

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

Dear Sirs

My name is _____ and I am the tenant of the _____ Public house in _____, this is an Admiral
 taverns tenancy and I have been here with Admiral for _____ years. I felt the need to write because of the newly
 published consultation asking for evidence on the pub co business model.

In my time Admiral Taverns have been very good and helpful landlords, the business development managers
 have always been there to guide and support me 24/7 and placed me on much needed free training courses to
 help me in the business. They have undertaken the repairs required in a timely fashion and adjusted the
 discounts on my beers to help me compete in tough market surrounds. In my time at the _____ I have
 witnessed 8 pub closures 2 of which have been free trade social clubs and 2 free of tie public houses, the other
 4 have been sold for alternative use. I personally feel that without the support of my Business manager and
 Admiral Taverns I would definitely not be the tenant at the _____ any longer.

Admiral has been very supportive of me and has allowed me to take on a business that I could never have
 afforded to buy myself. I'd love it if they dropped beer prices but I'd rather have the lower rent that comes
 with my tie and helps me keep my fixed costs lower and manage my cashflow

Increased costs such as utilities, Insurance and wages along with beer duty and the smoking ban have all had
 an impact on the pub businesses. Admiral have been able to flex and understand my predicament and have
 assisted me with marketing, promotion on beer, and also helped me with legislation, especially when under
 the new licencing act I found myself under the scrutiny of local residents for something that wasn't related to
 this public house Admiral supported me and help me through a very difficult time and brought about a
 resolution that helped me win around the local residents. When my _____ broke down and I found
 myself in a position in which I couldn't afford to replace it Admiral purchased one on my behalf and allowed
 me to pay them back interest free over an extended period of time.

My experiences as a licensee and tenant of Admiral Taverns have shown me that I am treated fairly and
 allowed to run my pub in my own way. I do not want to see this change in anyway.

Yours sincerely

7/6/13