



Pub Name: Wishing Well

Location: Lincoln

## Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> <li>• Plant new PHS planting areas</li> <li>• Redecorate timber post to entrance canopy</li> <li>• Replace rope to post and rope feature missing sections</li> <li>• New signage and lighting scheme, retaining existing building decorations with minor touch-up works only</li> <li>• Roof repairs to flat roof areas</li> <li>• Refurbish existing timber benches</li> <li>• Redecorate timberwork to building</li> <li>• Retain and service existing awnings to ensure full working order</li> </ul>
Trade Area - Generally	<ul style="list-style-type: none"> <li>• Retain and deep clean existing floor finishes</li> <li>• New blackout Roman blinds</li> <li>• Redecorate previously painted surfaces where required</li> <li>• New till position to each front counter with power and data cabling</li> <li>• New coffee machine, Blade and Jäger positions to backfitting with upgraded 13-amp power supply</li> <li>• Relamp and re-shade existing light fittings as part of EPC works</li> <li>• New decorative items (bric-a-brac)</li> <li>• Infill existing display cabinet</li> <li>• Retain and deep clean fixed seating backs and reupholster where required</li> <li>• New and refurbished loose furniture</li> <li>• Retain and deep clean existing loose furniture, refurbishing selected pieces</li> <li>• New poster cases as per JAT requirements</li> <li>• JAT AV system including new TV positions, speaker points and revised sound desk location</li> <li>• Retain and relamp selected existing light fittings</li> </ul>

	<ul style="list-style-type: none"> <li>• New socket provision to contactless pool table where possible</li> <li>• Reupholster fixed seating bases</li> <li>• New drinks shelves</li> <li>• Power provision for AWP position</li> <li>• Retain existing darts position</li> <li>• New darts board, electronic scorer, halo lighting, foam surround and oche mat</li> <li>• Service intruder alarm and CCTV system, with CCTV relocated to new office position</li> <li>• Outstanding compliance works</li> <li>• FSPPI Phase 1 and Phase 2 works completed</li> <li>• Trade-threatening repairs completed</li> <li>• JAT training fees covered</li> <li>• Additional fire doors installed as required following FSPPI report</li> </ul>
Bar Servery	<ul style="list-style-type: none"> <li>• Retain existing glasswash, ice machine and bottle coolers, subject to being in good working order</li> </ul>
Male Toilets	<ul style="list-style-type: none"> <li>• Redecorate previously painted surfaces</li> <li>• New PHS toilet goods with existing units removed and surfaces made good</li> <li>• Retain existing tiled flooring</li> </ul>
Female Toilets	<ul style="list-style-type: none"> <li>• Redecorate previously painted surfaces</li> <li>• New PHS toilet goods with existing units removed and surfaces made good</li> <li>• Retain existing tiled flooring</li> <li>• Repairs to ceilings and walls following leak damage</li> </ul>
Kitchen	<ul style="list-style-type: none"> <li>• Refer to catering contractor's plans for detailed scope of works</li> <li>• Redecorate ceilings</li> <li>• Servery alterations</li> <li>• Retain existing flooring</li> </ul>
Private Accommodation	<ul style="list-style-type: none"> <li>• Required accommodation works to be completed</li> </ul>
General	<ul style="list-style-type: none"> <li>• Ensure property complies with tenant statutory and mandatory requirements</li> <li>• Ensure property complies with landlord statutory and mandatory requirements</li> <li>• Provide tenant with all relevant certification and compliance documentation associated with the agreement type</li> </ul>

## 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.