

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.