

5th June 2013

Pubs Consultation  
Consumer and Competition Policy  
Department for Business, Innovation and Skills  
3rd Floor, Orchard 2  
1 Victoria St.  
Westminster  
SW1H 0ET

To whom it may concern  
I would like to  
express my concerns regarding the  
consultation into the relationship  
between pub companies and their  
tenants.

Firstly I would like to introduce  
myself as I am currently employed  
by Admiral Taverns as a Business  
Development Manager. Admiral are  
a leased and tenanted pub company  
who operate 1050 licenced premises  
across England and Wales.

The consultation recommendations  
from BIS have left me somewhat  
staggered as to the negative effects  
they will pose to our tenants on  
a personal and business level not to

mention the impact the recommendation will have on our company and many other smaller pub companies alike.

I would be more than happy for you to accompany me to any number of licenced establishments of which I support to discuss with the tenants themselves about their contracts into which they have entered into with Admiral Taverns to determine for yourself my tenants understanding of the agreement, level of support received from myself and how reasonable and fair our agreements are.

Admiral Taverns were recently awarded leased and tenanted pub company of the year by the Publicans Marketing Advertiser in which our own tenants played a great part in earning this award due to their overwhelming praise for the support from which we give and many of them stating they would recommend Admiral to other licencees and tenants as a good business to work with. This evidence was attained by an independant market research company.

I understand there have been issues with larger Pub Companies and their tenants but since the implementation of the Industry Framework Code and Self Regulation

great and much needed improvements around the pub co/tenant relationship have been made.

The voluntary approach is working and I would like to highlight that Admiral Taverns have not had one referral to either PICAS or PIRR's and are bemused as to why BIS seems to be targeting us smaller pub co's for such action. The recommendations of the statutory code I feel would pose a serious threat to the viability of many pubs and change the relationship that I have with my tenants from one of support and help to run and develop their business to that of a commercial landlord and tenant agreement.

The industry is already suffering from heavy regulation and taxation and with further proposed regulation would only add to the stress and decline already evident within the pub sector.

I ask you please to consider the points I have raised to ensure the consultation is balanced and fair and also focuses on real fact and evidence rather than the vocal opinions of a smaller minority.

Yours sincerely