Pub Name: Lambs Arms

Location: Crawcrook

Scope of Works

Area	Works to be completed
External	• Redecorate the exterior, including new painted finishes and repairs to render. • Remove existing sleepers and planting at the grassed edges and replace with brick edging. • Remove existing planting and repair the rear yard gates. • Remove the rear section of fencing, add planters and form a new step arrangement with handrails to suit site levels. • Repair the thatched roof, replace defective roof signage and check external lighting. • Provide new perimeter cabling and branded A-frames for the front and rear of the pub.
Bar and General Trading Areas	• Strip, stain and repolish existing timber flooring. • Redecorate walls, ceilings and timberwork, including painting existing screens. • Remove selected seating, adjust booth seating and add new seating to the rear right-hand bar. • Install new matting at the entrance and new carpet inserts at the bar and steps. • Repair and refinish the existing bar counter and back bar, including its timber flooring inserts. • Provide a coffee machine and update CCTV wiring, the office wired rack and screen for the bar servery. • Install a new bar counter backfitting arrangement, new glass shelving and mirrors. • Replace the bar lighting and provide a new games-area drinks shelf and feature darts wall.

	• Install new Karndean flooring, timber screens with glazing above, seating and new furniture in selected areas. • Check existing dimmer systems and lighting; provide additional fittings where required. • Arrange the intruder alarm and USB socket installation works.
Ladies' Toilets	• Repair and redecorate the toilets, including walls, ceilings and timberwork. • Replace the MDF vanity board decoration, angled WC shelving and radiators. • Check and repair lighting as needed.
Gents' Toilets	• Repair and redecorate the toilets, including walls, ceilings and timberwork. • Replace radiators and repair the toilet door lock. • Install new sanitary pipework and traps to urinals. • Check and repair lighting as needed.
Kitchen	• Install a new lighting layout and LED strip lighting where required. • Redecorate doors only and undertake pest-control measures.
First Floor and Private Accommodation	• Clear redundant items from stores and the redundant bedroom. • Redecorate first-floor accommodation, including the office, staff room, stairs and corridor. • Address damp to the high-level store and landing and make good. • Relocate the staff room and convert the store into an office, including the necessary IT wiring. • Install new vinyl flooring in the office, kitchen and bathroom.

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.