Midlands	10	14	0	14	+4
East of England	7	3	1	4	-3
Greater London	12	20	6	26	+14
North East	1	0	0	0	-1
North West	46	33	2	35	-11
South East	23	24	2	26	+3
South West	11	12	0	12	+1
West Midlands	13	13	0	13	0
Yorkshire and the Humber	8	41	3	44	+36

DARWIN BREWERY OPEN NIGHT - Michael Wynne

The second post Covid open night was held at the West Quay Court site on the last Wednesday in June.

There were 3



beers available: the latest of the single hop beers **Jarrylo**, **Cenobio** a milky coffee stout and **Sheepish Bitter**, a beer produced by one of the Brewlab



bottles of their non- filtered Belgian wheat beer **Little Sister**

Whilst at the brewery, Gav (pictured) gave me his monthly update for the

Branch.

He said

‘Thank you for coming down and to the other guys from the branch – a good turnout!

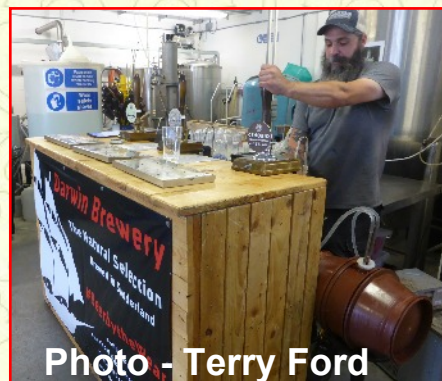


Photo - Terry Ford

We’ve had a good period cask wise over the last couple of months and it has given us the chance to get some new one-off brews out and about. Since the last report, Moving to Montana APA, Keeping On Pale Ale, Cenobio Milky Coffee Stout, Jarrylo Pale Ale and Multihop #5 and #6 have all been available in addition to the core range.

We currently have a nice Mango IPA conditioning, which will be available from next week and are planning some more one-offs.

In the region, in May and June we have had beer at venues including, Chaplin’s, Three Horseshoes – Leamside, Ship Isis, Museum Vaults, Grey Horse – Boldon, Seaburn Inn, Victor’s, Cask Lounge, Coalhouse, The Marine, Lambton Arms, Blue Bell, Fitzzy’s – Sunderland, Blue’s – Whitburn and Stapylton Arms, with many venues in the wider north east region.

We’ve had beers at several festivals including Ponteland, Tynedale, Ryhope Cricket Club, Percy Park and Masonic Centre – Chester-Le-Street, which has been great to see them come back after the last couple of years of pandemic’.

MAXIM BREWERY OPEN NIGHT - Ken Paul



Friday 1st July saw another monthly Maxim Brewery open night in Rainton Bridge. This was an excuse for the branch to hire a minibus and make an evening of it.



As on previous occasions two bars were available with regulars Double Maxim and Swedish Blonde, seasonal beers All English, and four new beers :- Buzz, New Zealand Pale, Joker and Jester.

Buzz is a deep golden 4.7% honey beer brewed using honey from Sheffield. It follows a similar recipe to Waggledance, which was originally brewed by Wards in Sheffield in the 1980's

New Zealand Pale (4.6%) is brewed using New Zealand Nelson Sauvignon and Waimea hops.

Joker (4.5%) is a smooth dark ale with sweet caramel flavours and is brewed with German caramel, aromatic and light chocolate malts

Jester (4.4%) is a smooth pale ale brewed with Jester UK hops.

In attendance , now on a regular basis, was **Jacobs Pantry** parked just outside the brewery loading bay and offering some excellent hot food.



As is often said on these occasions ; -
" A great night was had by all"

Thanks to Robin Sanderson for some of the photos

The open nights will continue the first Friday of every month :-

5th August, 2nd September, 7th October, 4th November, 2nd December

Coming next :-

Nelson New Zealand Pale Ale and Raspberry Porter

The pay and collect service is still available for bottled beers. These can be ordered Wednesday - Friday between 10am and 3pm, although they won't turn anyone away if called on a Monday or Tuesday.

