

# INITIAL SCHEDULE OF WORKS

This is a brief overview of the scope of works being considered at the Pub noted below.

The extent of these works can vary depending on financial approval, business plan and/or statutory consents.

A final version will be provided via our solicitors alongside the appropriate tenancy / lease documentation.

The works will generally be completed as soon as is reasonably practicable after completion of a substantive agreement (unless otherwise agreed).

## 1. COMPLIANCE WORKS

On taking over your property on a substantive agreement we will provide:-

- **“ELECTRICAL INSTALLATION CONDITION REPORT” (EICR)** - Satisfactory certificate covering the Fixed Wire Installation
- Separate satisfactory **FIRE ALARM & EMERGENCY LIGHTING** wiring test certificates and **PORTABLE APPLIANCE TEST** certificate
- **“LANDLORDS GAS SAFETY RECORD”** confirming safe operation of all boilers on site
- Separate **GAS CATERING CERTIFICATE** relating to all commercial gas catering appliances on site.
- **ASBESTOS** Management survey of the entire premises - with no immediate action works stated as being required.
- **FIRE RISK ASSESSMENT (FRA)** - confirming any category A or B premises defects have been resolved.
- **ENERGY PERFORMANCE CERTIFICATE.**

## 2. GENERAL PROPERTY WORKS

We will review the Schedule of Condition document and assess the requirement for initial works so that the property will be/have :-

- **DOMESTIC ACCOMMODATION (IF PRESENT)** - serviceable kitchen & bathroom.
- **HEATING SYSTEM** - operational with appropriate controls for domestic areas
- **SECURE AND CLEAR OF RUBBISH**
- **CELLAR** - Operational wall mounted cellar cooling equipment.
- **TRADE KITCHEN (IF PRESENT)** - Extract system cleaned; if EHO notice served all remedial works completed.

## 3. TRADE ENHANCEMENT WORKS

We are also planning further works to enhance the property.

This will usually involve the appointment of an external design company.

Where design proposals have already been developed, these will be made available via our website

The scope of trade enhancement works will be discussed with you and summarised in the final schedule of works ahead of agreement completion