



Pub Name: Angel Hotel

Location: Easingwold

Scope of Works

Area	Works to be completed
External	• Plant new PHS planting areas • Redecorate timber post to entrance canopy • Replace rope to post and rope feature missing sections • New signage and lighting scheme, retaining existing building decorations with minor touch-up works only • Roof repairs to flat roof areas • Refurbish existing timber benches • Redecorate timberwork to building • Retain and service existing awnings to ensure full working order
Trade Area – Generally	• Retain and deep clean existing floor finishes • New blackout Roman blinds • Redecorate previously painted surfaces where required • New till position to each front counter with power and data cabling • New coffee machine, Blade and Jäger positions to backfitting with upgraded 13-amp power supply • Relamp and re-shade existing light fittings as part of EPC works • New decorative items (bric-a-brac) • Infill existing display cabinet • Retain and deep clean fixed seating backs and reupholster where required • New and refurbished loose furniture • Retain and deep clean existing loose furniture, refurbishing selected pieces • New poster cases as per JAT requirements • JAT AV system including new TV positions, speaker points and revised sound desk location • Retain and relamp selected existing light fittings

	• New socket provision to contactless pool table where possible • Reupholster fixed seating bases • New drinks shelves • Power provision for AWP position • Retain existing darts position • New darts board, electronic scorer, halo lighting, foam surround and oche mat • Service intruder alarm and CCTV system, with CCTV relocated to new office position • Outstanding compliance works • FSPPI Phase 1 and Phase 2 works completed • Trade-threatening repairs completed • JAT training fees covered • Additional fire doors installed as required following FSPPI report
Male Toilets	• Redecorate previously painted surfaces • New PHS toilet goods with existing units removed and surfaces made good • Retain existing tiled flooring
Female Toilets	• Redecorate previously painted surfaces • New PHS toilet goods with existing units removed and surfaces made good • Retain existing tiled flooring • Repairs to ceilings and walls following leak damage
Kitchen	• Refer to catering contractor's plans for detailed scope of works • Redecorate ceilings • Servery alterations • Retain existing flooring
Bar Servery	• Retain existing glasswash, ice machine and bottle coolers, subject to being in good working order
Sustainability	• EPC and sustainability improvement works
Private Accommodation	• Required accommodation works to be completed
General	• Ensure property complies with tenant statutory and mandatory requirements • Ensure property complies with landlord statutory and mandatory requirements • Provide tenant with all relevant certification and compliance documentation associated with the agreement type

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.