The phone number is 0191 5848844 .

Vaux had two keg beers at **Tynedale Beer Festival** in Corbridge - 'A Hazy Shade of Citra' (DDH Pale) and 'Fredy's Drop' (NZ Session IPA).

They appeared at **Liverpool's Craft Beer Expo** which was a three 3 day event featuring breweries from all over the UK, and Lausanne beer festival in Switzerland,

The brewery has purchased two new 2000L tanks as they continue to increase production levels to cope with increasing demand. They also took delivery of a Micro Can canning machine to allow them to can their own beer on-site.

On Saturday the 2nd of July the brewery held the first anniversary of its taproom, which is just south of the big Tesco

near the Wheatsheaf. There were sixteen beers instead of the usual ten and I had a half of a nice 6.3% IPA. Not brewed by Vaux but one of the beers they get in from other micros, in this case Pretty Polly. Completely cloudy as it was unfiltered, which is one of the interesting ideas being used in contemporary brewing.

Vaux's 7% bottle-conditioned stout, 1899, is now sold out but will return for the winter season.

Finally Vaux will be providing the bar for the Summer Streets Festival on the 9th of July at Cliffe Park in Roker.

Available to pre-order now



8 internationally renowned beer writers have chosen their personal favourites in this beer adventure

This is may well be the best beer guide you've ever read and could be the start of your own journey into a great beer experience!

Shop1.camra.org.uk



CAMRA OUTSTANDING CONVERSIONS AND RESTORATIONS(OCR)

Did you know there is a CAMRA website detailing those pubs in Britain with outstanding conversions and restorations? There is a PDF directory to download as well a search option.

<https://ocrpubs.camra.org.uk/>

There are two in our branch **The Ship Isis** in Sunderland and **The Maltings** (pictured right) in South Shields.

Other regional pubs include **The Sun Inn**, Beamish Museum ; **The Centurion**, Newcastle Central Station ; **The Lord Crewe Arms** in Blanchland and **The Wallaw** in Blyth.



All photos, Peter Tong

COMMUNITY OWNED AND COMMUNITY RUN PUBS

There is also a CAMRA website detailing community owned and run pubs in Britain. There is a PDF directory to download as well a search option.

<https://communitypubs.camra.org.uk/pub-list>

Although non in our branch, here are some worth a mention.

The Olde Cross Ryton (pictured right)
Rose and Crown, Slaley and **The Gun Inn**, Ridsdale. The last two are in Northumberland



Tyneside & Northumberland
CAMRA

YOUR CUT OUT AND KEEP GUIDE TO MAJOR CHANGES TO BUS SERVICES IN OUR BRANCH

Summary of changes to services announced by Go North East in May 2022, coming into effect in July 2022. Also includes some NEXUS supported services but excludes some minor timetable tweaks. Many services will see evening frequencies reduced. Information may change after "going to press"

Service	Route	Comments
2/2A	Washington - Sunderland - Silksworth	Frequency reduction on Sundays and evenings
4	Houghton - Washington - Heworth	Frequency reduction
9	Sunderland - Jarrow	Reduced evening frequency
20/X20	South Shields(20) - Sunderland - Durham	20 Sunderland - Durham only. No X20 on Sunday
24	New service	South Shields - Sunderland
26	South Shields- Jarrow- Hebburn	Reduced evening frequency
35/A	Boldon - Sunderland - Low Moorsley	Misses out Rainton Bridge
37	Concord - Galleries - Doxford Park	Service withdrawn
38/A/C	Docks - Sunderland - Tunstall	Services withdrawn except 38 - Sunderland- Docks
39/A/B	Pennywell - Sunderland - Doxford	39 service reduced. New service Pennywell - Doxford-Washington
50	South Shields - Washington - Durham	Rerouted via Rickleton
55	Sunderland - Houghton - Peterlee	Service withdrawn
61	Sunderland - Ryhope - Murton / Peterlee	Service reduction
62	Sunderland - Ryhope - Peterlee	Service withdrawn
73	Concord - Teal Farm - Sunderland	Service withdrawn
82	Waterview Park - Washington - Birtley	Service withdrawn
81&82	Sunderland / Washington - Birtley - Gateshead	Replacement services
84&85	Washington Town Services	Rerouted circular services
515	Heworth - Hebburn	Revised service
558	Seaburn - Boldon - Heworth	No Sunday service, replaced in Sth Tyneside by 5A

PUBLIC TRANSPORT INFORMATION

Some useful contact details for Tyne & Wear Metro and local bus services.

