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**From:** David Ellesmere [mailto: ]  
**Sent:** 30 May 2013 11:30  
**To:** Pubs Consultation Responses  
**Subject:** Pub Companies and Tenants Consultation

Dear Sir / Madam,

I wish to register my support for "Policy Option 3" in the Pub Companies and Tenants: Impact Assessment –

*"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."*

Pub landlords are under increasing pressure to make a living and pubs are continuing to close at a rate of one every two or three months here in Ipswich. It is no coincidence that the pubs which are doing best in Ipswich are free houses. The conclusion must be that this is because they do not have to face unwarranted charges on their purchase of drink nor unacceptably high rents. I feel sure that if the "mandatory free of tie" option is adopted it will lead to a more balanced and sustainable spread of public houses.

Regards,  
Cllr David Ellesmere  
Leader  
Ipswich Borough Council

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