



Pub Name: Washford Inn

Location: Washford

Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> • New signage and lighting • Full redecoration to main pub • Roof overhaul including replacement of slipped, missing and broken slates • New covering to ground floor toilet roof • Repairs to existing skylight • Overhaul existing rainwater goods (cast and UPVC) • Overhaul fascia, soffits and bargeboards • Overhaul timber windows including easing and adjustment • Overhaul crittal windows including easing and adjustment • External render repairs to elevations and chimney stacks • Minor repairs to painted stonework • New 1800mm high closeboard fence • New picket style fence to external dining area • Replace existing rear metal fire escape stair • Drainage repairs
General Trade Area	<ul style="list-style-type: none"> • Full internal redecoration with feature wall finishes • Sand and re-varnish existing timber flooring • New flooring to bar area • Alterations to backfitting including tiled detailing and LED step display • Modify bar servery to form new glasswash area • New joinery items including screens and brick shelves • New fixed seating • New entrance matting • New non-slip flooring to bar servery • New carpet throughout selected areas

	<ul style="list-style-type: none"> • Upgrade lighting dimmer system • New electrical sockets • New light fittings • Upgrade emergency lighting system
Male Toilets	<ul style="list-style-type: none"> • Full redecoration • New vinyl flooring • Retain and patch repair existing tiling • New concealed cistern WC with boxed finish • Replace lamps to recessed lighting • Overhaul extraction system
Female Toilets	<ul style="list-style-type: none"> • Full redecoration • New vinyl flooring • Retain and patch repair existing tiling • New concealed cistern WC with boxed finish • Replace lamps to recessed lighting • New extraction system
Toilet Corridor	<ul style="list-style-type: none"> • Full redecoration • New vinyl flooring
Cellar	<ul style="list-style-type: none"> • New python routes for BWC installation • Full redecoration to previously decorated areas • EHO compliance works • Blocking gaps in walls and doors
Trade Kitchen	<ul style="list-style-type: none"> • New safety flooring • New white rock wall cladding • New stainless steel wall cladding • Full redecoration
Private Accommodation	<ul style="list-style-type: none"> • Two new bar sections supplied to lounge room windows (low level sills) • Full internal decorations and repairs • Professional deep clean to hallway, lounge and bedroom carpets • Repairs to bathroom • Repairs to kitchen
Sustainability	<ul style="list-style-type: none"> • EPC improvement works • New TVs • LED lighting
General Works	<ul style="list-style-type: none"> • Ensure property meets tenant statutory and mandatory compliance requirements • Ensure property meets landlord statutory and mandatory compliance requirements • Provide tenant with all relevant certification and compliance

	documentation
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Summary

This Invest for Success scheme is designed to enhance the pub's trading potential through targeted capital investment. The work focuses on improving the customer experience, operational efficiency and long-term sustainability of the business.

Applicants should be aware that all refurbishments are subject to final board approval, which will be determined as part of the leasing process.