Arriva - 0344 800 44 11	www.arrivabus.co.uk /north-east/
Go North East - 0191 420 5050	https://www.gonortheast.co.uk/services
Nexus (Metro & Buses) - 0191 2020747	www.nexus.org.uk/
Stagecoach - 0191 566 0231	www.stagecoachbus.com/about/north-east
Traveline North East - 0871 2002233	www.travelinenortheast.info

DEPTFORD REVISITED - Michael Wynne reports

I was tasked with delivering the first printed issue of *CAMRA Angle* to pubs south of the Wear in and around the city centre. By the end of June, I was left with the two Deptford pubs to visit. As it is a long time since I have been to these pubs, I was curious to see what they were like.

The Ropery, Saltgrass and King's Arms were all run by Daryll Frankland and between them sold a good variety of cask beer. On Saturday evening, the Riverside Rover, a free minibus connected the three outlets. The King's and Salty were both Vaux tenancies until the brewery was wantonly destroyed, and I had my final pint of Vaux Samson in the King's the weekend the brewery closed.

The pubs are close to sites of long-gone shipyards and are survivors from an era when this area had dozens of beer houses that slaked the thirsts of workers from the yards and the nearby glassworks. Alan Brett's 2003 book *Sunderland Public Houses* shows 25 pubs and beer houses in Deptford.

A combination of slum clearances and modernisations saw off most of the pubs, an only these two survive.

Down to the foot of the bank to **The Saltgrass.**



The pub is a former branch pub of the year and north east pub of the year winner.

The exterior of the pub now has a pale blue and grey colour scheme and there is a large outside drinking area. The old two rooms layout remains unchanged but the old dark stained panelling in the bar has been changed as have some of the maritime memorabilia.

The number of handpumps is down to two, but only one was in use offering **GNEB (Great North Eastern Brewery) Tutti Frutti**; a 4.6% modern pale ales at £3.40. Very nice it was too. Most of the Sunday lunch trade seemed to be for food. There was an impressive range of bottled Belgian beer in the fridge.



Back up the bank to the other Deptford pub, the **King's Arms.**

The King's was branch and north east pub of the year for three consecutive years in this century's first decade and had nine handpumps.

The King's is listed in CAMRA's inventory of pub interiors to be persevered, although it is obvious that an internal wall and door have been removed from the building, the back bar gantry makes the interior worth listing. The frosted glass screens were removed from the windows, so you can see inside from the road.

Alongside the suntrap beer garden, there is seating outside the pub.

Internally, nothing seems to have changed other than a lick of paint.

Continued

Deptford Revisited - Continued

There are still six handpumps offering **Timothy Taylor Landlord, Ossett White Rat** on two plus **Ossett Yorkshire Blonde**. I went for the Yorkshire Blonde at £4. Again, this pub seemed rather quiet considering Sunday lunch always used to be amongst the busiest.

So, magazines delivered, I set off the walk back to Hilton Road and have a last one in the Ship Isis. The other side of

Silksworth Row is Bishopwearmouth, not Deptford.

As the roadworks on Trimdon Street, Hylton Road and Silksworth Row have been completed, and there are proper light controlled crossings, you no longer take your life in your hands crossing Silksworth Row.

From The Papers - Michael Wynne

The Czechs consume more beer per capita than any other country in Europe, drinking 135 litres compared to 61 in the UK. The Czechs are second to the UK in the percentage of draught beer drunk in the pub.

The *I* reports that because of recovery from the pandemic and a cost of living squeeze and a switch to drinking at home, 12% of villages with populations of under 3000 have lost their pubs.

