



Pub Name: Cuckoo Bush

Location: Gotham

## Scope of Works

| Area               | Works to be completed  |
|--------------------|--|
| External           | <ul style="list-style-type: none"> <li>• Remove existing sleepers to edges of grass area and provide new brick edging to suit</li> <li>• Remove all planters from the site</li> <li>• Complete decorations externally</li> <li>• Install new drinks shelf</li> <li>• Repair yard gates and redecorate within scheme</li> <li>• Remove section of flags, provide planters, and form step-up complete with handrails to suit new levels</li> <li>• Repair existing benches within scheme</li> <li>• Regrout loose paving, jet wash and re-bed</li> <li>• Repair existing thatched roof</li> <li>• Install new signage and lighting scheme</li> <li>• Ensure all external lighting is in working order</li> <li>• Tidy wiring to site and fix any cabling to perimeter</li> <li>• Install new branded A-frames to front and rear of site</li> </ul> |
| General Trade Area | <ul style="list-style-type: none"> <li>• Strip, stain and repolish existing timber flooring to front bar area</li> <li>• Recover existing fixed and booth seating</li> <li>• Install infill glazing and paint existing screens within scheme</li> <li>• Remove existing seating and make good in far right bar area</li> <li>• Complete full internal decorations</li> <li>• Retain existing stone flags and add décor within scheme</li> <li>• Install new matting as indicated on plan</li> <li>• Remove existing jukebox and make good</li> <li>• Strip, stain and repolish existing timber floor inserts</li> <li>• Strip, stain and repolish countertop</li> <li>• Install coffee machine</li> </ul>  |

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|                           | <ul style="list-style-type: none"> <li>• Ensure CCTV system is up to date, wired back to office, with second screen required to bar server</li> <li>• Install free pour and shelving, mirrors to existing backfitting</li> <li>• Change tiles of backfitting</li> <li>• Replace tiles to fireplace</li> <li>• Infill gap near existing curved booth seating</li> </ul>   |
| Games Area / Bar Features | <ul style="list-style-type: none"> <li>• Install new Karndean flooring</li> <li>• Provide timber screens with glazing on top</li> <li>• Install new drinks shelf in games area</li> <li>• Create feature darts wall</li> <li>• Install new TVs and sound system (reuse existing TVs where possible)</li> <li>• Provide selection of new furniture to suit scheme</li> <li>• Install intruder alarm via specialist contractor</li> <li>• Provide USB sockets to plinths</li> <li>• Replace light fittings within scheme (minimal new fittings to suit layout)</li> <li>• Check existing lighting dimmer system and replace if required</li> </ul> |
| Trade Kitchen             | <ul style="list-style-type: none"> <li>• New kitchen layout to suit offer</li> <li>• Install new LED strip lights where existing have failed</li> <li>• Decorations to doors only</li> <li>• Pest control measures to be implemented</li> </ul>  |
| Female Toilets            | <ul style="list-style-type: none"> <li>• Carry out repairs where required</li> <li>• Replace grooved MDF boarding to vanity and redecorate</li> <li>• Install added shelving to WCs</li> <li>• Retain existing lighting and ensure all lamps are operational</li> <li>• Complete decorations to walls above tiling, ceilings and timberwork</li> <li>• Install new radiators</li> <li>• Retain and clean existing flooring</li> <li>• Retain WCs</li> <li>• Retain sanitaryware and cubicles</li> <li>• Retain stone flooring</li> </ul>   |
| Male Toilets              | <ul style="list-style-type: none"> <li>• Carry out repairs where required</li> <li>• Retain existing lighting and ensure all lamps are operational</li> <li>• Complete decorations to walls above tiling, ceilings and timberwork</li> <li>• Install new radiators</li> <li>• Retain and clean existing flooring</li> <li>• Retain WCs</li> <li>• Retain cubicles</li> <li>• Retain stone flooring</li> <li>• Ensure lock to door</li> <li>• Install new waste pipes and traps to urinals</li> </ul>   |
| First Floor               | <ul style="list-style-type: none"> <li>• Clear out rubbish from stores</li> <li>• Complete decorations to first floor accommodation including office, staff</li> </ul>   |

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|  | <p>room, stairs and corridor</p> <ul style="list-style-type: none"><li>• Address damp at high level to store area and landing and make good</li><li>• Retain staff room location</li><li>• Convert store into office and return all equipment to position</li><li>• Install new vinyl flooring to office, kitchen and bathroom</li><li>• Clear out redundant bedroom</li></ul> |
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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.