
From:
Sent: 20 May 2013 20:56
To: Pubs Consultation Responses
Subject: beer tie and onerous contracts for pub leases

Just a point from a recent legal conflict with Enterprise inns, we have found their contract to be onerous, over-bearing and simply accepting as little responsibility in the maintenance of their property. The SW rep told us on tape that they would rather let structural issues reach a point where there is collapse ... so that they could simply claim it on the buildings insurance! The onus is on the lessee to do everything and Enterprise to stall and do as little as possible leaving a situation where the lessee loses out.

Personally i think a landlord and tenants act needs to be set up to combat the way companies abuse the flagrant holes and lack of protection for people in commercial leases. This would tackle the biggest issues far more effectively than quibbling over the tie which these companies will look to recoup their costs elsewhere. (latest appears to be SMS (A statutory code management system(Gas, electric, fire, disability & health and safety)) for the royal sum of £1,000 per annum when only two of these services have to be done annually and the rest are one off services (which they sign you into a contract for!)

hope this is of use to you feel free to contact me regarding further details or the portfolio of failures endured by our company's efforts

yours Sincerely

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