The same paper and ***Private Eye*** both reported a story from Singapore.

To manage a potential water shortage, Brewerkz craft brewery is brewing ***Newbrew*** with recycled sewage water. The beer is described as 'a highly quaffable beer brewed with Citra And Calypso hops, premium German barley and a highly sought after Kveik yeast strain from Norway.'

BEER WHISKY OR WHISKY BEER?

We have recently seen social media posts from **Theakston's Brewery** promoting 'The spirit of Old Peculier'. They go on to describe it as a 'beer spirit but not whisky'. Hmmm

Whisky and beer both have the same roots. Both start off by mixing malted barley, and/ or some other grain with water and yeast which is then fermented.

To become whisky, the fermented wort is then distilled. This involves boiling the wort and collection the condensation, which is then cooled and put in wooden casks where it undergoes maturation.

At this stage, the spirit is colourless and picks up colour from contact with the wood in the cask.

In the UK, and most other whisky producing countries. The minimum period of this maturation can have before it can be called whisky is three years. Less than three, as happens with new distilleries, it must be malt or new make spirit.

I am yet to try the Spirit of Old Peculier. As far as I can tell, it is only available from Theakston's.

My interest was further piqued by a piece in the latest edition of *Whisky Magazine* about the new generation of distillers in Ontario, Canada.

Last Straw Distilling has collaborated with **Vaughan's Lake Wilcox Brewing** to produce 'Stout Whisky. The distillery takes the mashed wort which the ferment then double distil and age for three years in re charred wine casks.

The result is a 45% ABV whisky. Unfortunately, it is only available in Canada.

I have researched beer whiskies further and have learned that Adnam's in Southwold and St Austell in Cornwall are brewers who also produce whisky.

My retirement present from my sister was a break to Islay, which is famous for its heavily peated whiskies.

At the time of my visit, there were seven working distilleries and another start up. Completely overshadowed by whisky, is the island's brewery Islay Ales, who are in Islay House Court at Bridgend. Their strapline is '**ales from the isle of malts.**'

Cask beer is rare on the island as they sell keg only to hotels. Cask is available in the visitor's centre along with bottles. Including an excellent Single Malt Ale. This is RAIB (real ale in a bottle accredited) brewed using heavily peated local barley and water. An interesting reversal on the whisky from beer concept.

As I love beer and whisky, I am curious to find other brewers who distil or distillers who make whisky from 'beer'.

Michael Wynne

Laura Hadland's book, 50 Years of CAMRA, has been named Best Beer Book in the World at the 2022 Gourmand Awards.

The awards, founded in 1995, celebrates food and drink books from 215 countries and regions each year. The ceremony took place in Umeå, Sweden recently, with Laura's book beating out other finalists from Sweden, Canada and Argentina

Below is a review which first appeared in April 2021 CAMRA Angle Online.

At first glance this paperback work looks heavy reading but the subject matter soon engaged me. There are seven sections :

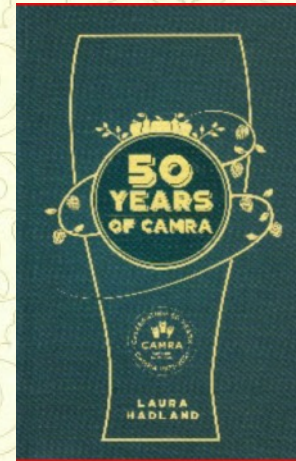
- Early History
- How CAMRA Works
- Grassroots Campaigning and Lobbying
- Campaigning (Beer, Brewery and Pubs)
- CAMRA Today.

I have picked out a few interesting snippets.

The R in CAMRA originally stood for Revitalisation. But during early meetings this word proved difficult to say after a few pints, so it was changed to Real. The first postal address for CAMRA was the home of the mother of one of the co-founders.

The first female CAMRA chairman was Paula Waters in 2005. She preferred the title chairman and she is also quoted as saying she first visited a pub her drinking friends were amused by her preference to Vaux Double Maxim.

