

400

From: Sandy Martin [sandy.martin@suffolk.gov.uk]
Sent: 24 May 2013 16:29
To: Pubs Consultation Responses
Subject: Consultation - Option 3

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.”

A substantial proportion of pub managers in Suffolk are facing unprecedented financial pressures 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 the firm conclusion must be 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.

Sandy Martin

Councillor Sandy Martin, Leader Suffolk County Council Labour Group

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