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**From:** Helen Armitage [Helen.Armitage@suffolk.gov.uk]  
**Sent:** 28 May 2013 17:19  
**To:** Pubs Consultation Responses  
**Subject:** BIS Consultation

Dear Sir

I would like to express my strong support for Option 3

“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.”

Many pub managers in Suffolk are facing huge financial pressure and many of our communities are being left without a local pub. In the past year alone, 3 pubs have been closed in my County Division. In many places the local pub is one of the main focuses of the community. It is very obvious how much more financially sustainable free houses are in our County, and this is obviously because they do not have to face unwarranted charges on their purchase of drink nor unacceptably high rents. I feel sure that if this option is adopted it will lead to a more balanced and sustainable spread of public houses in both urban and rural areas.

Yours sincerely

Helen Armitage

County Councillor, Chantry Division, Ipswich

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28/11/2013