There is a wonderful tale about a member called Alan Risdon who attended the CAMRA 40th anniversary. People were surprised he turned up as he lived in a care home. He was forbidden to attend by his carers but he sneaked out anyway, saying " bugger that" before escaping.



The book is full of recollections like this and is a page turner.

The 1975 AGM was held in Nottingham University. There would be a beer festival after the AGM, for which there was no seats. So the chairman decided the festival would only start after the AGM, so it turned out to be one of the shortest AGM's in history. The chairman said" as a means of stopping endless waffle, this was to be wholly recommended".

There are 14 pages of black and white photographs, including one of a young lady with a pushchair signing a petition to "Protect Your Pint" in Durham Market Place in the early 70's.

There is a lot more to enjoy in this 248 page book but that would be giving it away. A recommended read.

Available from CAMRA Books

WHAT'S BREWING

<https://wb.camra.org.uk/>

What's Brewing has seven sections:-

Home - Campaign - Pub - Industry - Opinion - Regional - BEER Magazine

Here is some recommended reading :-

Campaign :- *John O Donnell writes about cask breathers :-*

<https://wb.camra.org.uk/2022/05/11/ask-the-expert-cask-breathers>

Government protects historic pubs :-

Read about eleven remarkable pubs have been given extra planning protection following a unique collaboration between CAMRA and Historic England. There are none in our area, the nearest being Whitelocks in Leeds.

<https://wb.camra.org.uk/2022/06/20/government-protects-historic-pubs>

Public Affairs round up for June 22. *This covers a range of topics including alcohol duty and the pubs code*

<https://wb.camra.org.uk/2022/06/16/k-public-affairs-round-up-june-2022>

Industry :-

Read Roger Protz's very informative article about closure of Caledonian Brewery :_

<https://wb.camra.org.uk/2022/05/26/heineken-axes-historic-callie>

A rude but funny video from comedian Maisie Adam

Maisie's Mean Tweets to boost cask ale sales

Regional -

Read about SIBA North East judging here:_

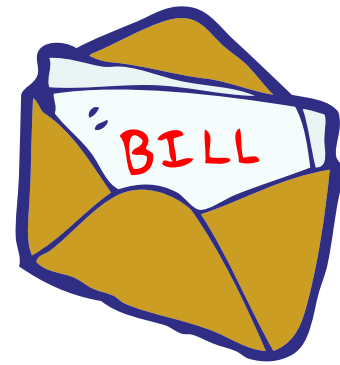
<https://wb.camra.org.uk/2022/05/11/judges-swoon-over-chocolate-fudge-stout>

Campaigning on Energy Bills



IN THIS PACK

- What's the issue?
- Campaigning ideas for branches
- Resources



WHAT'S THE ISSUE?

- The licensed trade is currently experiencing a cost of business crisis, just as consumers are experiencing the cost of living crisis.
- This is being felt acutely in the sharp rise in energy bills, which are not subject to a cap for businesses like those for consumers.
- We are now seeing reports of licensees announcing plans to walk away from their pubs due to the cost of energy, and brewers and cider makers are also impacted.
- Consumers want to support pubs and clubs through this crisis, but are facing their own issues with the cost of living, which is reducing disposable income for people.
- CAMRA wants the government to take action, like imposing a cap on energy bills for hospitality business, so that communities don't lose their valued locals due to energy costs.

Campaigning on Energy Bills



CAMPAIGNING IDEAS FOR BRANCHES

- If you have a specific local case, write to your MP (and in Scotland, Wales and Northern Ireland, your devolved elected representatives) about it, and ask them to raise the issue with government.
- Share the letter on social media, and with your local papers and press contacts.
- Raise awareness of the issue with local members and the public - write about it on social media, in emails to members, on your website, and in branch magazines (use the bullet points in the section above if you're struggling for inspiration).
- Encourage people, where they can, to support the licensed trade at this time.

RESOURCES

The CAMRA Campaigns Team have produced a template letter that you can send to MP's (or devolved elected representatives), asking them to raise the issue with Government, You can download this below.

