

## Schedule of Works & Scope Responsibilities for Proposed Capex

**Pub : Half Moon, Charlwood    Project Manager George Baxter    Date: 14/07/26**

| <b><u>Refurbishment Work</u></b>                                                                 | <b><u>Star Pubs</u></b> | <b><u>Lessee</u></b> |
|--------------------------------------------------------------------------------------------------|-------------------------|----------------------|
| <b><u>External</u></b>                                                                           |                         |                      |
| • New signage scheme, including replace existing lanterns                                        | ✓                       |                      |
| • External decorations                                                                           | ✓                       |                      |
| • Window repairs & decorations                                                                   | ✓                       |                      |
| • Jetwash & de-weed of front paved area, side elevation & rear beer garden area                  | ✓                       |                      |
| • Re-build bin store with new fencing, including adding fence & gate to close off beer garden.   | ✓                       |                      |
| • Retain & decorations to existing picnic benches                                                | ✓                       |                      |
| • Cut back vegetation & Stain boundary fences                                                    | ✓                       |                      |
| <b><u>Trade Area – Bar Servery</u></b>                                                           |                         |                      |
| • Sand & re-stain / polish front & back bar counter tops                                         | ✓                       |                      |
| • Allow for new lighting to existing positions.                                                  | ✓                       |                      |
| • Allow to retain existing 2x front bar and decorate.                                            | ✓                       |                      |
| • Infill bar counter top sections where old cask beer engines removed (ready for clamp-on fonts) | ✓                       |                      |
| • Add decorative tiling to 7x back panels of T&G                                                 | ✓                       |                      |
| • Retain existing coolers, glass wash machine, coffee machine                                    | ✓                       |                      |
| • Replace small section of vinyl flooring at upper bar area                                      | ✓                       |                      |
| <b><u>Trade Area – Upper Bar Area:</u></b>                                                       |                         |                      |
| • Allow for full decorations                                                                     | ✓                       |                      |
| • Allow for new lighting to existing positions                                                   | ✓                       |                      |
| • Refurbish existing furniture and provide new where necessary                                   | ✓                       |                      |
| • New LVT flooring over existing tiles to upper bar area                                         | ✓                       |                      |
| • New Darts surround wall                                                                        | ✓                       |                      |
| • New curtains and tie backs                                                                     | ✓                       |                      |
| • New drink shelf to darts area                                                                  | ✓                       |                      |
| <b><u>Trade Area – Lounge Bar</u></b>                                                            |                         |                      |
| • Full decorations                                                                               | ✓                       |                      |
| • New curtains and tie backs                                                                     | ✓                       |                      |
| • Refurbish existing furniture and provide new including fixed seating bay where necessary.      | ✓                       |                      |
| • New large rug                                                                                  | ✓                       |                      |
| • Allow for new lighting to existing positions.                                                  | ✓                       |                      |
| • Chimney sweep & smoke test to existing fireplace.                                              | ✓                       |                      |
| • Sand & re-stain / polish timber floor                                                          | ✓                       |                      |
| • Remove existing TV.                                                                            | ✓                       |                      |
| <b><u>Trade Area – Ladies, Gents &amp; Accessible Toilets</u></b>                                |                         |                      |
| • Decs to ceilings & woodwork                                                                    | ✓                       |                      |

