



Pub Name: Black Swan

Location: Coningsby

Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none">• Redecorate the exterior and install new signage and lighting• Renew customer entrance doors• Clean and clear existing hardstanding areas and tidy the grassed areas and boundary• Provide new outdoor benches and relocate existing seating• Repair the pergola, stain timber and renew horizontal cladding• Install an outside tap for the planting irrigation system
Main trading areas	<ul style="list-style-type: none">• Redecorate throughout, including wallpaper and feature finishes• Upgrade lighting and provide new flooring• Refresh and add furniture to create varied seating areas• Update television positions, background music and associated wiring• Install a feature darts surround, joinery and internal display/poster cases• Provide new artwork, mirrors and finishing touches
Customer toilets	<ul style="list-style-type: none">• Redecorate the gents' and ladies' toilets and update lighting• Fit new toilet seats, accessories, hand dryers and ventilation• Install new vanity mirrors and flooring where specified• Upgrade the gents' urinals, wall tiling and radiator• Refresh the ladies' vanity area and install new tiled splashbacks
Bar servery	<ul style="list-style-type: none">• Refresh the back-bar with tiling, mirrors and display shelves• Strip, stain and repolish existing bar counter tops• Repair or replace damaged dispense shelving• Install new safety flooring and provide power for specified bar equipment

Cellar	<ul style="list-style-type: none"> • Redecorate previously painted surfaces • Install the SmartDispense system
Ground-floor kitchen	<ul style="list-style-type: none"> • Redecorate walls, ceilings and woodwork
First-floor kitchen	<ul style="list-style-type: none"> • Carry out minor repairs and install new splashbacks • Provide new vinyl flooring and redecorate walls • Provide services for an electric oven, fridge/freezer and washing machine • Check and maintain suitable extraction or ventilation
Office and accommodation	<ul style="list-style-type: none"> • Redecorate the office and first-floor accommodation where specified • Provide new carpets to bedrooms/lounge • Check the showers and extraction and replace or repair where required • Refresh bathroom fittings and provide shower curtains and sink splashbacks
Building services	<ul style="list-style-type: none"> • Undertake required fire safety works following survey • Carry out the specified energy-efficiency works • Check and update the heating system as required

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.