<https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww1-camra.s3.eu-west-1.amazonaws.com%2Fwp-content%2Fuploads%2F2022%2F06%2F17102157%2FTEMPLATE-LETTER-CAMRA-to-local-elected-representative-on-rising-energy-bills.docx&wdOrigin=BROWSELINK>

If you need advice, have questions, or feedback to share, please contact the CAMRA Campaigns Team on campaigns@camra.org.uk

ON A VISIT TO ANOTHER BRANCH



At the beginning of May I had a family break of a few days in Dumfries and Galloway, in fact in the Galloway bit which is the west of the county.

That western part is also the southern part of the Ayrshire & Wigtownshire CAMRA branch - ie the Wigtownshire bit. The map above is roughly the area covered by this branch. The box in the map I will come to later. The right hand map is the area we visited.

I picked up a Spring 2022 copy of Full Pints, the award winning CAMRA magazine of the Ayrshire & Wigtownshire branch. One article in particular sowed the seeds for this piece.

It was about a visit by two branch members to Lancaster. The piece ended with the comment that the sheer number of handpulls was amazing and that it was

a completely different experience to what is available in their branch..

This got me thinking about the differences between our branch and one I had just visited. The size of Sunderland & Sth Tynesde is about 78 square miles - we would fit into that box in the map on the left. There is a population of about 495000 and 90 real ale outlets.

Contrast that with Ayrshire & Wigtownshire which runs from Largs in the north to The Mull Of Galloway in the south – 1800 square miles and a population of 395000. There are 65 that serve real ale , according to Full Pints.

I managed to visit five 2022 Good Beer Guide entries, in the towns on the map above. This included the hotel we stayed in, **The Crown** in Newton Stewart, and was struck by the fact that most had only a single handpull each, echoing the magazine article comment. The Crown had well kept Speckled Hen on.

Continued

On a visit to another branch - continued

South of Newton Stewart is the Isle of Whithorn. Like the Isle of Thanet, it is not an island anymore but a small fishing village.



The only pub in the village is **The Steam Packet Inn**. This was the exception to the rule..there were eight handpulls. This is down to the fact this is the tap of the Five Kingdoms Brewery, Scotland's most southerly brewery. So called because on a clear day you can see five kingdoms from the village ; England, Ireland, The Isle of Man, Wales and Scotland. Sadly the only kingdom visible that day was the one we were drinking in.

Five Kingdoms beers were also available in Sandhead - The Tigh Na Mara and Portpatrick - The Crown (below) . Both only had single handpulls.



The other pub , The Grapes in Stranraer, is the branch pub of the year, and had two handpulls ! Fyne Ales Jarl and Landlord. Stranraer is the largest town in

the area, yet only has this one real ale outlet.

I was struck by the friendliness and welcome in every pub, being glad to see visitors return. Covid restrictions had recently been lifted in Scotland and this was reflected in the fact that some pubs were still only open for part of the week, also the case at home but to a lesser extent. Let's hope with summer here situation improves, for both branches !

Living in an urban area most pubs are not that far from each other. Where I stayed was largely rural with longer drives between places. This was compensated by the fact that the scenery, especially on the extensive coastline, was stunning in places. A great place to visit.

Ken Paul

Further reading :-

An abridged version of this article appeared in What's Brewing on 16th May 2022

An article about the Dumfries half of the county is in Issue 20 of CAMRA Angle. **Beery day out in South West Scotland** can be found on page six.

<https://camraangle.sst.camra.org.uk/documents/Issue20.pdf>

Ayrshire & Wigtownshire Branch website :- <https://awcamra.org.uk/>

PUB COMPANIES - WHO THEY ARE AND WHAT THEY DO - **Part 7 RENT REVIEWS**

This is Part Seven of a series of articles by **Paul Ainsworth** that give more information about the companies that control many of our pubs. In the July 2021 issue OF CAMRA Angle Online was the first in a series of articles aimed at raising awareness about pub companies and how they work

<https://sst-arch.camra.org.uk/viewnode.php?id=65188>

The aim is to let the facts speak for themselves so that readers can make up their own minds about the positive or negative effects of these practices on our pubs and the folk who run them.

