



Pub Name: Scotland Inn

Location: Birstall

Scope of Works

Area	Works to be completed
External	• Tidy external areas including planting beds and ornamental garden • Repair existing decking with anti-slip finish and ensure timber steps are compliant • Full external redecoration • New signage scheme • Make outbuildings weathertight, including roof repairs and disconnection of water and power
Entrance	• Full redecoration including durable full-height feature wallpaper • New ceiling light to entrance porch • Stain and polish existing timber flooring
Cellar	• Full redecoration using anti-fungal paint finish
Trade Area – Bar Servery	• Repaint selected backfitting panels • Remove existing beer engines beneath bar and install glass shelving • Repair or replace damaged under-counter shelving • Retain, refresh and re-oil stained bar front finish • Strip, stain and repolish bar countertop • Remove over-bar pendant lights and install new feature bar lighting and spotlights • New safety vinyl flooring
Trade Area	• Retain and reupholster existing fixed seating • Retain and refurbish existing loose furniture • New carpet throughout selected areas • New wall lights to existing positions • New curtains and reupholstered box pelmets to windows

	• Refurbish existing settle benches with stripped, stained and repolished frames and reupholstered seats and backs • Retain, strip, stain and repolish existing timber flooring • Check fireplace and flue and ensure safe working order
Trade Area – Male Toilets	• Full redecoration • New sanitaryware • New vinyl wallcovering • New light fittings • New vinyl flooring
Trade Area – Female Toilets	• Full redecoration • Strip existing wallpaper and prepare walls for new durable wallcoverings • Retain and redecorate existing vanity unit with replacement taps • New vinyl flooring
Toilet Corridor	• New vinyl flooring • Full redecoration including new durable wallcoverings • New corridor matting • Strip lobby wallpaper and prepare walls for new Anaglypta wallpaper • Replace broken glazing to lobby screen
Back of House – Kitchen	• Relocate existing ice machine and glasswash to kitchen with new power, water and waste connections • Retain existing sink and drainer and ensure fully operational
First Floor Accommodation	• Full redecoration throughout • Ensure plywood subfloor is suitable • New bathroom and sanitaryware • Ceiling repairs where required • Damp repairs where required • New cupboard door • Full loft insulation • New fire door between lounge and kitchen • Disconnect gas fire • New boiler • New Altro flooring to kitchen • General kitchen repairs • Check all appliances are fully operational
General Notes	• Full internal refurbishment of cosmetic finishes including fixed seating, loose furniture, carpets, retained/refurbished timber flooring and tiled flooring, with lighting alterations where required • Potential rewire subject to investigation (new lighting to be low-energy where altered)

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.