

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

6th June 2013

Dear Sirs,

I write to you to express my personal concerns regarding the apparent lack of balance in the consultation process to date and possible consequence of ill-considered legislation.

I have been a Building Surveyor/ Project manager in the Pub Industry for years. There are two sides to this role within the industry. One is that of policing the estate, serving schedules of dilapidations, ensuring tenants and lessees comply with their repair obligations. The other is that of a resource to help the publican be as successful as possible, giving advice and assistance to cope with onerous legislation, carrying out projects to improve the quality of the pubs.

I work for Admiral Taverns which owns over 1000 pubs in England and Wales. The emphasis of my role is almost entirely helping the publican and organising capital projects. This help is varied and includes such aspects as dealing with the burden of legislation, keeping properties in good repair and finding new ways to exploit the potential of the pub. In my experience the relationship with our tenants is strong and healthy.

My concern is that some of the recommendations being discussed would change the emphasis of our relationship with our licensees from one of partnership and support to that of commercial landlord and tenant. My role would change from assisting and developing to simply policing tenancies and leases. I am also concerned that such intervention would be a risk to the viability of some of our pubs.

I feel strongly that legislation will not be in the interest of the wider pub sector and hope you will take my views into account in your review.

Yours sincerely