



Pub Name: Ramsden Arms

Location: Blackpool

Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> • Install hanging baskets • Install new A-board signage • Install new picket fencing • Install new picnic benches with umbrellas • Construct new bin store including one parking space • Remove redundant cellar cooling and tidy up • Remove retractable awning • Install new signage scheme
Bar / Lounge Area	<ul style="list-style-type: none"> • Upgrade lighting including new and existing positions • Touch up staining to existing wall panelling • Complete full internal decorations including ceilings, timberwork and wallpaper • Retain tiling to entrance lobby • Install sockets for DJ/Karaoke use • Re-upholster and supplement loose furniture • Relocate radiator from darts area to entrance lobby • Install brass sockets with USB/USBC ports to fixed seating • Re-upholster fixed seating backs • Install new flooring throughout • Install larger TVs and upgrade power and CAT6 connections • Tile hearth to fireplace and install protective rail/guard • Test and ensure fireplaces are operational • Install wallpaper to lounge area • Install feature mirrors/artwork to wall panelling • Install new bric-a-brac throughout • Upgrade ironmongery to all doors

	<ul style="list-style-type: none"> • Remove extract vent • Install new roller blinds • Remove AC unit and fans to bar area
Bar Servery	<ul style="list-style-type: none"> • Install new glass wash position • Complete refurbishment of back bar including counter top • Install new bottle steps, shelving, mirrors and tiling to back bar • Strip, sand and stain bar counter top • Remove and reinstate canopy grills including cleaning and new backing plates • Install new skirting to bar front • Install new hooks to bar front • Provide two till positions to front counter • Paint bar front • Install shelving to front counter • Fill redundant service positions and refinish bar top • Retain existing Altro flooring • Install new LVT finish to bar front • Remove existing large double sink • Retain existing back bar and install new upper cabinetry • Retain existing glass wash • Provide till point to front counter
Sports Area	<ul style="list-style-type: none"> • Retain existing floor tiles and clean on completion • Re-upholster existing fixed seating backs • Repair cracked lead windows • Install new roller blinds to replace existing • Install new TV above fireplace • Provide new lighting to new and existing positions • Remove snooker table and replace with existing pool table • Adapt fixed seating for darts area and make good flooring using salvaged tiles where possible • Install new darts board, halo lighting, electric scorer, chalk boards and oche • Construct timber cladding to darts area including new wall and removal of existing fixed seating • Retain tiling to lobby walls • Install new matting to lobby and other noted areas • Install new drinks shelf where required • Provide two new AWP positions • Relocate existing cast iron radiator to entrance lobby • Reuse existing bric-a-brac and supplement with new • Provide new furniture, reusing existing where possible • Retain existing wall panelling and refresh stain finish • Complete full internal decorations including ceilings and timberwork • Remove existing door through to bar area to open up space

	<ul style="list-style-type: none"> • Remove stickers from windows
Sports Area - Toilets	<ul style="list-style-type: none"> • Install new mirrors • Hack off existing wall tiles and install new full-height wall tiling • Replace suspended ceiling with new MF ceiling • Install new hand dryers including new power supplies • Retain floor tiles and clean on completion • Install new pedestal sinks with non-concussive taps • Provide new ironmongery • Upgrade lighting to existing positions • Install new soap dispensers • Retain WCs and install new toilet seats • Make good walls where required • Decorate painted surfaces
Male Toilets	<ul style="list-style-type: none"> • Deep clean existing floors • Install new toilet roll holders • Install new mirrors • Decorate painted surfaces • Upgrade lighting to existing and new positions • Install new hand dryer with power supply • Retain existing wall light to entrance • Provide new ironmongery • Retain existing wall and cubicle tiling • Install new soap dispensers • Make good areas around sinks • Retain and upgrade pedestal sinks with new non-concussive taps • Remove machines where present • Retain urinals and clean, install new sparge pipes • Ensure correct positioning of WC pans and make good
Female Toilets	<ul style="list-style-type: none"> • Retain and clean existing floor tiles • Install new vanity unit with sinks, retaining existing taps where possible • Install new mirrors • Install moisture-resistant wall boarding with decorative finish above • Install new hand dryer with power supply • Install new soap dispensers • Remove outdated fixtures and make good flooring • Hack off existing wall tiles where required • Install new full-height wall tiling • Upgrade lighting to existing positions • Decorate including windows • Install new toilet seats • Remove redundant machines • Install new toilet roll holders

General Works	<ul style="list-style-type: none"> • Complete fire safety and statutory compliance works • Install brass sockets with USB/USBC to seating plinths • Install internal and external poster cases and chalkboards • Upgrade power and CAT6 to TV positions • Install dimmer-controlled lighting to trade areas • Apply new floor finishes where required • Refurbish and supplement existing furniture • Install new lighting throughout including additional positions • Complete decorations throughout including ceilings, timberwork and wallpaper • Install mirrors via specialist contractor • Complete EPC works • Undertake asbestos R&D survey
Cellar	<ul style="list-style-type: none"> • Decorate barrel store rooms • Make good walls at base of stairs • Install new cellar cooling system and remove existing • Install new crash mat • Install new ice machine
Compliance	<ul style="list-style-type: none"> • Ensure full compliance with landlord statutory requirements • Ensure full compliance with tenant statutory responsibilities • Provide access to all certification and compliance documentation

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.