



Pub Name: Estcourt Arms

Location: Watford

Scope of Works

Area	Works to be completed
External	• New signage and lighting • Remove all existing twinkle lights to building edges • Full redecoration of all previously painted external surfaces
Rear Beer Garden	• Redecorate all external areas including balustrading, outbuilding doors, fencing and repair doors to outbuilding • Repair gates • Repair and restain decking • Repair bar doors • Install new 150 x 150 timber posts with festoon lighting on tensile wires • Ensure outbuilding electrics are safe and tidy TV point cabling
Trade Area – Generally	• Partial internal redecoration in selected areas • Refurbish and recover fixed seating to bar • New flooring to snug, new carpet to lounge and new entrance matting • Repaint bar front in snug
Trade Area – Male Toilets	• Acid clean flooring • Redecorate doors and ceiling
Trade Area – Female Toilets	• Repair floor tiles (grout fill or patch repairs) • Acid clean flooring • Redecorate ceiling, woodwork and vanity unit
Sustainability	• EPC improvement works in accordance with survey recommendations
General Works	• Ensure property complies with tenant statutory and mandatory requirements • Ensure property complies with landlord statutory and mandatory

	requirements • Provide tenant with all relevant certification and compliance documentation associated with the agreement type and lessee responsibilities
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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.