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|                                                                                                                                                                                                                                                                                                                                                        |   |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---------|
| • Retain & clean existing wall & floor tiles                                                                                                                                                                                                                                                                                                           | ✓ |         |
| • Replace carpet to vanity area in ladies with new vinyl                                                                                                                                                                                                                                                                                               | ✓ |         |
| • New vanity unit top to ladies                                                                                                                                                                                                                                                                                                                        | ✓ |         |
| • New ceiling lighting throughout all                                                                                                                                                                                                                                                                                                                  | ✓ |         |
| • Accessible toilet to have new vinyl floor                                                                                                                                                                                                                                                                                                            | ✓ |         |
| • Accessible toilet to have new Doc M grab rail pack & radar lock to door                                                                                                                                                                                                                                                                              | ✓ |         |
| <u>Trade Area – Entrance / Central Bar / Walkthrough to Toilets Area</u>                                                                                                                                                                                                                                                                               |   |         |
| • Allow for full decorations throughout                                                                                                                                                                                                                                                                                                                | ✓ |         |
| • Sand & re-stain / polish existing timber floors.                                                                                                                                                                                                                                                                                                     | ✓ |         |
| • Allow for new lighting to existing positions.                                                                                                                                                                                                                                                                                                        | ✓ |         |
| • Refurbish existing furniture and provide new where necessary.                                                                                                                                                                                                                                                                                        | ✓ |         |
| • Small section of new carpet, like for like area                                                                                                                                                                                                                                                                                                      | ✓ |         |
| • Decorations, new log store & power for table lamp to main entrance lobby                                                                                                                                                                                                                                                                             | ✓ |         |
| <u>Trade Area – Central Bar / Walkthrough to Dining Area</u>                                                                                                                                                                                                                                                                                           |   |         |
| • Full decorations throughout                                                                                                                                                                                                                                                                                                                          | ✓ |         |
| • Deep cleaning to existing floor tiles                                                                                                                                                                                                                                                                                                                | ✓ |         |
| • Allow for new lighting to existing positions.                                                                                                                                                                                                                                                                                                        | ✓ |         |
| • Refurbish existing furniture and provide new where necessary.                                                                                                                                                                                                                                                                                        | ✓ |         |
| • New window dressings                                                                                                                                                                                                                                                                                                                                 | ✓ |         |
| • New faux planting                                                                                                                                                                                                                                                                                                                                    | ✓ |         |
| <u>Trade Area – Dining Area</u>                                                                                                                                                                                                                                                                                                                        |   |         |
| • Full decorations, including feature wallpaper                                                                                                                                                                                                                                                                                                        | ✓ |         |
| • Replace carpet, like for like                                                                                                                                                                                                                                                                                                                        | ✓ |         |
| • New section of fixed dining seating                                                                                                                                                                                                                                                                                                                  | ✓ |         |
| • Refurbish existing furniture and provide new where necessary.                                                                                                                                                                                                                                                                                        | ✓ |         |
| • Allow for new lighting to existing positions.                                                                                                                                                                                                                                                                                                        | ✓ |         |
| • New artwork & bric-a-brac                                                                                                                                                                                                                                                                                                                            | ✓ |         |
| <u>Upper Floor Accommodation</u>                                                                                                                                                                                                                                                                                                                       |   |         |
| • Allow for cleaning throughout                                                                                                                                                                                                                                                                                                                        | ✓ |         |
| <b>Tenant's F&amp;F</b>                                                                                                                                                                                                                                                                                                                                |   |         |
| <p>These are the loose items that the landlord will design and procure on behalf of the tenant that the tenant is required to pay for and is estimated as below.</p> <p><b>Note:</b> The fixtures and fittings could either be purchased or rented at 20%, and this will be made clear in the <i>Guide to Legal &amp; Incoming Costs</i> document.</p> |   |         |
| • Curtains & Blinds                                                                                                                                                                                                                                                                                                                                    |   | £4,000  |
| • Bric & Brac / Artwork                                                                                                                                                                                                                                                                                                                                |   | £3,750  |
| • Loose Furniture                                                                                                                                                                                                                                                                                                                                      |   | £10,000 |
| • Light fittings incl. LED lamps                                                                                                                                                                                                                                                                                                                       |   | £2500   |
| • Large Rug                                                                                                                                                                                                                                                                                                                                            |   | £500    |

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|                                                                                                                                                                                                                                                |                        |                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------|
| • Faux Planting                                                                                                                                                                                                                                |                        | £750                  |
| • Dart board, scorer & light set                                                                                                                                                                                                               |                        | £320                  |
|                                                                                                                                                                                                                                                |                        |                       |
| <b><u>TOTAL</u></b>                                                                                                                                                                                                                            |                        | <b><u>£21,820</u></b> |
|                                                                                                                                                                                                                                                |                        |                       |
|                                                                                                                                                                                                                                                | <b><u>Starpubs</u></b> | <b><u>Tenant</u></b>  |
| <b><u>General</u></b>                                                                                                                                                                                                                          |                        |                       |
| • Ensure property is compliant for all tenant responsibility Statutory & Mandatory compliance requirements.                                                                                                                                    |                        | ✓                     |
| • Ensure property is compliant for all landlord responsibility Statutory & Mandatory compliance requirements.                                                                                                                                  | ✓                      |                       |
| • Ensure tenant has access to copies of any certificates required and understands landlord testing and statutory compliance testing package details associated with agreement type and those that will fall as proposed lessee responsibility. | ✓                      |                       |
|                                                                                                                                                                                                                                                |                        |                       |

*Fixtures & Fittings (F&F): ~ Limited replacement items of this nature is included some are landlord and some are lessee responsible items that for instance include furniture, appliances, equipment, carpet and light fittings etc.*

*It should be noted that this schedule does **not** constitute a full Structural Survey of the property and should not be relied upon in this capacity. We would always recommend that you seek your own independent professional property advice prior to entering into any form of lease / tenancy agreement.*