

SCHEDULE OF WORKS

Schedule of Works & Scope Responsibilities for Proposed Capex



Pub : Marne, Bishops Stortford. Project Manager : Richard Johnson. Date: 23rd Mar 26

Refurbishment Work	Star Pubs	Tenant
External		
• External repairs prior to redecoration	✓	
• External cladding at entrance to highlight entrance area from Superstore car park	✓	
• External redecoration of main pub building plus associated canopies and immediate adjacent covered area	✓	
• New signs and lights to current design and subject to planning approval	✓	
Beer Garden:		
• Undertake works to garden in accordance with Designer documents to include, removal of existing dilapidated stretch tent and play equipment	✓	
• Redecorate all perimeter fencing	✓	
• Provision of new paved area and festoon lighting	✓	
Trade Area – Generally		
• Minor isolated internal redecoration as required. Not full	✓	
• Provision of new darts throw area	✓	
• Provision of new furniture as per designers plans to add to existing	✓	
Trade Area: Gents Toilets		
• No works	✓	
Trade Area: Ladies Toilets		
• No works	✓	
Domestic Accommodation –		
• Provision of JAT guideline domestic accommodation	✓	
Sustainability:		
• In accordance with EPC survey/recommendation	✓	
Tenant's F&F		
These are the loose items that the landlord will design and procure on behalf of the tenant that the tenant is required to pay for and is estimated as below. Note: The fixtures and fittings could either be purchased or rented at 20%, and this will be made clear in the <i>Guide to Legal & Incoming Costs</i> document.		
• N/A – JAT site		
	StarPubs	Tenant
General		
• Ensure property is compliant for all tenant responsibility Statutory & Mandatory compliance requirements.		✓
• Ensure property is compliant for all landlord responsibility Statutory & Mandatory compliance requirements.	✓	
• Ensure tenant has access to copies of any certificates required and understands landlord testing and statutory compliance testing package details associated with agreement type and those that will fall as proposed lessee responsibility.	✓	



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Fixtures & Fittings (F&F): ~ Limited replacement items of this nature is included some are landlord and some are lessee/tenant responsible items that for instance include furniture, appliances, equipment, carpet and light fittings etc

It should be noted that this schedule **does not** constitute a full Structural Survey of the property and should not be relied upon in this capacity. We would always recommend that you seek your own independent professional property advice prior to entering into any form of lease / tenancy agreement.

Please note Scope may be subject to changes (this excludes statutory compliance testing) and agreed final scope will be issued prior legal completion.

In addition to new fixtures and fittings you may be expected to purchase items from the retained fixtures and fittings. The detail and cost of these items will be discussed with you as part of the project by the project team. We will provide you with the existing fixtures & fittings valuation also as part of this pack.

Please note: all values are estimates and final costs to be determined on completion of refurbishment

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