

From:

Sent: 28 May 2013 20:17

To: Pubs Consultation Responses

Subject: Dilapidations

My husband and I have had a pub on a 21 year lease which comes to an end on [redacted] that we could not afford to renew the lease – the fully repairing aspect of the lease on [redacted] listed building business untenable.

A dilapidations schedule was issued [redacted] and endeavoured to re assign the lease. This year a new dilapidations schedule was issued – the surveyor was in receipt of an email from [redacted] claiming that due attention be paid to the terms of the individual leases as licensees were getting on our [redacted] A new dilapidations schedule was received at [redacted] We met with [redacted] surveyor and discussed the matter. A few concessions were made and the amount was slightly reduced. [redacted] men an electrical survey was done and the dilapidations figure is now [redacted] The survey was carried out on [redacted] With only two and half months left of our lease this is unreasonable.

Meanwhile our BLM has arrived and told us that we have to make our start redundant – they will not be [redacted] as the pub is not fit for purpose. It will have to close for a refurbishment. [redacted] have had plenty of time to get all the relevant surveys done leaving us with time to work through the schedule. It would seem that what they want is our money rather than our repairing what they deem is our responsibility. They want our money towards a refurbishment as opposed to what it is really designated for.

At no time during our tenure of [redacted] have we ever received adverse comments from brewery representatives suggesting that we were keeping the pub in anything less than good condition.

We feel we are being bullied [redacted] Apparently if we wish to we can continue to trade from [redacted] while work is carried out. We contest that the work is unnecessary although would be very welcome. Environmental Health inspected the pub as recently as [redacted] and rated it Good – very good is only for brand new kitchens. We have anyway, undertaken all the redecoration that was on the original schedule. We signed [redacted] We have traded the pub well for the last 24 years [redacted] the lease without a structural survey – the discussion was on the lines of "the pub has stood here for over years little further dilapidation can take place over the next 21 years." We feel we are being held responsible for far more than we should be [redacted] are trying to hold us responsible for their inability to re let the pub. It is their business model which is at fault not the state of the pub. 3 years ago when we attempted to sell [redacted] Viewers loved the pub but wouldn't touch the lease.

Perhaps our plight can be considered during your consultations.

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