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From: Carole Jones
Sent: 26 May 2013 18:22
To: Pubs Consultation Responses
Subject: consultation

Dear Sir/madam:

I would like to support Option 3.

Option 3 seems to me the fairest option, and the one which gives the landlord the greatest incentive to make the business as successful as possible. This in itself benefits the company owning the pub. Also, because it is the most financially sustainable model, it is the best option for the local community, who are less likely to see their local pub close.

Yours,
Councillor Carole Jones
Portfolio-holder, Economic Development & Planning,
Ipswich Borough Council

*“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.”*

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