

## MARSTON'S INNS &amp; TAVERNS

## R2L CONVERSION WORKS - STATUTORY COMPLIANCE &amp; ESSENTIAL REPAIRS &amp; MAINTENANCE &amp; CAPEX

## SCHEDULE OF R2L and CapEx WORKS



PHC No	91641	ISSUE DATE	19/06/2015	PSURV	Gary Crabtree
PREMISES	Mustard Pot	RETURN DATE	03/07/2015	BDM	Denise Carway
ADDRESS	20 Stainbeck Lane Leeds LS7 3QY	START DATE		GM/ROM	Paul Davies
TENANT	Nicola Storey(phone)07792 569815(email)nicolastorey@fastmail.fm	COMP' DATE		Project Type	Capex works - Function room extension
ITEM	SCHEDULE OF WORKS – CAPEX	Photo	GL CODE	Contractor	COST
<b>L EXTERNAL - Main Building, Decorations - Garden -Smoking Area</b>					
L1	Build extension including ground works as per drawing and specification		450511 Land Bricks & Mortar	BCP	£ 34,712.00
L2	Joinery structure to roof, including RSJ's		450511 Land Bricks & Mortar	BCP	£ 10,274.00
L3	Install 4 No velux windows		450511 Land Bricks & Mortar	BCP	£ 2,800.00
L4	Provide secondary glazing to 2 windows in the function room		450511 Land Bricks & Mortar	BCP	£ 1,250.00
L5	Drainage works as per drawing		450511 Land Bricks & Mortar	BCP	£ 2,992.00
L6					
<b>TOTAL</b>					<b>£ 52,028.00</b>
<b>M EXTERNAL - Signage &amp; Lighting</b>					
M1	Minor additional signage		450514 Assets Integral to Building	BCP	£ 1,000.00
<b>TOTAL</b>					<b>£ 1,000.00</b>
<b>N INTERNAL GROUND FLOOR - All disciplines - servery - lounge - cellar etc.</b>					
N1	Plastering to new extension including all new openings to existing room		450511 Land Bricks & Mortar	BCP	£ 5,431.00
N2	All joinery works including stud walls, staircase, doors, skirtings and architraves		450511 Land Bricks & Mortar	BCP	£ 6,371.00
N3	New oak timber flooring to function room		450511 Land Bricks & Mortar	BCP	£ 3,300.00
N4					
<b>TOTAL</b>					<b>£ 15,102.00</b>
<b>P INTERNAL GROUND FLOOR - Ladies/Gents/Disabled Toilets</b>					
P1	Create 2 sets of ladies toilets as per drawing and specification		450511 Land Bricks & Mortar	BCP	£ 6,432.00
P2	Full decorations to new function room and ladies toilets		450511 Land Bricks & Mortar	BCP	£ 3,470.00
P3	Timber panelling to new function room on lower half of walls		450511 Land Bricks & Mortar	BCP	£ 3,267.30
<b>TOTAL</b>					<b>£ 13,169.30</b>
<b>Q FIXTURE &amp; FITTINGS (TENANTS)</b>					
Q1	New carpet to part of function room, staircase - £6670		724161 Tenants Fixtures & Fittings	BCP	£ 6,670.00
Q2	New curtains to function room. Pc sum. Spec to be decided		724161 Tenants Fixtures & Fittings	BCP	
Q3	New tables and chairs for new function room. pc sum		724161 Tenants Fixtures & Fittings	BCP	
Q4	Brick a brack pc sum		724161 Tenants Fixtures & Fittings	BCP	
Q5	Light fittings pc sum		724161 Tenants Fixtures & Fittings	BCP	
Q6	Emergency light fittings pc sum		724161 Tenants Fixtures & Fittings	BCP	
Q7	Smoke and heat detectors pc sum		724161 Tenants Fixtures & Fittings	BCP	
Q8	4No hand dryers pc sum		724161 Tenants Fixtures & Fittings	BCP	
Q9	Altro flooring to part of ladies toilets pc sum		724161 Tenants Fixtures & Fittings	BCP	
Q10			724161 Tenants Fixtures & Fittings		
<b>TOTAL</b>					<b>£ 6,670.00</b>
<b>R FIXTURE &amp; FITTINGS (LANDLORDS)</b>					
R1	NO ITEMS				
<b>TOTAL</b>					<b>£ -</b>
<b>S CATERING KITCHEN - Canopies/Extract - building fabric (Not Equipment)</b>					
S1	NO ITEMS				

