



Pub Name: The Mitre

Location: Stourbridge

Scope of Works

Area	Works to be completed
External	• Full building decorations to all previously painted surfaces including timberwork • New benches • New polycarbonate roof to existing pergola • Decorations to existing mural • Extensive pothole repairs to car park • Ensure gate is fully functional and lockable • New signage and lighting scheme (repair existing timber signage bracket) • Redecorate timber pergola
Trade Area – Generally	• Full redecoration to all previously decorated surfaces • Retain and freshen existing timber wall panelling, with repairs where required • Bar front to be restrained • Bar counters to be stripped, stained and repolished • Refurbish existing loose furniture and supplement with new items to JAT requirements • Intrusive asbestos survey prior to works • New flooring where noted, retain and contract clean remaining floors • Strip, stain and polish existing timber flooring • Retain existing window dressings where in good condition • New window dressings where noted • Fix existing fire exits, ironmongery and signage • Internal signwriting • Reuse existing bric-a-brac and supplement with new items • New light fittings where noted and relamp existing fittings • Power and CAT6 connections to new and existing TV positions

	• Decorations to back of house areas • Repair stained glass to internal doors and windows • Power provision to AWP positions • New music system • Feature darts wall with new board, halo, electric scorer and chalkboard • Reupholster existing fixed seating • New poster cases • New drinks shelf • New TV positions
Bar Servery	• Retain existing counters and freshen bar fronts • PC sum allowance for new dispense shelving • New bar kit including bottle coolers, glasswash and ice machine • Two new till positions with associated power requirements • Upgrade existing backfitting with improved shelving, bottle steps and optics
Ground Floor Toilets	• Full redecoration including corridors • Retain flooring, repair lifted timber planks in ladies where required • Retain sanitaryware and install new toilet seats • New hand dryers • Ensure ventilation is operational • Repair or replace door locks where required • Install hooks to cubicle doors • Clean existing flooring • Repair ladies' toilet ceiling where collapsed
Function Room / First Floor Toilets	• Ensure wind and watertight only • No refurbishment works
Cellar	• Necessary repairs and damp repairs • General decorations • Install SmartDispense and provide builders works in connection (BWIC) • Clear rubbish and allow for multiple skips
Kitchen	• General decorations • Small temporary kitchen works (catering contractor to advise on canopy works) • Make good walls and fill holes prior to decoration • Clean flooring and refix skirtings • Service alterations to suit catering contractor proposals
Private Accommodation	• Full decorations throughout • New vinyl flooring to kitchen and bathroom • New bathroom suite • New kitchen and white goods • General repairs

	• New carpets
Repairs / Surveys	• Building repairs to ensure property is wind and watertight • Mechanical and electrical works associated with the scheme and compliance • Emergency lighting and fire detection compliance • FSPPI works • EPC / sustainability works • Asbestos survey
General	• Ensure property complies with all tenant statutory and mandatory compliance requirements • Ensure property complies with all landlord statutory and mandatory compliance requirements • Ensure tenant has access to all required certification and understands landlord testing and statutory compliance responsibilities

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.