

i bought the [pub] in [town, county] less than 5 years ago]. the previous owners ran it into the ground and we took their [£] final year total to [£] in our first year. in order to do this we redecorated, carpeted and refurnished and they repaid us by increasing the rent due to the retail price index increase to [£].

the previous lease holders agreed with [pub co] that the rent would no longer be upwards only but could be reduced on consideration of [pub co] installing brew lines which monitor every drip of alcohol that we dispense from the beer pumps in spite of numerous meetings with the area manager at that time and his boss [name]. they are obviously not prepared to honour that commitment. the area manager was not prepared to negotiate a rent reduction and his replacement has also failed to bring the rent down to a significant level. i have since come across [name] who is the only person who has been prepared to offer me help and support. i have sent him figures from which he has been able to access what the rent should be. his initial response was that my rent should be no more than [£] and he has subsequently referred me to a chartered surveyor and former publican who has given me his opinion, based on what a prospective purchaser would have to pay if he were to come into an empty pub. he is highly respected in his field and has taken [pub co] to court on numerous occasions. his findings were initially that my rent should be no more than [£] [pub co] have recently increased my rent in line with the retail price index increase to a staggering [£]. i was forced to put the pub on the market [date] and [withheld].

[pub co] have responded by sending a surveyor at a cost of [£] +vat to inspect the pub for dilapidation's. i questioned the fact that i was being charged but was told that this was part of the agreement. i was angry, having restored the building to its former glory, bearing in mind that it had not been maintained in possibly as many as 25 years but should have been maintained and decorated every 4 years. i've done this work myself including cutting out rotten wood and changing colour to enhance its appearance. this has been done at my expense. as you would probably expect [pub co] has at no time offered any financial assistance in maintaining this building. however whilst the surveyor (who was a [job]) who i do not believe is qualified as a surveyor, conducted his survey, a letter arrived from [pub co] informing me that they intended to send another surveyor to inspect the building and when they phoned to confirm the appointment they advised me that their services were free of charge.

i questioned the fact that the letter confirming the appointment arrived whilst the other "surveyor" carried out his report and asked them why it was that i was being charged [£] vat for the same service if theirs was for free why a second survey of the same nature was necessary. they postponed the survey and referred the matter to the regional manager who has not responded. i have also not received a copy of the findings of the first survey report so how can i possibly address any of the issues raised. the regional manager is aware that due to his vexatious manner telling me that the assignment could not take place until the rent had been agreed. [withheld] has been delayed for many weeks in spite of the fact that [pub co] were obliged to agree the new rent level in [date] and have therefore breached their code of practice. they have also dodged the issue of monthly rent being unsustainable, by taking rent on a weekly basis. how can that possibly resolve the situation. they have also told [person] to submit a business plan to include with the retail price of beers and lagers. however they refused to supply [person] with their wholesale price of beers, because it transpires that they charge different prices to different pubs (surely this is illegal?) they have also issued me with a list of certificates that they require prior to assignment of the lease many of which were not presented to me at the time of my take over and they are demanding 10% of the sale price as a guarantee against the purchaser going into receivership. surely [£] deposit and [withheld] business plan that they have signed off are significant proof that [withheld] every intention of making this business a success this is yet another example of [pub co] attempt to make this-another pub- appear to be an unviable business, in order to get change of usage from the council to convert the pub into either residential accommodation or to demolish the building as the site is more valuable as a building plot. i am aware that [withheld] pubs appear unviable in order [to] get change of usage. so that [the pubco's] outstanding debt [can be reduced] to a more acceptable level. i understand that currently [pub co] is in debt to the banks in the region of [£] whereas their entire estate is worth only [proportion] of their total borrowings. the banks have instructed them to sell off [proportion] of their estate but this will not repay their debt. i am also aware that whilst they are selling many of their properties in [area] they are using the funds to buy new properties in [area] which they are paying to refurbish. why? and are the banks aware of what they are up to. prince charles [staff] informed me that whilst he was sympathetic, he was unable to get involved in political issues however, having

written to him it would appear that he has gone through the back door of parliament and told them to act, as many of the mps who were not interested have since done a complete u turn. my local mp [name] has succeeded in getting the matter debated in parliament and, initially, legislation was underway to introduce fair rent reviews and fair beer pricing. the chancellor of the exchequer intervened by trying to veto the legislation, saying that it complicated tax issues. in actual fact as [pubcos have] donated substantial amounts to the conservative party they expected the favour to be returned. this motion was later overturned and legislation will continue. however, [pubco] has vowed to take the matter to the high court to contest the judgement and therefore delay the introduction of fair rent reviews and fair beer pricing. by the time legislation is passed i believe that most lease holders tied to pub companies will cease to exist. if this happens where will the government get the revenue as the publicans will be unable to collect revenue on alcohol and tax subsequently national insurance contributions. i have accumulated huge debts purely by hard work and enthusiasm i am told by my customers that this pub has not worked this well in 35 years. if you take the pub company [name] out of the equation that statement could be true.

as [pub co] are aware of my intent to sell they have suggested that arbitration through the pirrs scheme will take at least 6 months which will prolong the sale. they have suggested that [withheld] takes on the lease at an existing [£] rent and then negotiates a reduction, which will deprive me of my rent rebate from [date] and prolong the agreed rent review from that date.

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