



Pub Name: Gregory Arms

Location: Grantham

## Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> <li>• Remove existing sleepers to grassed area and install new brick edging</li> <li>• Remove all planters from site</li> <li>• Full external decorations</li> <li>• New drinks shelf externally</li> <li>• Repair and redecorate external gates</li> <li>• Remove section of flags and form new stepped access with handrails</li> <li>• Reuse existing benches within scheme</li> <li>• Regrout loose paving, jet wash and re-bed where required</li> <li>• Repair existing thatched roof</li> <li>• New signage and lighting scheme</li> <li>• Ensure all external lighting is operational</li> <li>• Tidy wiring and secure cabling around perimeter of site</li> <li>• New branded A-frames to front and rear of site</li> </ul>
General Trade Area	<ul style="list-style-type: none"> <li>• Strip, stain and repolish existing timber flooring to bar area</li> <li>• Recover existing fixed and booth seating</li> <li>• Install infill glazing and repaint existing screens</li> <li>• Remove seating to far right bar area and make good</li> <li>• Full internal decorations</li> <li>• Retain existing stone flags and deep clean within scheme</li> <li>• New entrance matting</li> <li>• Remove jukebox and make good</li> <li>• Strip, stain and repolish existing timber floor inserts</li> <li>• Strip, stain and repolish countertop</li> <li>• Coffee machine installation</li> <li>• Upgrade CCTV system including second screen behind bar servery</li> <li>• New free-pour shelves and mirrors to existing backfitting</li> </ul>

	<ul style="list-style-type: none"> <li>• Replace tiling to backfitting</li> <li>• Replace fireplace tiling</li> <li>• Infill gap near existing curved booth seating</li> <li>• New Karndean flooring</li> <li>• Timber screens with glazed upper sections</li> <li>• New drinks shelf to games area</li> <li>• Feature darts wall</li> <li>• New TVs and sound system using existing TVs where possible</li> <li>• New furniture to suit scheme</li> <li>• Intruder alarm works by specialist contractor</li> <li>• USB sockets to plinths</li> <li>• Replace lighting within scheme and add fittings where required</li> <li>• Check and upgrade dimmer system where required</li> </ul>
Female Toilets	<ul style="list-style-type: none"> <li>• Repairs where required</li> <li>• Replace grooved MDF boarding to vanity and redecorate</li> <li>• New recessed shelving to WCs</li> <li>• Retain lighting and ensure lamps operational</li> <li>• Full decorations to walls, ceilings and timberwork</li> <li>• New radiators</li> <li>• Retain and clean existing flooring</li> <li>• Retain WCs</li> <li>• Retain sanitaryware and cubicles</li> <li>• Retain stone flooring</li> </ul>
Male Toilets	<ul style="list-style-type: none"> <li>• Repairs where required</li> <li>• Retain lighting and ensure lamps operational</li> <li>• Full decorations to walls, ceilings and timberwork</li> <li>• New radiators</li> <li>• Retain and clean existing flooring</li> <li>• Retain WCs</li> <li>• Retain cubicles</li> <li>• Retain stone flooring</li> <li>• Ensure lock to door operational</li> <li>• New waste pipes and traps to urinals</li> </ul>
Trade Kitchen	<ul style="list-style-type: none"> <li>• New kitchen layout to suit offer</li> <li>• New LED strip lighting where required</li> <li>• Decorations to doors only</li> <li>• Pest control measures by Rentokil</li> </ul>
First Floor	<ul style="list-style-type: none"> <li>• Clear rubbish from stores</li> <li>• Full decorations to first floor accommodation, office, staff room and stair corridor</li> <li>• Damp repairs to store area and landing</li> <li>• Retain staff room position</li> <li>• Convert store into utility/office with equipment rewired back into position</li> </ul>

	<ul style="list-style-type: none"><li>• New vinyl flooring to office, kitchen and bathroom</li><li>• Clear out redundant bedroom</li></ul>
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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.