

From: Kevin Quartley [kevin.quartley@bristol.gov.uk]
Sent: 24 May 2013 21:22
To: Pubs Consultation Responses
Cc:
Subject: BIS consultation

Dear Sirs.

I am taking the opportunity to respond to the BIS consultation.

Reading through the PUB COMPANIES AND TENANTS - Impact assessment document, I feel the best way forward is to support option 3.

This would be the "freedom option". This offers tied tenants the ability to buy products from the open market and pay a fair market rent for the building. The conclusion by BIS is that pubcos will overcharge tied tenants for rents unless they are prevented from doing so.

All pub owning companies with over 500 pubs would have to offer a free of tie option with open market rent review. This would apply at the next rent review point for current leases and for all new leases. (based on Royal Institute of Chartered Surveyors guidance). Each licensee would be able to choose to be either tied or free of tie. This is in addition to the statutory code and adjudicator from which is in option 2.

To conclude, I wish to formally record Option 3 as the only realistic option to take when it comes before Parliament later this year.

With kind regards,

Kevin Quartley

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