



Pub Name: Doverdale Arms

Location: Droitwich

Scope of Works

Area	Works to be completed
External	• New decorations, signage and lighting scheme • New external furniture and refurbishment of existing furniture • Jet wash smoking shelter roof and redecorate timbers • Jet wash paving • Garden works by PHS
Trade Area – Generally	• Full redecoration throughout all timberwork, walls and ceilings • Feature wallpaper and decorative finishes • New floor finishes where specified, retain others and contract clean • Retain, refurbish and supplement loose furniture • Fixed seating works as per plan • New window dressings where noted • Retain and reuse existing bric-a-brac where suitable, with new items where required • Signwriting on completion • JAT AV system by TVC • New feature darts throw area with feature surround and full darts kit • Remove dining-height fixed seating and make good in sports bar area • Reupholster existing fixed seating • Install required JAT direct equipment in office/store
Bar Servery	• Report and retain all existing bar kit in working order, including glasswash, ice machine and bottle coolers • Clad existing bar front with new panelling • Retain, strip, stain and repolish bar countertop • Contract clean existing bar apron • Infill bar servery one countertop, strip, stain and repolish

	• Install all required JAT tills and data cabling by Alltech
Male Toilet	• Full redecoration throughout timberwork, walls and ceilings • Retain wall tiling, clean and make good grout where required • Ensure panel heater is in working order • Ensure mechanical extract is in working order • Toilet goods by PHS
Female Toilet	• Full redecoration throughout timberwork, walls and ceilings • Retain wall tiling, clean and make good grout where required • Ease inner lobby door • New vanity unit with sinks and non-concussive taps • New flooring • Ensure panel heater is in working order • Ensure mechanical extract is in working order • Toilet goods by PHS
Cellar	• Works required for SmartDispense installation • Redecorate beer cellar only • New doors where rotten between cellar drop and cold cellar
Private Accommodation	• Full redecoration including ceilings and timberwork • Lounge and bedrooms: clean carpets • Bathroom: redecorate, stain-block ceiling, new shower screen and bath panel, new mechanical extraction, ensure opening window, new vinyl flooring • Kitchen: new vinyl flooring, retain cabinets with making good as required, cap gas supply, provide electrical point for cooker, new white goods
Surveys/Compliance	• PM to confirm and instruct compliance works where required • Fireplaces to be checked • Mechanical and electrical inspections • CCTV and intruder alarm • Asbestos • Drainage • EPC • FSPPI
General	• Ensure property complies with all landlord statutory and mandatory compliance requirements • Ensure tenant statutory compliance requirements are met • Ensure tenant receives copies of all required certification and understands landlord testing and statutory compliance responsibilities

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.