



Pub Name: Moat House

Location: Taunton

Scope of Works

Area	Works to be completed
External	• New external signage and lighting • External redecoration in line with the new signage scheme • Minor repairs and clearance of rainwater goods • Window and door repairs where required
Trade Area - Generally	• Full redecoration throughout the trading areas • New bar counter casing to suit the new layout, with new backfitting joinery, screens and shelves • New wall finishes including panelling and wallpaper • New fixed seating • Overhaul existing doors and windows, including ironmongery where required • Sand and stain existing timber flooring • New entrance matting • New safety flooring with coved skirting to the bar servery • Regrout and seal existing flagstone flooring where required • New timber-effect vinyl flooring to the bar area • New lighting and emergency lighting upgrades • Fire separation works beneath the accommodation to maintain the required fire rating
Gents Toilets	• Full redecoration including ceilings and timberwork • New timber-effect sheet vinyl flooring • New wall tiling to selected areas • Repairs to urinals where required • Overhaul the vanity unit and install a new laminate top, sink and taps • Overhaul doors and ironmongery • New lighting and ventilation

	• New hooks, locks and door stops
Ladies Toilets	• Full redecoration including ceilings and timberwork • New timber-effect sheet vinyl flooring • New wall tiling to selected areas • New vanity unit, sink and taps • New timber boxing to cisterns • Overhaul doors and ironmongery • New lighting and ventilation • New hooks, locks and door stops
Cellar	• Building works to support the HEINEKEN SmartDispense installation • Cellar redecoration
Private	• Full redecoration to the staircase and landing • New domestic vinyl flooring to the kitchen and bathroom • New kitchen units • Overhaul the existing bathroom and toilet, including sanitary fittings • Overhaul existing doors and windows
Mechanical & Electrical	• Replace existing heat-only boilers and connect to existing pipework • Replace the existing gas-fired water heater with a new fan-flued model • Install a new radiator to the trading area • Provide hot and cold water supplies to the glasswasher, ice machine and bar hand-wash basin • General repairs to the trading area and accommodation distribution boards • Extend emergency lighting to suit the new layout • Extend the fire alarm system to suit the new layout, including the accommodation • Drainage works

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.