



Pub Name: Old Swan

Location: Netherton

Scope of Works

Area	Works to be completed
External	• Repair timberwork • New signage and lighting scheme • Ensure all doors have suitable working ironmongery and locks • Assume all rubbish clearance completed by RPM
Courtyard	• Repair rotten/loose timbers and brickwork to outbuilding • Jet wash and deweed block paving • New 1800mm high close-boarded fence with 100mm square timber posts in metal shoes • New gate providing access to buildings only
Trade Area – Generally	• Full redecoration to all timberwork, walls and ceilings • Retain flooring and contract clean where required, with new carpet or matting as noted • Timberwork repairs • General repairs to timberwork • Assume all rubbish clearance completed by RPM • General required repairs • Provide RCD sockets for entertainment purposes (location TBC) • New lighting to existing positions where noted • Investigate leak above bay window • Extensive repair works where required • Retain lobby wall tiling and clean on completion
Old Bar	• Retain existing ceiling (no works) • Redecorate all existing timberwork • Retain signage above cloakroom window • Retain last order whistle

	• Retain, reposition and add to existing bric-a-brac to suit stove • Timber repairs to bay windows • Retain stove and redecorate pipework • Retain flooring and protect during works • Decorations to previously painted surfaces • New bar product layout and SmartDispense installation • Adaptations to python system and bar to suit • New light fittings where noted
Bar Servery 1	• Retain bar counter • Retain existing backfitting • Retain and redecorate existing backfitting • Retain existing mirrors to backfitting • Retain existing mirror to backfitting • Retain existing glasswash position with new machine required • New tills and associated works • Install SmartDispense (allow budget for extensive bar counter and carcass alterations)
Bar Servery 2	• Retain bar counter and strip, stain and repolish countertops • Retain existing backfitting, refresh and upgrade displays • Repair backfitting, shelving and associated joinery • Provide FCU for dispense shelving works • Retain existing glasswash position with new machine required • New coffee station with all associated services • New bottle coolers • New tills and associated works • SmartDispense installation • Freshen up bar front
Male Toilets	• Retain flooring and deep clean • Full redecoration • Retain existing wall tiling and clean • Relamp existing lighting with LED lamps • Ensure cubicle doors have hooks and working locks • New WC seat • Tenant to provide new toilet roll holder and soap dispenser • New hand dryer • Replace taps under EPC works
Male Toilets 2	• New vinyl flooring to lobby through to corridor • Full redecoration • Rub back damp area to rear wall cubicle to expose brickwork and allow to breathe • New lighting • Retain existing quarry tile flooring • Investigate leak/damp in toilet lobby near light fitting

	• Ensure cubicle doors have hooks and working locks • Acid clean slab urinal • New white ceramic cisterns to urinal and WC • New WC seat • Tenant to provide toilet roll holder and soap dispenser • New hand dryer • Electric heater
Female Toilets	• Retain flooring and deep clean • Full redecoration • Retain existing wall tiling and clean • Relamp existing lighting with LED lamps • Ensure cubicle doors have hooks and working locks • New WC seat • Tenant to provide new toilet roll holder and soap dispenser • New hand dryer • Replace taps under EPC works • Retain vanity unit
Accessible Toilet	• Retain vinyl flooring • Full redecoration • Retain existing wall tiling and clean • New WC seat • Ensure rails are in working order • Ensure AV alarm and reset panel are in working order • New hand dryer • Retain existing lighting and ensure in working order
Private Accommodation	• Remove all flooring • New vinyl flooring to kitchen and bathroom • Prepare floors for new carpet to hallway, bedrooms, stairs, landing and lounge • Full redecoration throughout • New bathroom suite including electric shower • New kitchen units and positions for white goods (white goods by lessee) • Additional redecoration throughout • Assume all rubbish clearance completed by RPM
Surveys / Compliance	• Fireplaces to be checked • Mechanical & electrical inspections • CCTV and intruder alarm • Asbestos • 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
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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.