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Dear

MP,

RE: BIS' CONVENTION ON STATUTORY CODE GOVERNING PUB
COMPANIES OPERATING LEASED AND TENANTED PUBS

As one of your constituents, I felt compelled to write to you to set out my concerns about the implications of the government consultation into the relationship between pubs companies and licensees. There is no doubt that the consultation is biased in its nature and there is a real danger that it will result in a range of poorly considered measures which could lead to an increased number of closed pubs.

I work for Admiral Tavernier which currently owns 1,030 pubs across England & Wales and has a number of pubs within your constituency. We have recently been awarded the prestigious award of Leased & Tenanted Pub company of the year by the Brewers' Marketing Research trade magazine.

We are particularly proud of this award as one of the key assessments for this award is a confidential survey of licensees which, amongst other items, identified that over 70% of our licensee would be very likely or likely to recommend Admiral Taverns to other pub owners.

I am therefore particularly distressed to see that the consultation document has misrepresented calls to the British Institute of Intercap (BII) helpline and stated that 3% of the calls were complaints about Admiral Taverns. The BII has recently issued a statement clarifying that the majority of the calls were not complaints or grievances as the BII terms them and in fact there were no grievances at all about Admiral Taverns. This is despite the fact that we encourage our licensee to work with the BII and we pay membership costs for licensee for the full term of their agreement.

I do accept that there have been some issues in the relationship between some large pub companies and licensee but the industry has been working hard to improve this and has issued a new framework code to ~~support this relationship. This self-regulation~~ has had limited time to be fully implemented.

and embraced and there is therefore no equivalent or real evidence for the implementation of a statutory regulation. In fact, Admiral Taverns has not had a single complaint raised to the industry self-regulatory adjudicator and has never required a 3rd party (whether the adjudicator, independent expert or the Courts) to agree the new rent under a rent review or renewal. I am therefore bemused why any statutory regulation should be considered necessary for Admiral Taverns, other than a general desire within BIS for more regulation.

I am extremely proud of the support we provide to our licensees which enables new and existing licensees to set up & develop their own business. We are able to provide this support because of the unique partnership relationship we have with our licensee, including the beer tie, which incentivises Admiral to assist licensees. This support is not provided by "property" companies and I genuinely believe that some of the proposals would pose a real threat to the viability of some of our pubs and will result in an increased number of closed pubs.

I would ask you to liaise with your colleagues and ensure that the consultation process is more balanced, focusing on the facts and real evidence, rather than myth, hearsay and the opinions of a relatively small and unrepresentative group.

If you would like to discuss any of the points raised in this letter, please do not hesitate to contact me.

Yours sincerely