

Admiral Taverns Rent Policy (English Pubs) for February 2021

Dear Licensee

I hope that you are well and able to follow the current guidance to stay at home and minimise contact with people outside your household. Although hospitalisation with COVID is currently high, there are signs that the daily infection rates are now falling, and the vaccine roll out is gathering pace. It is extremely difficult to forecast accurately but currently the hospitality sector consensus is that reopening of pubs may be permitted in March 2021.

Admiral Taverns is actively engaged with MPs, Ministers, and the broader industry to push for a March reopening, and to agree an economic recovery plan that supports pubs now but also throughout 2021/22. There is no doubt in my mind that the intensive lobbying done in November and December led to the recent increase in one off grant funds, which should arrive with you soon. At the same time, we are supporting licensees who are having difficulty accessing the support promised, so please let us know if you have not yet received the grants to which you are entitled.

Our thoughts are also moving to how we can support you with your reopening plans. We have been discussing credit for outdated stock and its destruction with the brewers and will update you shortly once concluded. Similar conversations are ongoing with Logistics, Sky and BT and we are reviewing options for a marketing campaign to encourage footfall into your pubs on reopening. We have also run the first series of our online webinars for licensees, focused on social media marketing, with more to come in the coming months.

As you know, we have offered significant rent credits since March 2020, starting with the initial rent-free period of 6 weeks, and based upon a detailed assessment of affordability in light of costs, government support and ability to trade. The government stated on 5th November that the intention of the cash grants is that *“90% of small businesses in the closed Retail, Hospitality and Leisure sectors should broadly have their monthly rent covered by these grants.”* We have now completed our own assessment and can confirm rent policy for February 2021 as follows:

- If your Rateable Value is £15,000 or less, you will receive a rent credit to ensure your combined charge for rent, insurance & service charge is **capped at £750 per month** (ex VAT).
- If your Rateable Value is more than £15,000, you will receive a rent credit to ensure your combined charge for rent, insurance & service charge is **capped at £1,300 per month** (ex VAT).

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We are aware that the speed of grant pay out by Local Authorities is variable. Therefore, if you have difficulties with cash flow in February, please discuss this with your credit controller, who will assist you.

I hope very much that the pandemic is brought under control in February, so that we can start to plan for reopening in earnest. In the meantime, please stay safe and do not hesitate to contact us if we can be of assistance.

Yours sincerely



Chris Jowsey
Chief Executive Officer