

## PUBS CONSULTATION. B.I.S.

Dear Mr. [Member of Parliament]

I feel strongly that I should write to you, as one of your constituents, regarding the possible implications of the government consultation into the relationship between Pub Companies & Licencees the outcome of which could lead to more pub closures & loss of jobs.

I have worked within the industry for over thirty years & have first hand knowledge of how the relationship between PubCo & Tenants works to the benefit of both parties! Unnecessary intervention & legislation could be ill conceived & poorly implemented causing the positive relationship between both parties to be under stress & ill fated a result in some pubs being unviable businesses.

For the past 4 years I have been employed by Admiral Taverns as a Manager

supporting around 50 licencees in the to maximise the potential from their businesses with ongoing support, advice & investment.

All tenants have access to a 'Code of Practice' framework which already works well in addressing any potential PubCo tenant disputes.

Admiral Taverns have been awarded the coveted accolade of 'Leased & Tenanted PubCo of the year 2013' which was independently judged & recognises the positive relationship with our licencees which could be under threat by unnecessary bureaucracy & intervention.

I would therefore urge you to consult with your colleagues in ensuring this proposed ill thought out enquiry does not put further pub businesses at risk.

I would be more than happy to meet up & discuss my concerns in more detail even at one of my local pubs!

Yours Sincerely

## PUBS CONSULTATION B15.

To Whom it may concern:

I write to express my extreme concern regarding the proposed consultation into the relationship between PubCor & Licencees which I believe to be unnecessary & potentially could result in a detrimental affect on the Landlord Tenant relationship & force more Pub closures as non viable due to ill considered legislation.

I am currently a Manager with Admiral Taverns  
I have worked within the trade for years & consider this proposed 'meddling' unnecessary & without foundation.

I have spoken to a number of my tenants who also fear the implications of the review as they believe the support & guidance they receive as an Admiral tenant to be invaluable. Indeed Admiral have recently ~~been~~ awarded 'Leased & Tenanted Pubs of the year 2013' following an independent survey by the Publican's Morning Advertiser trade newspaper.

The main basis of the proposals 'Free of Tie' would not benefit the vast majority of tenants as increased rents would not be offset by increased discounts & therefore the key measure of the recommendation is flawed.

The Tenanted sector already adhere to a voluntary Code of Practice which ensures all tenants are treated fairly when setting rents & discounts & have an appeal body should this ever be the case.

In my years with Admiral no tenant has disputed their rent setting or review & there has been no need for any appeals. Surely this reinforces the case for no intervention!

I have also written to my local MP appealing for his support in challenging this proposed review as flawed & unrepresentative of the majority viewpoint.

Yours Sincerely

MANAGER ADMIRAL TAVERNS