As noted in a previous article, tenants and lessees will periodically have their rents reviewed – typically every five years. In some circumstances, tenants/lessees who come under the Pubs Code can request a review at another time e.g. if there has been a significant increase in the price they have to pay for tied products.

The basis for the review will be set out in the tenancy or lease and will assume that the tenant has complied with their obligations and that the property is in good order.

To start the process, the pub company will send the tenant a rent assessment proposal which must be carried out in accordance with the Royal Institute of Chartered Surveyors guidance (known as the 'Red Book') and take into account any authorised improvements made by tenants at their own expense. The proposed rent should be based on Fair Maintainable Trade (FMT) – basically an estimate of the levels of turnover and operating profit that a Reasonably Efficient Operator (REO) (i.e. a good-to-average retailer) would be expected to achieve. If the Business Development

Manager has been doing their job, the proposed amount should not come as a surprise. For instance, if the FMT is higher than the tenant has been achieving, this should have been tackled at the regular meetings the tenant is supposed to have with the BDM.

Unless the proposed rent is acceptable to the tenant, negotiations will then begin. For tenants who come under the Pubs Code, the review is an opportunity to request a Market Rent Only (MRO) option and that procedure would then kick in – see the earlier Pubs Code article.

Not surprisingly, many tenants will regard the asked-for rent as too high. Large increases are often seen as a penalty for improving the business and boosting trade. They might also point to the fact that rent assessments are carried out by valuers, assisted by BDMs. However, pretty much all valuers and many BDMs will never have run a pub or personally have the experience to qualify as an REO.

Continued

Pub Companies - continued

Many valuer assessments are based on comparisons with physically 'similar' pubs but arguably fail to take into account how different pubs are from one another in terms of trading area, staff availability, competition etc.

Tenants often engage the services of licensed trade surveyors or valuers to assist with negotiations. Such expert help is invariably very useful though it obviously comes at a cost.

Should agreement not be reached, then the Pubs Independent Rent Review Scheme (PIRRS) offers a 'low cost' dispute resolution service. An independent expert valuer will be appointed and both parties will agree to be bound by the valuation delivered.

Rent reviews often coincide with tenancy/lease renewals and, recently, there has been an increase in pub companies declining to renew agreements. The Landlord & Tenant Act 1954 establishes the grounds on which companies can oppose grant of a new lease, one of which is that they intend to occupy the premises as 'a business to be carried out by them' i.e. take it into management. This seems to happen most often when a tenant has indicated that they plan to use the rent review 'trigger' to pursue an MRO option. In other instances, the tenant has built up a successful business and the suspicion is that the company wishes to capitalise on

this success by taking direct control. We've seen in an earlier article how some companies have been increasing their managed operations, either through traditional managed pubs or the new style Retail Agreements. In these circumstances, the tenant is entitled to compensation though this usually does not amount to a great deal.

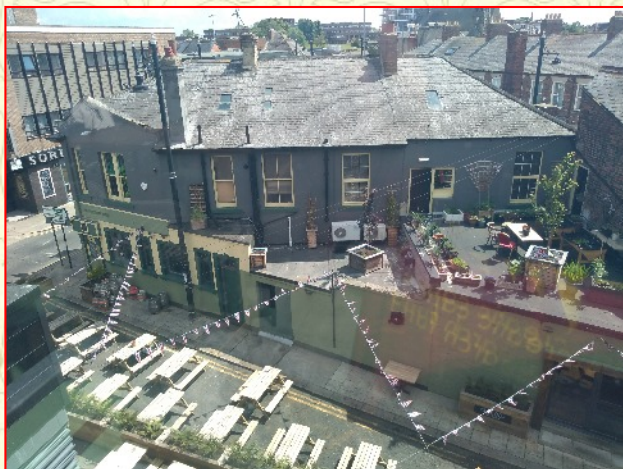
Another ground for rejecting renewal under the Act is that the company intends to either redevelop or substantially alter the premises and cannot do so with the tenant in occupation. A recent court case made clear that the intention must be 'settled, firm and unconditional' i.e. it would have been carried out anyway if the tenant had left of their own free will.

