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**From:** Andy Petch [andy.petch@westsussex.gov.uk]  
**Sent:** 13 June 2013 18:55  
**To:** Pubs Consultation Responses; GMB Political Office  
**Cc:** nicholas.soames.mp@parliament.uk; nick.herbert.mp@parliament.uk  
**Subject:** Tied pubs consultation

Dear Sir,

The Government's consultation on Pub Companies and Tenants, is warmly welcomed and long overdue.

It is imperative that tenants are treated fairly and that tied tenants are no worse off than free-of-tie tenants. After four successive Select Committee Inquiries, it has become evident that the industry is not able to self-regulate itself and it is time for the Government to intercede to address this situation.

With 18 pubs now closing every week the challenges of running a successful pub are numerous and cannot all be addressed by legislation, however giving everyone a level playing field from which to start is paramount.

So in my response to this consultation I would therefore like to strongly support Option 3: Mandatory free of tie option with open market rent review

"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. 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 option 2.

The rent in the free of tie offer would have to be based on Royal Institute of Chartered Surveyors guidance. This would ensure that there was a genuine free of tie option rather than one involving an unrealistically high free of tie rent."

This option is the one that will ensure a free and open market for all and therefore should be the one implemented.

Andrew Petch

County Councillor Hassocks and Victoria

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05/12/2013