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From:
Sent: 19 June 2013 11:25
To: Pubs Consultation Responses
Subject: FW: Leased and Tenanted Pubs

From:
Sent: 14 June 2013 08:22
To: dorriesn@parliament.uk
Cc: nadine.dorries@midbedsconservatives.com; Enquiry Enquiry (Other Government Departments)
Subject: Leased and Tenanted Pubs

Dear Nadine,

I am a [redacted] for Enterprise Inns, whom I joined in [redacted], and have worked in the industry for [redacted]. I joined Whitbread in [redacted] after seeing an advertisement for a Property Manager based in [redacted]. The idea of working with pubs seemed like good fun and I thought I could do a couple of years without damaging my commercial property career too much. The rest, as they say, is history! In addition to working in major PLC's I also spent nearly [redacted] with the Charles Wells Pub Company as its [redacted]. As you know, Charles Wells is a local family brewer and pub operator based in Bedford.

The reason that I'm writing to you, my MP, is that there are some very vocal pressure groups who are making statements about the industry and pub companies at the moment. If you listen to what they say, you'd believe that these companies are full of people who go to work in the morning intent on causing their tenants and lessees harm. As one of those people, I can assure you that nothing could be further from the truth. My days are filled with activities where I help our publicans develop their businesses by extending or improving our pubs, helping them to fix problems and get the best out of the property they trade from.

It should not be forgotten, that taking a lease or tenancy of a pub is no different than taking a lease or tenancy on a shop or factory unit. In all cases, the property owner permits the tenant or lessee to use the property for business in return for the payment of rent and other obligations which both parties enter into. One of these obligations is to keep the property in good repair. In most commercial leases this obligation is the tenants. In pub leases this is also usually the case, whereas in tenancies it is often split between the Brewer/Pub Company and tenant. I think it's unfair for a tenant to sign a commercial agreement and agree to carry out maintenance and repairs and then not do them. Yet this is a common occurrence in the industry and my experience tells me it is the same with family brewers and pub companies.

Much has been said about pub rents and the tie. The thing that seems to be being missed, is that the leased and tenanted model allows people to run their own businesses without having to raise huge amounts of money to buy the property. At the present time it is very difficult for ordinary people to raise finance from the banks to buy a licensed property. Without the leased and tenanted model many more pubs would close than already have and many people would be denied the opportunity of running their own business.

[redacted]; I'd be very happy to meet with you and discuss the issues in more detail if you'd find that helpful. I've copied this email to Vince Cable, as the BIS Committee are consulting on the imposition of a statutory code of practice.

Best regards,

04/12/2013



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