Other grounds for rejection include persistent delays in paying rent, failure to undertake repairs for which the tenant is responsible and other substantial breaches by the tenant. The second of these is an issue that regularly arises and we'll cover 'dilapidations' in the next article.

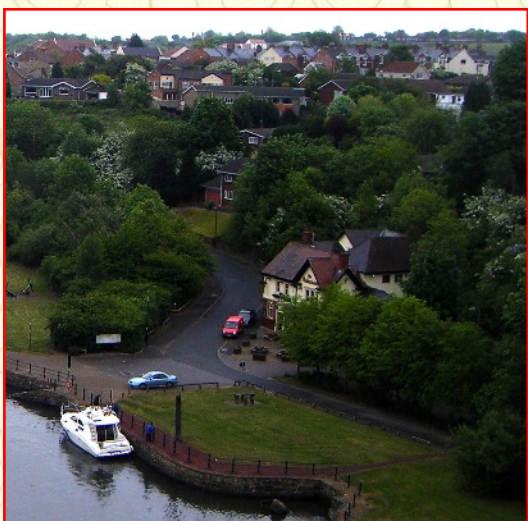
Finally, it's interesting to note that one regional brewery, Hall & Woodhouse, scrapped rent reviews altogether in 2010. Instead, they have three-year renewable Partnership Agreements in which rent rises are linked purely to inflation.

PUBS FROM ABOVE

Number one in a series of one, unless anyone has some more ...?



This is **Chaplins** in Sunderland taken from the new roof garden of the Cooper Rose on June 1st 2022



Before there was a fire at **The Golden Lion** in South Hylton in 2019, this was the view from the A19 bridge. Taken while on my bike in 2010.



This is recognisable as **The Bridge Hotel** in Newcastle. The pub is opposite the oldest building in Newcastle, The Castle Keep, from where this shot was taken in 2018.

THE QUIZ

(Answers on next page)

- 1 Who had a top 10 hit with Elected in 1972?
- 2 Roy Clarke wrote two successful sitcoms set in Yorkshire...Last of the Summer Wine and which other ?
- 3 In which sport was Jack Dempsey known as the Manassa Mauler?
- 4 Tresco is the second largest of which Island group?
- 5 Which Midlands football team plays its home games in West Bridgeford?
- 6 What is next in this sequence – Eastern, Central, Mountain.....?
- 7 Blinky a three eyed gold fish appears occasionally in which TV cartoon series ?
- 8 Who had a hit with Don't Breaking My Heart with Elton John in 1976?
- 9 What do the initials SERPS stand for?
- 10 Block & Quayle were founded in Southampton in 1969. By what name are they now known?
- 11 Tirana is the capital of which country?
- 12 The Night Riviera Train runs between London Paddington and where
- 13 Singer songwriter Lady Gaga starred in the 2018 remake of which film?
- 14 Name the oldest structure in Newcastle
- 15 In which city is the Royal Liver Building?
- 16 Name the beer that is named after the movement a bee makes to alert the hive to a source of nectar
- 17 In which West Yorkshire town is Timothy Taylor Brewery ?
- 18 And which Timothy Taylor beer was CAMRA Champion Beer of Britain in 2014?
- 19 In the picture below left, name the year that has been blanked out.
1875,1885,1895 ?
- 20 In which country is this beer on the right below brewed ?



AND FINALLY - QUIZ ANSWERS

1	Alice Cooper
2	Open All Hours
3	Boxing
4	Scilly Isles
5	Notts Forest
6	Pacific...they are USA Time Zones
7	The Simpsons
8	Kiki Dee
9	State Earnings-Related Pension Scheme
10	B&Q
11	Albania
12	Penzance
13	A Star Is Born
14	The Castle Keep, from at least 11th Century
15	Liverpool
16	Waggledance
17	Keithley
18	Boltmaker
19	1885
20	Germany

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