



Pub Name: Farmer's Arms

Location: Scorton

Scope of Works

Area	Works to be completed
External	• New lanterns above entrance door • New benches to front elevation • Full external redecoration including doors and plinths • New signage scheme • Tidy existing cabling • Deweed front elevation
Bar Area	• Remove existing dart board and create new AWP position with new screen and drinks shelf • New TV positions • New timber flooring to selected areas • Retain and reupholster fixed seating seat pads • Full internal redecoration including removal of existing wallpaper • New window dressings / curtains • New artwork and decorative items (bric-a-brac) • Retain and deep clean existing wall tiles • New entrance lobby matting • Retain fireplace and ensure it is operational
Lobby	• New entrance matting
Bar Servery	• Retain backfitting and strip, stain and repolish timberwork • New tiled sections to backfitting • New shelving where required • New glass racks to backfitting • Strip, stain and repolish bar tops • Repaint bar servery front • Reposition existing till to bar front

	• Retain Altro flooring behind bar
Games Room	• New darts board position with reclaimed boarding and halo lighting • New TV position • New timber screen with glazed panels • Strip, stain and polish existing flooring • New furniture • New drinks shelf • Retain fixed seating with new seat pads • Full internal redecoration including removal of existing wallpaper • New / relocated AWP position with power provision
Male Toilets	• Full redecoration • New toilet seats and taps • Retain and deep clean existing sanitaryware • Retain and deep clean tiled flooring • New hand dryers
Female Toilets	• Full redecoration with new feature wallpaper above tiled areas • Retain and repaint existing wall tiles • Retain and deep clean flooring • New lighting to existing positions • New vanity unit and sinks • New toilet seats and taps • Retain and deep clean remaining sanitaryware • New hand dryers
Dining Area	• Remove existing booth and screen to create new dining-height fixed seating • New waiter station with till position (if required) • Full internal redecoration including feature wallpaper • New curtains and window dressings • New artwork and decorative items (bric-a-brac) • Retain existing fireplace • New lighting to existing positions • Modify and reupholster existing fixed seating • Rework existing furniture
Kitchen & Back of House	• New wall to store area • Retain and deep clean flooring to kitchen, store and wash-up areas • Full internal redecoration • Deep clean existing kitchen equipment • New catering layout to be provided by catering contractor
Private Accommodation	• Minimal internal redecoration • Damp repairs where required • Roof survey

	• Retain and deep clean carpets • Full redecoration to office • New loft insulation • New fire door between lounge and kitchen • Disconnect gas fire • New boiler • New Altro flooring to kitchen • General kitchen repairs • Check all appliances are in full working order
Cellar	• Full internal redecoration • Repair existing damp
General	• Full internal redecoration throughout • Retain existing lighting positions, upgrading fittings where required with new shades in bar area • New LED lighting where specified • Retain downlights and relamp with LED lamps • New curtains and blinds where indicated • Refurbish existing furniture with new furniture provided where identified • Full internal redecoration throughout

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.