

ADMIRAL TAVERNS RENT and SUPPORT POLICY: November 5th 2020

I. General UK Covid Rent Policy

Based on the current environment, we have taken the decision **to continue to apply rent credits and to charge (net of these rent credits) only 60% of contractual rent**. The planned increase to 70% in November has been postponed and rent will continue at 60% of contractual rent until further notice. We will continue to keep rent under review, as trading and government policy evolves.

Non-rent charges

In September we wrote to those of you who pay some specific non-rent charges. In that letter we confirmed that from October 2020 the non-rent charges (e.g. F&F payments and deposit build-ups), which had been halted since the March 2020 lockdown, would recommence. Considering the recent deterioration in trading across the pub sector, we have decided to stop these charges again, effective from November 1st, until we believe it is reasonable to recommence. We will of course keep you fully informed in advance of any resumption of charges.

If your business has been forced to close by your government, please refer to II. below for your applicable rent policy.

II. Forced Government closure, incl. England Nov 5th – Dec 2nd ‘lockdown’

Consistent with our approach earlier in the pandemic, we will charge rent based on the principle of affordability. The **rent payable will be 10% of the contractual rent**, equivalent to ‘Domestic Rent’ (unless there is no domestic accommodation, in which case no rent will be payable). Licensees will continue to pay for buildings insurance and the service charge which ensures building compliance, which we will continue to deliver whilst abiding by COVID Working guidelines.

If your closure period extends beyond 28 days, Admiral Taverns will review all grant support available to you as licensee, and work with you to determine an affordable rent in this light. We will assume that all available grant support has been accessed by licensees and our BDMs and Head Office staff will make themselves available to support you in any way we can, to help apply for and receive this funding. Please be aware that there may be more than one source of funding, with both national and local government making grants available to hospitality businesses. In addition to grants available to pubs in Tier 3 areas, there are also grants available for pubs that were in Tier 2 prior to the lockdown and these grants can be backdated to the time your pub entered Tier 2. All this support is being channelled through your Local Authority.

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You will also be aware that the UK government has extended the CJRS (furlough) scheme until March 2021. This can be used to help pay wages for people employed by your business. The Self-Employed Income Support Scheme has also been expanded. Our website contains a schedule of available UK government support, which is updated regularly. Please visit:

admiraltaverns.co.uk / 'Rising From Lockdown' / Government and Industry Support ([LIGHT BLUE BOX](#))

ADMIRAL STAFFING DURING NOVEMBER LOCKDOWN

Your Business Development Manager is briefed and ready to support you as you seek financial assistance through your Local Authority. From Monday 9th November, Admiral Taverns will be utilising the furlough scheme, but all BDMs will be working at least 2.5 days per week and will be 'buddied up' with another BDM to support you when needed. Our central team in Chester is also on hand to help where required.

In the meantime, we will continue to be proactive in supporting you and your business. We are working with all the Trade bodies to lobby the government for a comprehensive six-month support package for hospitality businesses that are bearing the brunt of the economic distress caused by restrictions. We are also lobbying individual MPs to support pubs in their constituency, and we may ask you to host a visit to press the case for the hospitality sector and wet-led pubs in particular.

We saw in July how energetic and motivated licensees can bounce back from adversity and quickly re-establish great community pubs. That must be our joint ambition and we will do everything we can to help you prepare to go again once these unjustified restrictions are removed.

If you have any queries on rent or sources of financial support, please do not hesitate to contact your Business Development Manager in the first instance.

Chris Jowsey
CEO

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