



Pub Name: Britannia

Location: Gillingham

Scope of Works

Area	Works to be completed
External	• New signage and lighting scheme with marketing/POS updates • Retain existing external furniture to beer garden • Repair or replace fencing where required • Repairs to existing balustrading using existing posts • Re-bed existing paving slabs to ensure safe access • Replace damaged posts and rope where required • Check and retain existing heat lamps where operational • No works to existing external bar • New base boards to rear boundary to prevent level changes damaging fencing
Trade Area - Generally	• Retain and reupholster existing fixed seating • New loose furniture where identified • New poster cases in line with JAT requirements • Retain existing carpet • Deep clean all existing floor finishes • Retain existing blinds • Retain and relamp existing lighting as part of EPC works, with internal signwriting following touch-up decorations where required • Touch-up decorations where required • Additional AWP to bar area with power provision • New TV positions with CAT6 cabling and power • New darts kit including Blade 6 board, halo lighting, foam surround and electronic scorer
Trade Area – Male Toilets	• Redecorate existing radiator • New PHS washroom goods

	• Ensure mechanical ventilation is operational
Trade Area – Female Toilets	• Patch repair flooring where required • Redecorate existing radiator • New PHS washroom goods • Ensure mechanical ventilation is operational
Bar Servery	• Retain office behind bar servery • New glasswash while retaining existing basket rack positions • New ice machine to existing position • Retain existing slop sink in office • Retain existing WHB behind bar • Retain existing undercounter fridges and slimline fridge, with provision for one new fridge if required • Confirm product layout with BDM • New coffee machine, Blade and Jäger equipment to JAT specification • New till position to front counter • New background music panel to back bar • Replace missing glass shelves • Optics to back bar • Power above counter • JAT Heineken Blade and charging station to front counter
Cellar / BOH	• Remove unused fridges and freezers • Minor decoration works • Retain existing SmartDispense system, subject to product layout • Retain existing cellar cooling unit • No works to existing sump pump • JAT cash management system • COSHH cabinet within existing kitchen
Office	• Retain office in existing position • Four double sockets above desk • Two double sockets for TVC at low level • Two unswitched fused spurs • New worktop desk and office chair • Position for communications cabinet and TVC • Wire tills back to office location • New JAT standards safe, removing existing safe
Private Accommodation	• Touch-up decorations only • No works to existing kitchen and bathroom • Repairs to ceiling above extract where previous leak occurred • New white goods including washer/dryer, electric cooker and fridge/freezer • Main contractor to complete S2L survey

JAT Items	• New PHS washroom goods • New TV positions by TVC (existing external TV to be tested) • Test existing speakers and install new sound and leisure panel to back bar • New telephone wiring • New cabling to till positions, roaming PDO and associated data points • New JAT poster cases • New JAT coffee, Blade and Jäger machines • Greenleaf to complete hanging baskets and garden maintenance
Surveys & Compliance	• CCTV survey and replacement of non-working cameras where required • New firefighting equipment at project completion • Security system survey and upgrades by Crown Fire • Full S2L survey including drainage, M&E, repairs and roof survey • FSPPI works required • R&D survey to be instructed • EPC works to be scheduled and costed
General Works	• Ensure property complies with tenant statutory and mandatory requirements • Ensure property complies with landlord statutory and mandatory requirements • Provide tenant with all relevant certification and compliance documentation associated with the agreement type and lessee 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.