

7th June, 2013

Pub Consultation
Consumer & Competition Policy
Department for Business
Innovation & Skills
3rd Floor, Orchard 2
1 Victoria Street
Westminster
SW1H 0ET

Dear Sir or Madam,

I am a Business Development Manager (Area Manager) for Admiral Taverns, which owns 1,050 pubs in England & Wales. We were recently awarded the Leased & Tenanted Pub Company of the year by the Publican Morning Advertiser.

I write to you today to express my concerns & worries regarding the Government Consultation between Pub Companies & their Licensees. It appears biased, and I fear may lead to legislation that will be damaging to the pub industry, resulting in many pubs closing unnecessarily.

Admiral Taverns enjoys very good relationships with its Licensees, as evidenced by the recent award, and this is very different to the Consultation document produced. I realise that there have been issues between large pub companies and their licensees in the past, but this has been greatly addressed with the introduction of the Industry Voluntary Framework Code.

Admiral with regard to the Consultation, have a fair rent policy, with the average rent in the keep estate being only 16K per annum, well below our competitors. This model makes our pubs viable where a free of tie model would not.

Admiral have never had a rent referral to PIRRS or to legal settlement, and no Licensee complaint referred to PICAS.

With regard to the machine tie, Admiral adopt a flexible approach, and offer comprehensive support through the machine companies, this would be lost with a free of tie agreement.

Admiral have a vast range of guest ales at competitive prices, many Licensees would not have the volume to secure better prices if free of tie.

Each year Admiral invest £7 million in their pubs & this would not be possible in a free of tie scenario.

Free of tie in many ways, would make our pubs, and a large part of the industry unviable for companies & licensees.

I urge you to use your influence towards a balanced debate that focuses on facts & evidence, ensuring the survival of the pub.

Yours sincerely,