

Schedule of Works & Scope Responsibilities for Proposed Capex

Pub : White Horse, Headcorn **Project Manager :** George Baxter **Date:** 25.08.2026

Refurbishment Work	Star Pubs	Lessee
<u>Trade Area – Generally -</u>		
• Strip out existing servery backfitting for upgrade.	✓	
• Strip out existing light fittings and bric-a-brac.	✓	
• Strip out existing music system, security alarm and CCTV wiring.	✓	
• Remove miscellaneous debris and redundant joinery.	✓	
• Carefully remove existing furniture and set aside for reuse.	✓	
• Form a new till surround and reposition the till to the bar front.	✓	
• Alter the bar to accommodate new bar products and SmartDispense equipment.	✓	
• Install a new timber screen to the darts area.	✓	
• Form new darts surrounds with matting above the existing panelling.	✓	
• Install a new timber drinks shelf.	✓	
• Undertake miscellaneous joinery, including skirtings, shelving and general repairs.	✓	
• Partially redecorate the bar and games area.	✓	
• Touch up decorations following the installation of fixtures and fittings within the bar and lounge areas.	✓	
• Strip out existing servery backfitting for upgrade.	✓	
• Strip out existing light fittings and bric-a-brac.	✓	
• Strip out existing music system, security alarm and CCTV wiring.	✓	
<u>Trade Kitchen -</u>		
• Cap off existing services as required within the kitchen.	✓	
<u>Non Trading Areas -</u>		
• Construct a worktop to accommodate the proposed office equipment.	✓	
• Provide an office chair.	✓	
<u>Domestic Accommodation & First Floor –</u>		
• Carry out a general deep clean of the domestic accommodation.	✓	
<u>Cellar –</u>		
• Allow for BWIC with new pythons and smart dispense.	✓	
• Retain cellar cooling and service.	✓	
<u>Fixtures & Fittings -</u>		
• Bar equipment, new tills, glass wash machine and coffee machine.	✓	
• Provide operational intruder alarm on completion	✓	
• Provide operational CCTV system (if Licensing requirement)	✓	
• Till Wiring	✓	
• Provide WiFi and Phone Installation	✓	
• Artwork, bric a brac, poster cases, black boards	✓	

Schedule of Works & Scope Responsibilities for Proposed Capex

• Fire fighting equipment	✓	
• New TV's / AV equipment	✓	
• First-stock glassware and bar fittings	✓	
• New dartboards	✓	
• Hand dryers	✓	
• Office equipment	✓	
• Security system	✓	
• Tills and EPOS equipment	✓	
	<u>StarPubs</u>	<u>Lessee</u>
<u>General</u>		
• 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.