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TO WHOM IT MAY CONCERN.

I am writing this letter to voice my concerns over the possible further legislation being created that governs the relationships within the pub industry, an industry that I have worked in for over 30 years, in all areas throughout the UK. In that time I have seen many changes made by governments that have changed our much loved and admired pub business that is enjoyed around the world.

I am a business development manager working for Admiral Taverns looking after over 40 public houses in an area greatly affected by the down turns in employment in a once strong manufacturing base. Many of my tenants/lessees formerly worked in these industries locally and have seen an opportunity to run their own businesses along with Admiral Taverns. This has been possible due to the low financial entry level made possible by our business model. Many of these tenants would not have been able to make that transition if it was not for Companies like ours, offering lower rents and excellent support packages, and relationship built on mutual trust and respect.

This has been recently recognized by our industry with Admiral Tanens winning the prestigious "Lessee - Tenanted Pub COMPANY OF THE Year" Awarded by the Publican's Morning Advertiser newspaper.

I know there have been a number of issues with some of our companies peers, but we have not had one referral to either PICAS or REES and I feel that a statutory code being driven by the government would be detrimental to the pub industry in general, but particularly damaging to Admiral Tanens and our tenants. I feel that the pace of recent changes has caused rash decisions to be made, as evidenced in other industries, and that the self-regulation, as in our case, has worked well and should be given more time before further changes are made. Should other companies not comply to the voluntary code they should be dealt with in the current structure already in place.

The government's own proposals say that they are aware that many of the proposed changes i.e. the free of fee, machine freedom and the ghost ale provisions "could cause major unintended damage" to the sector, and that my business partners livelihoods would be affected.

I have excellent working relationships with all of my tenants and lessees and have invested both in them and their businesses with a programme of investment to enhance the properties, with capital investments and with in house support including training for them and their staff. I am concerned that further changes and more ~~Lessee~~ <sup>Lessee</sup> would result in the level of support being reduced due to the increased overheads and H.O. costs.

I feel our industry, compared to others, is already heavily regulated and do not see the need for further bureaucracy.

I love this people business and feel that further changes will result in further pub closures. Yr's Sincerely