Pub Name: The Albion

Location: Skipton

Scope of Works

Area	Works to be completed
External	• Full external redecoration. • New external signage and associated lighting. • Scaffolding and access towers to facilitate external works. • Strip out and dispose of redundant items. • Install four new hanging baskets with watering system to either side of the entrance doors. • Carry out roofing survey and investigate reported issues with the flat roof over the toilet area. • Replace flat roof over toilet area, including removal and reinstatement of perimeter fencing as required.
Trading Area	• New feature wallpaper and partial internal redecoration. • Install new timber cladding and decorative darts surrounds with illumination. • Reupholster two existing fixed seating bases to match existing finishes. • Repair and reupholster existing loose furniture. • Refinish existing table tops. • Refresh existing light fittings with new shades. • Install new feature pendant lighting.
Toilets	• Ensure existing ventilation fans are operational.
Office	• Remove existing shelving. • Provide new worktop, chair and associated services to create an office area, or reuse the existing first-floor office.
Kitchen	• Cap off existing services as required. • Install new SmartDispense system, including associated building works

	and new pythons. • Complete fire risk assessment works, including installation of two new fire doors prior to commencement of the project.
Cellar	• Service existing cellar cooling system.
Private Accommodation	• Upgrade stairwell partition and doors to fire-rated specification, including two layers of fireline board to both sides of the partition. • Complete fire risk assessment works, including installation of three new fire doors prior to commencement of the project. • Replace first-floor carpets in line with Just Add Talent standards. • Full redecoration throughout first-floor accommodation. • Retain existing vinyl flooring to kitchen and bathroom. • Provide new white goods. • Extend existing heating system with an additional radiator.
Fire and Security	• Adapt existing intruder alarm to meet Just Add Talent requirements. • Review CCTV licensing requirements and undertake associated works where required.
Sustainability	• Allow for EPC improvement works following assessment report.

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.