<b>TOTAL</b>					£	-
<b>T CATERING KITCHEN - EQUIPEMENT ONLY</b>						
<b>T1</b>	NO ITEMS	724161 Tenants Fixtures & Fittings				
<b>TOTAL</b>					£	-
<b>U MECHANICAL - ELECTRICAL HEATING PLUMBING</b>						
<b>U1</b>	All plumbing to new ladies toilets	450513 Electrical Plumbing & Heating	BCP	£	3,768.08	
<b>U2</b>	Works to heating system to new function room and ladies toilets	450513 Electrical Plumbing & Heating	BCP	£	4,258.74	
<b>U3</b>	All electrical work to new extension, toilets and function room	450513 Electrical Plumbing & Heating	BCP	£	4,236.00	
<b>TOTAL</b>					£	<b>12,262.82</b>
<b>V MARKETING - A Boards - Internal / External poster frames</b>						
<b>V1</b>	NO ITEMS					
<b>TOTAL</b>					£	-
<b>W FEES - Contingency, Prelims,</b>						
<b>W1</b>	Designer - CDM	450512 Fees & Contingencies	AMPM	£	400.00	
<b>W2</b>	Structural					
<b>W3</b>	Planning/Local Authority					
<b>W4</b>	Prelims	450512 Fees & Contingencies	BCP	£	6,028.00	
<b>W5</b>	Contingency					
<b>TOTAL</b>					£	<b>6,428.00</b>
<b>COST SUMMARY - R2L WORKS</b>						
<b>A</b>	STATUTORY COMPLIANCE			£	-	
<b>B</b>	PRELIMINARIES			£	-	
<b>C</b>	EXTERNAL - Stores & Out Buildings, Car Parks, Grounds & Boundaries			£	-	
<b>D</b>	EXTERNAL - Main Building Structure, Roofing Structure, Chimneys, Windows & Doors			£	-	
<b>E</b>	EXTERNAL - Signage, Lighting & Illumination			£	-	
<b>F</b>	INTERNAL - Private Accommodation (all disciplines)			£	-	
<b>G</b>	INTERNAL - Public Areas (all disciplines)			£	-	
<b>H</b>	INTERNAL - Catering Kitchens, Cellars & Other Back of House Areas (all disciplines)			£	-	
<b>J</b>	FIXTURES & FITTINGS - Landlord's			£	-	
<b>K</b>	FIXTURES & FITTINGS - Tenant's			£	-	
<b>R2L COST TOTAL</b>					£	-
<b>COST SUMMARY - CAPEX WORKS</b>						
<b>L</b>	EXTERNAL - Main Building, Decorations - Garden -Smoking Area			£	52,028.00	
<b>M</b>	EXTERNAL - Signage & Lighting			£	1,000.00	
<b>N</b>	INTERNAL GROUND FLOOR - All disciplines - servery - lounge - cellar etc.			£	15,102.00	
<b>P</b>	INTERNAL GROUND FLOOR - Ladies/Gents/Disabled Toilets			£	13,169.30	
<b>Q</b>	FIXTURE & FITTINGS (TENANTS)			£	6,670.00	
<b>R</b>	FIXTURE & FITTINGS (LANDLORDS)			£	-	
<b>S</b>	CATERING KITCHEN - Canopies/Extract - building fabric (Not Equipment)			£	-	
<b>T</b>	CATERING KITCHEN - EQUIPEMENT ONLY			£	-	
<b>U</b>	MECHANICAL - ELECTRICAL HEATING PLUMBING			£	12,262.82	
<b>V</b>	MARKETING			£	-	
<b>W</b>	FEES - Contingency, Prelims,			£	6,428.00	
<b>CAPEX COST TOTAL</b>					£	<b>106,660.12</b>
<b>COMBINED R2L and CAPEX COSTS</b>					£	<b>106,660.12</b>
For MIT Data Collections & Accounting only						
<b>COST BREAKDOWN - R2L</b>						
450511	Land, Bricks & Mortar			£	-	
450512	Fees & Contingencies			£	-	
450513	Electrical Plumbing & Heating			£	-	
450514	Assets Integral To Building			£	-	
450520	Fixtures & Fittings - Landlord's			£	-	
724161	Fixtures & Fittings - Tenant's			£	-	
724162	Fixtures & Fittings - Tenant's			£	-	
<b>COST BREAKDOWN - CapEx</b>						
450511	Land, Bricks & Mortar			£	80,299.30	
450512	Fees & Contingencies			£	6,428.00	
450513	Electrical Plumbing & Heating			£	12,262.82	

450514	Assets Integral To Building	£	1,000.00
450520	Fixtures & Fittings - Landlord's	£	-
724161	Fixtures & Fittings - Tenant's	£	6,670.00
		£	106,660.12

**PRACTICAL COMPLETION DECLARATION, SNAGGING & ADDITIONAL WORKS**

<b>PHC No</b>	91641		<b>PRACTICAL COMPLETION DATE</b>	
<b>PREMISES</b>	Mustard Pot		<b>SNAGGING WORKS - TARGET COMPLETION</b>	14/01/1900
<b>ADDRESS</b>	20 Stainbeck LaneLeedsLS7 3QY		<b>ADDITIONAL WORKS - TARGET COMPLETION</b>	14/01/1900
<b>TENANT</b>	Nicola Storey(phone)07792 569815(email)nicolastorey@fastmail.fm			

Snag	SNAGGING	CONTRACTOR
Snag1		

AW	ADDITIONAL WORKS - Subject to authorisation	CONTRACTOR
AW1		

**PRACTICAL COMPLETION DECLARATION**

I confirm that these works can be determined as Practically Complete, meaning; A point in time when the construction and project works are complete, except for minor defects and snagging which can be put right without undue interference or disturbance to the occupier and for which a target completion date has been agreed. Your agreement will now commence from the date of this inspection.

<b>SIGNED:</b>			FOR AND ON BEHALF OF THE NAMED TENANT/ LEASEHOLDER
<b>PRINT</b>			<b>DATE:</b>

<b>SIGNED:</b>			FOR AND ON BEHALF OF MARSTON'S INNS & TAVERNS
<b>PRINT</b>			<b>DATE:</b>