

Schedule of Works & Scope Responsibilities for Proposed Capex

Pub: Black Bull Pickering

Project Manager: Mike Pope

Date: 03/02/2025

Refurbishment Work	Star Pubs	Tenant
External Works		
<ul style="list-style-type: none"> • Complete external redecoration of all previously painted surfaces • New signage and lighting as per scheme design drawings • Pre decoration repairs including the removal of rotten timber & cut/splice of new and the replacement of casements as necessary • Complete overhaul existing pitched roofs including the replacement of slipped and missing tiles/slates and making good of flashings • Overhaul existing gutters and downpipes • Removal of existing astro turf to from garden area and re-turf • Reinstate fencing to sewage treatment plant 	✓	
Trading area		
<ul style="list-style-type: none"> • No works 		
Catering Kitchen		
<ul style="list-style-type: none"> • Repair and refurbish existing equipment as per Lloyd Catering Design drawing • Microwaves and tabletop kitchen equipment as pr Lloyd Catering Design drawing 	✓	✓
Lessee Accommodation		
<ul style="list-style-type: none"> • No works 	✓	
Letting Accommodation		
<ul style="list-style-type: none"> • No works 	✓	
Sustainability:		
<ul style="list-style-type: none"> • Top-up loft insulation in accessible pitched roof spaces to 400mm • Check zoning and heating controls 	✓	✓
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.	Star Pubs	Tenant
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 & Ingoing Costs</i> document.		
Loose/table top catering kitchen equipment		£2,333.00
General		
Ensure property is compliant for all tenant responsibility Statutory & Mandatory compliance requirements.		✓
<ul style="list-style-type: none"> • 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.	✓	

Schedule of Works & Scope Responsibilities for Proposed Capex

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.