



Pub Name: Goats Head

Location: Abbots Bromley

## Scope of Works

Area	Works to be completed
External	<ul style="list-style-type: none"> <li>• Repair external building fabric (incl. pre-decoration joinery repairs to windows/doors, cut &amp; splice/resin fill, strapping)</li> <li>• Remove all redundant surface wiring, cabling, fixings, signage and light fittings</li> <li>• Carry out full external redecoration to all painted surfaces (incl. render and timber), with all flaking paint removed and replaced with breathable/lime-based system</li> <li>• Prepare and redecorate all repaired joinery</li> <li>• Decorate all elevations including rear garden areas</li> <li>• Install new signage to agreed scheme (front and rear positions)</li> </ul>
Beer Garden	<ul style="list-style-type: none"> <li>• Form new external seating area to front using loose timber planters</li> <li>• Remove existing front seating area (as per council request)</li> <li>• Establish car park ownership and allow for any required applications</li> <li>• No works to rear garden</li> </ul>
External F&F	<ul style="list-style-type: none"> <li>• Provide rustic timber loose furniture to front external area</li> </ul>
Main Entrance	<ul style="list-style-type: none"> <li>• Remove inner lobby doors and install new reclaimed-style glazed doors with mouldings and stained finish</li> <li>• Store existing doors in outbuilding (due to listed building status)</li> <li>• Supply and install new entrance matting</li> </ul>
Left Hand Trade Room	<ul style="list-style-type: none"> <li>• Remove infill panels to central timber divider to open up space</li> <li>• Form bay window seating area with feature darts throw, timber panelling, recessed darts board, halo lighting, scorer and blackboard</li> <li>• Install new traditional fixed seating with turned timber legs, timber cappings and upholstered leather finish</li> <li>• Install new glazed/panelled door to rear beer garden with ironmongery</li> </ul>

	<ul style="list-style-type: none"> <li>• Sand and re-polish existing timber flooring throughout</li> <li>• Install recessed brass darts oche plate</li> <li>• Allow for internal joinery, wall and ceiling repairs prior to decoration</li> <li>• Full internal redecoration including new and existing joinery</li> <li>• New decorative timber finishes stained and polished</li> <li>• Allow for feature wallpaper to selected areas</li> <li>• Existing fireplace retained and operational</li> </ul>
Left Hand Bar Servery	<ul style="list-style-type: none"> <li>• Remove sections of existing bar and install new extended bar (left and right hand sides) with new top and cladding</li> <li>• Extend decorative timber back fitting display (approx. 1m)</li> <li>• Repair and extend bar carcassing as required</li> <li>• Retain and re-polish back bar, extending to match existing design</li> <li>• Install new bar glass racks</li> <li>• Allow for additional slimline bottle cooler (subject to space)</li> <li>• New bar layout including SmartDispense configuration</li> <li>• New flooring to bar servery</li> </ul>
Right Hand Trade Room	<ul style="list-style-type: none"> <li>• Remove pool table and AWP machine</li> <li>• Sand and re-polish existing timber floors</li> <li>• Allow for joinery and surface repairs prior to decoration</li> <li>• Full internal redecoration including new and existing joinery</li> <li>• Allow for feature wallpaper to selected areas</li> </ul>
Right Hand Bar Servery	<ul style="list-style-type: none"> <li>• Retain existing front bar and re-polish</li> <li>• Repair bar carcass as required</li> <li>• Retain and re-polish back bar</li> <li>• New bar layout including SmartDispense</li> </ul>
Ground Floor Trade Area	<ul style="list-style-type: none"> <li>• Mix of new and refurbished furniture in line with design scheme</li> <li>• New upholstered fixed seating</li> <li>• Supply and install new lighting</li> <li>• New artwork and decorative scheme including poster cases</li> <li>• New window treatments</li> <li>• AV system retained with new TV installed to left trade room</li> <li>• CCTV and intruder alarm retained (temporary removal/reinstatement for decoration)</li> <li>• Provide additional bottle coolers to bar where required</li> </ul>
Glasswash	<ul style="list-style-type: none"> <li>• Redecorate glasswash room</li> <li>• Install additional bottle coolers to bar (all other F&amp;F retained)</li> </ul>
Female Toilets	<ul style="list-style-type: none"> <li>• Replace WHB with new traditional basin and taps</li> <li>• Carry out minor repairs to sanitaryware (reseal, new seats etc.)</li> <li>• Overclad cubicle walls full height with new cappings</li> <li>• Retain cubicle doors and upgrade ironmongery</li> <li>• Tile around WHB full height</li> </ul>

	<ul style="list-style-type: none"> <li>• Retain existing quarry tile flooring</li> <li>• Full redecoration</li> <li>• Install new extract fan and lighting</li> </ul>
Male Toilets	<ul style="list-style-type: none"> <li>• Minor repairs to sanitaryware (reseal, new seats etc.)</li> <li>• Retain quarry tile flooring</li> <li>• Full redecoration</li> <li>• Install new extract fan and lighting</li> </ul>
Accessible Toilets	<ul style="list-style-type: none"> <li>• Retain as ambulant WC only (non-compliant size)</li> <li>• Minor repairs and redecoration only</li> </ul>
Mechanical & Electrical	<ul style="list-style-type: none"> <li>• Carry out all required mechanical and electrical works</li> <li>• Adapt and upgrade lighting throughout in line with new layout</li> <li>• Provide new sockets and power to trade areas</li> <li>• New power supplies for TVs, darts area and feature lighting</li> <li>• Associated works for signage and external lighting</li> <li>• Remove and refit radiators for decoration</li> </ul>
General Notes	<ul style="list-style-type: none"> <li>• No works to manager's accommodation</li> <li>• Asbestos R&amp;D survey required prior to works</li> <li>• Fire Risk Assessment to be reviewed</li> <li>• Existing gas, electric and fire alarm certifications assumed compliant</li> </ul>

## 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.