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From:
Sent: 23 April 2013 17:04
To: Pubs Consultation Responses
Subject: Points to be discussed further

Dear Sir,

I have completed the on line response consultation however as a fully tied tenant I feel there are further points for consideration.

The terms of my agreement also requires me to 'maintain' many areas within the building eg pipework & drains so when we have had leaking pipes due to poor previous workmanship(8 leaks), we have to repair them!

Surely pipes & drains are part of the building and the landlords responsibility?

There should be clearer definition between a lease and tenancy – lease should be repairing and tenancy should not be repairing (this as it should be but my tenancy includes a lot of maintenance & repair)

When I signed my agreement I had to sign to say I waived my rights under Landlord & Tenant Act 1954 sections 24 to 28 which I had to do to be able to take the Pub, the Pub Co should not be allowed to do this.

I do pay a reduced rent but with the full tie and my repairing responsibilities my profit is under £10,000 without myself or my family taking a wage!

Kindest regards

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28/11/2013