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From: Cllr. James Evans [cllr.j.s.evans@neath-porttalbot.gov.uk]

Sent: 30 May 2013 11:54

To: Pubs Consultation Responses

Subject: BIS consultation regarding tied pubs.

Dear Sir

I am writing to you to commend your department for producing a consultative report on tied pubs and would urge you to make recommendations to the effect that option 3, the "freedom option" is adopted as a matter of urgency. So that there is no ambiguity, option 3 of the consultative document states:

"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 I would humbly suggest, is the one which best enables pub tenants to develop their businesses with confidence and so preserve these institutions, that are so vital to the social fabric of our communities.

With respectful greetings

Cllr. James S Evans

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28/11/2013