

Schedule of Works & Scope Responsibilities for Proposed Capex

Pub : Gun Inn, Hyde

Project Manager: Rebecca Rayson

Date: 02/09/26

<u>Refurbishment Work</u>	<u>Star Pubs</u>	<u>Tenant</u>
<u>External</u>		
• New signage and lighting as per agreed scheme	✓	
• Full external decorations	✓	
• Splice repairs to windows where required	✓	
• Guttering, fascia and soffit repairs where required	✓	
• Repairs to bin store and new gates	✓	
• New external furniture		✓
<u>Trade Area – Generally</u>		
• Full internal redecoration	✓	
• New drinks shelf to AWP and dart board area	✓	
• New darts throw and surround	✓	
• Replacement of existing carpet	✓	
• New decorative light fittings	✓	
• Reupholstery of existing fixed seating	✓	
• New bric a brac, curtains and loose furniture		✓
<u>Trade Area – Function Room</u>		
• Full internal redecoration	✓	
• Replacement of existing carpet	✓	
<u>Toilets - Ladies</u>		
• Allow for new vinyl flooring	✓	
• Allow for full internal redecoration	✓	
• New ironmongery	✓	
• New ventilation	✓	
<u>Toilets - Gents</u>		
• Allow for full internal redecoration	✓	
• New ironmongery	✓	
• New mixer taps and toilet seats	✓	
• New ventilation	✓	
<u>Domestic Accommodation</u>		
• Minor repairs to bathroom and new vinyl floor	✓	
• Minor repairs to kitchen and new vinyl floor	✓	
• Full internal redecoration	✓	
• Retain existing carpets and clean	✓	
<u>Sustainability:</u>		
• N/A EPC Rating is already 'C'	✓	
<u>Tenant's F&F</u>		
These are the loose items that the landlord will design and procure on behalf of the tenant that the tenant is required to pay for and is estimated as below. Note: The fixtures and fittings could either be purchased or rented at 20%, and this will be made clear in the <i>Guide to Legal & Ingoing Costs</i> document.		
• TVs and Big Screen (cabelling only)		£1,500
• Garden Furniture		£1,400
• Loose Furniture		£14,000

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• Bric a Brac		£4,000
• Curtains and Blinds		£2,250
Total		£23,150
	StarPubs	Tenant
General		
• Ensure property is compliant for all tenant responsibility Statutory & Mandatory compliance requirements.		✓
• Ensure property is compliant for all landlord responsibility Statutory & Mandatory compliance requirements.	✓	
• Ensure tenant has access to copies of any certificates required and understands landlord testing and statutory compliance testing package details associated with agreement type and those that will fall as proposed lessee responsibility.	✓	

Fixtures & Fittings (F&F): ~ Limited replacement items of this nature is included some are landlord and some are lessee/tenant responsible items that for instance include furniture, appliances, equipment, carpet and light fittings etc

*It should be noted that this schedule **does not** constitute a full Structural Survey of the property and should not be relied upon in this capacity. We would always recommend that you seek your own independent professional property advice prior to entering into any form of lease / tenancy agreement.*

Please note Scope may be subject to changes (this excludes statutory compliance testing) and agreed final scope will be issued prior legal completion.

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