

4 June 2013

Dear Sir/Madam

I am writing with regard to the proposed legislation to regulate the relationship between pub tenants and pub companies. I think it important to ensure that views are received from satisfied tenants so that a balanced view is apparent to all concerned.

We are newly-appointed tenants and have been in situ for months. To date we have found Admiral to be open and fair in all their dealings with us, and our BDM, has provided invaluable advice and shown much flexibility to support our ideas and planned events.

Our agreement was fully explained and prepared under the principles of FMT, and the figures are certainly achievable with the teamwork between ourselves and our BDM which is already established. We would not have been able to take on this new venture without the lower rent that comes with the tie - the cost of a leasehold/freehold would have been prohibitive.

Despite our initial outlay in setting things up, it is already clear that we will make a decent

livelihood at the

and am concerned

that further regulation in the sector will mean much higher costs and damage to the good working relationships we've already created.

We hope that our views are taken into account during the review and appropriate consideration is given to licensees in our position, i.e. who are completely satisfied with the current arrangements.

Yours sincerely,