

Landlords Schedule of Works for Spend To Let (S2L)

Property: **Butlers Arms, Pleasington, Blackburn, BB2 5JH**

Date: **18th January 2022**

1.00	External Works
	No works
2.00	Lessee Accommodation
2.01	Supply & fit 1 No. door where missing, ease & adjust 9 No. other doors to accommodation.
2.02	Allow to repair damp & cracked plaster to ceilings Bedrooms 1, 2 & 3 prior to required redecorations.
2.03	Allow for full redecoration walls, ceilings & timber works to lounge, kitchen, bedroom 1, 2 & 3, bathroom and corridor areas including stairwell.
2.04	Allow to replace bathroom suite (W.C, handwash basin, bath, in white) shower, shower screen and associated fittings.
2.05	Allow to replace vinyl flooring to bathroom.
2.06	Allow to repair kitchen unit doors and replace existing kitchen units worktops & repair tiling.
2.07	Allow to replace vinyl flooring to Kitchen.
2.08	Allow to install Carbon Monoxide detector to Boiler Location of Gas Appliances as required.
3.00	Catering Kitchen & Bar Area
3.01	<u>As Beyond Economical Repair</u> the following items of catering kitchen & bar equipment to be removed and replaced with like for like equivalent: <ul style="list-style-type: none">• 2 No. Blizzard Stainless undercounter fridges replace with Blizzard Stainless undercounter fridges,• AWP Char Grille & stand replace with Lincat Char Grille & new stand,• Quest Bottle single door bottle cooler to be replaced with Staycold single door bottle cooler.
3.02	<u>As requiring repair</u> the following equipment to be serviced and repaired: <ul style="list-style-type: none">• Falcon Dominator Six Burner range & oven,• 2 No. Frialator single pan gas fryers to be serviced & 1 No. replacement gas hose,• Inomak two tear heated gantry to be re-connected, tested & repaired,• Mondial Elite upright fridge to have new shelves & runners fitted,• Extraction canopy fan to have new speed controller, all new grease filters and 4 no. new bulkhead light fittings fitted.
4.00	Cellar
4.01	Allow to install replacement heavy-duty plastic curtain to cooled beer cellar.
5.00	Trading Area
	No works
6.00	Sustainability
6.01	Allow to install 300mm of fibreglass insulation quilt to loft spaces as required.
6.02	Allow to replace all none LED lamps with new LED lamps where possible.