



**Pub Name: Volunteer Arms**

**Location: Lewes**

## Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> <li>• New external door to provide garden access</li> <li>• Remove external planting</li> <li>• Rebed paving to garden areas</li> <li>• New festoon lighting to timber posts</li> <li>• CCTV drainage survey and jet cleaning</li> </ul>
Trade Area - Generally	<ul style="list-style-type: none"> <li>• Partial internal redecoration</li> <li>• Retain existing flooring and clean</li> <li>• Patch repair flooring behind bar servery</li> <li>• Retain fireplace, sweep stove and reinstate as required</li> <li>• New timber cladding and decorative illuminated darts surrounds</li> <li>• New machine position with back drinks shelf</li> <li>• Remove drinks shelf from pool room</li> <li>• Wire new TV positions</li> <li>• Review existing electrical supply and capacities to ensure suitability</li> </ul>
Male Toilets	<ul style="list-style-type: none"> <li>• Partial redecoration only</li> </ul>
Female Toilets	<ul style="list-style-type: none"> <li>• Partial redecoration only</li> </ul>
Accessible Toilet	<ul style="list-style-type: none"> <li>• Partial redecoration only</li> </ul>
Kitchen	<ul style="list-style-type: none"> <li>• Cap off services as required</li> <li>• Wet-led offer only - no further kitchen works proposed</li> </ul>
Private Accommodation	<ul style="list-style-type: none"> <li>• Refurbishment works to accommodation including redecoration (excluding store)</li> <li>• Retain existing bathroom</li> <li>• New white goods to kitchen in line with JAT requirements</li> </ul>

	<ul style="list-style-type: none"> <li>• New kitchen works in line with JAT requirements, including worktops and chair-height services</li> <li>• Retain existing floor finishes</li> <li>• New fire door to first floor</li> <li>• Cap off and remove redundant sinks to second floor</li> </ul>
Cellar	<ul style="list-style-type: none"> <li>• New python system for BWC installation</li> <li>• Retain cellar cooling and service equipment</li> <li>• Redecorate cold cellar only</li> <li>• FRA works to ceilings and repair Belfast sink</li> </ul>
Sustainability	<ul style="list-style-type: none"> <li>• PIR sensors</li> <li>• Loft insulation</li> <li>• LED light fittings</li> </ul>
Fixtures & Fittings	<ul style="list-style-type: none"> <li>• Bar equipment, new tills, glasswash machine and coffee machine</li> <li>• Operational intruder alarm on completion</li> <li>• Operational CCTV system (if licensing requirement)</li> <li>• Till wiring</li> <li>• WiFi and phone installation</li> <li>• New loose internal furniture</li> <li>• Artwork, bric-a-brac, poster cases and blackboards</li> <li>• New external furniture in Star Pubs branding</li> <li>• New external planters in Star Pubs branding</li> <li>• Planting</li> <li>• Firefighting equipment</li> <li>• New TVs and AV equipment</li> </ul>
General	<ul style="list-style-type: none"> <li>• Ensure property complies with tenant statutory and mandatory requirements</li> <li>• Ensure property complies with landlord statutory and mandatory requirements</li> <li>• Provide tenant with all relevant certification and compliance documentation associated with the agreement type</li> </ul>

## 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.