



HISTORIC & NON STAR AGREEMENTS



Fully Repairing Leases

Fully Repairing and Insuring (FRI) leases are based on the principle of 'put and keep'. This is a term used when an incoming lessee agrees to take the pub in its current condition, to put it into good condition and keep it that way. It also requires the lessee to renew any part of the property if repair is impractical.

Non-Fully Repairing Leases

Older non-fully repairing leases place obligations on you, the lessee, to 'put' and 'keep' in good repair certain, specified items. Your obligations to repair and maintain the property under a non-fully repairing lease are summarised by agreement type as follows:

If you are unsure as to which agreement you are on, please speak to your BDM.

HISTORIC & NON STAR AGREEMENTS

	Agreement Description	S&N / West Register 5 year rolling Responsibility	Old Star Standard Policy	Star License to occupy / TAW	Punch 5 year	IB tenancys and Mercury 3 year rolling. Punch capital builder	Wards, Vaux, Pubmaster 3 year rolling	Pubmaster Default Agreement, PGA Short agreement	Mercury Tenancy 3Yr	Punch Foundation	Punch Tenancy at Will
	Star Agreement Group	2	3	10	20	21	22	23	24	25	26
Asset	Sub Asset	Responsibility									
Asbestos	Asbestos removal	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
Bottle cooler / fridge repair	Bottle cooler / fridge repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Bottle cooler / fridge life expired	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Glasswash machine repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Glasswash machine life expired	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Ice making machine repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Ice making machine life expired	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Tills & iPads	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
Catering equipment	Catering fridge repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Catering fridge life expired	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Catering dishwasher repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Catering dishwasher life expired	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars

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	Star Agreement Group	2	3	10	20	21	22	23	24	25	26
Asset	Sub Asset	Responsibility									
Catering equipment	Coffee machine repair & replacement	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Extract canopy cleaning	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	Extract canopy repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Extract canopy life expired	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Floor mounted catering equipment life expired	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Floor mounted catering equipment repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Microwave ovens repairs	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	Microwave ovens life expired	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	Table top catering equipment life expired	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Table top catering equipment repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars

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	Star Agreement Group	2	3	10	20	21	22	23	24	25	26
Asset	Sub Asset	Responsibility									
Cellar cooling	Minor repairs	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Replacement / major plant	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
Drainage	Cesspits emptying & repairs	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	External - clearing & jetting	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Internal - clearing & jetting	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Grease traps	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	Gullies	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Internal & external - replacement / collapse	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Sump pumps repairs	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Sump pumps end of life	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Septic tank / sewage plant repairs emptying / servicing	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee

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Asset	Sub Asset	Responsibility									
Drainage	Septic tank / sewage plant replacement	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
Electrical	Bulbs, fuses, starters, plug tops	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	Domestic appliances	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Emergency lighting wiring	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Emergency lighting repairs	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Emergency lighting life expired	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	External lighting lamps	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	External lighting wiring	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Fans - excluding extract canopy	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Hand dryers repair & replacement	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Immersion heaters repair	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Immersion heaters replacement	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars

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	Star Agreement Group	2	3	10	20	21	22	23	24	25	26
Asset	Sub Asset	Responsibility									
Electrical	Internal wiring	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Night storage heater	Star Pubs & Bars	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
External	Car park repairs	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Boundary fences & walls repair	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Building fabric external	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Decking, paving, patios & yards repairs	Lessee	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Decking, paving, patios & yards life expired	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Decoration - external	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Doors - external	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Gutters and downpipes repair & cleaning	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars

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Asset	Sub Asset	Responsibility									
External	Gutters & downpipes life expired	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Fascias, soffits & barge boards	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Fire escapes fixed	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Play equipment inspection & repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Play equipment replacement	Lessee	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Roller shutters repair	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Structural defect investigation	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Window frames	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Window glazing	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
Fire equipment	Fire alarms, smoke detectors repair	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Fire alarm systems life expired	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars

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Asset	Sub Asset	Responsibility									
Fire equipment	Fire alarm systems repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Fire fighting equipment life expired	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Sprinkler systems	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Star Pubs & Bars	Lessee	Lessee	Star Pubs & Bars
Flooring	Floor screeds	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Star Pubs & Bars
	Floor covering repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Floor covering life expired	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Floorboarding	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Sub-floor structure	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars	Star Pubs & Bars
Furnishings	Fixed seating repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Fixed seating life expired	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Loose furniture repairs	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars

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Asset	Sub Asset	Responsibility									
Furnishings	Loose furniture life expired	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Upholstery	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
Heating, ventilation & air-conditioning (HVAC)	Air conditioning replacement	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Boiler repair & replacement	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Gas leaks	Lessee	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Gas fires & multi fuel burners	Lessee	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Pipe & radiator repair	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Hot water cylinder replacement	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Pipe & radiator end of life	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Thermostats	Lessee	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
Internal	Beerducts	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Building fabric Internal	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars

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Asset	Sub Asset	Responsibility									
Internal	Ceilings repairs	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Ceilings replacement	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Cellar flaps & skids repair	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Cellar flaps & skids replacement	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Damp investigation	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Decoration - Internal	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	Doors - internal & ironmongery	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	Fireplaces repairs	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Flues	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Joinery - bar fittings, screens, stairs, cupboards.	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Timber infestation / woodworm	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars

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Asset	Sub Asset	Responsibility									
Landscaping	General maintenance	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	Trees - crowning & tree management	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Japanese knotweed investigation	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
Lift	Minor repairs	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Replacement	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Star Pubs & Bars
	Servicing	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Star Pubs & Bars
Plumbing	Cistern & sanitary wear repair	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Cistern & sanitary wear life expired	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Taps, plugs, seat, handle, trap repairs / replacement	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	Water supply & waste pipe repair	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
	Water supply & waste pipe life expired	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars

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Asset	Sub Asset	Responsibility									
Roofing	Chimney sweeping & repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	Chimney pots & relining	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Covering	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Flat roof covering	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Insulation	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	Roof lights	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Structure	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	Slates / tiles & other coverings	Lessee	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
Security	Burglar alarms repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Lessee
	Burglar alarms life expired	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	CCTV repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars
	CCTV life expired	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars	Lessee	Star Pubs & Bars

HISTORIC & NON STAR AGREEMENTS

	Agreement Description	S&N / West Register 5 year rolling Responsibility	Old Star Standard Policy	Star License to occupy / TAW	Punch 5 year	IB tenancys and Mercury 3 year rolling. Punch capital builder	Wards, Vaux, Pubmaster 3 year rolling	Pubmaster Default Agreement, PGA Short agreement	Mercury Tenancy 3Yr	Punch Foundation	Punch Tenancy at Will
	Star Agreement Group	2	3	10	20	21	22	23	24	25	26
Asset	Sub Asset	Responsibility									
Security	Physical security	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
Signage	External signage cleaning	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	External signs repairs	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
	External signs replacements	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars	Star Pubs & Bars
Television and AV	Repair	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	Replacement	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Star Pubs & Bars
Waste services	Pest infestation	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee
	Trade & domestic waste removal	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee	Lessee

TO LOG A REPAIR



Phone:
0345 878 7076



Website:
concerto.bellrock.fm



If you would like to raise any concerns about a repair or about the process, please email:
complaints@starpubs.co.uk

STAR PUBS & BARS LIMITED

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