

Incentive Lease Repairing Obligations

Incentive Lease

Incentive Lease	Stonegate Pub Partners responsibility	Publican responsibility	Service contracts
Roof coverings		Repairs to and replacement at life expiry of flat roofs, pitched roofs, slates, fascia's, downpipes and gutters Cleaning and general maintenance of gutters and downpipes (e.g. unblocking)	
Structure (including roof structure)	Repairs and replacements of life expired elements, including foundations, brickwork, chimney stacks, roof joists, parapets & roof decking	Cleaning of airbricks (ensure they are clear & unobstructed) Cleaning, repairs to and general maintenance of chimney pots (includes chimney sweeping), stacks and liners.	
Electrical installation		Replacement when life expired. Cleaning, repairs and general maintenance of electrical fixed wiring, electrical heating appliances, extraction fans.	Our annual Health & Safety testing contract will cover the Publicans management of annual portable appliance testing, annual inspection/ testing of electrical wiring, annual inspection/ testing of emergency lighting and fire alarm. Please note that all remedial works identified during the course of testing will be the responsibility of the Publican for completion.
Mechanical and heating		Replacement when life expired. Cleaning, repairs and general maintenance of kitchen extraction units, air conditioning units, central heating (including boiler, radiators, pipe work, pumps, time controls & thermostats), lifts & hoists, flues, sump pumps	Our annual heating and boiler maintenance service contract will cover the Publicans repairs to and planned maintenance of central heating boiler, time clocks, thermostats and associated controls. Please Note: Publican should always refer to the Heating & Boiler Maintenance terms & conditions document which provides full details of all items covered under this service contract, including exclusions.

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Cellar cooling		Replacement when life expired. Cleaning of cellar cooling equipment.	Our annual cellar cooling maintenance service contract will cover the Publicans repairs and planned maintenance of cellar cooling equipment.
Exterior decoration		In every third year of the agreement, or as deemed necessary, Publican to carry out a full external redecoration of the pub accompanied by periodic washing down of the exterior frontage. In the last year of the term, Publican to carry out full external re decoration leaving all previously painted surfaces decorated to a good standard and in appropriate colours.	
External Cladding		Replacement when life expired. Cleaning, repairs and general maintenance of exterior cladding (e.g. tile hanging, render and timber), cladding.	
External areas, landscaping & hardstanding's.		Replacement when life expired. Cleaning, repairs and general maintenance of car park area, gardens, paving slabs and exterior concrete (e.g. weeding, litter removal, jet washing and cleaning of surfaces) and all fences.	
Signs and lights		Replacement when life expired. Cleaning, repairs to and general maintenance of exterior signs and exterior lights (including flood lights). Repair to, replacement when life expired of, cleaning of, general maintenance of interior signs and lights. Replacement all tubes, bulb and starters.	

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Interior decoration		<p>Day to day maintenance of internal appearance of the premises.</p> <p>Internal cyclical decoration of all areas (e.g. trade, domestic, cellar etc.)</p> <p>Repairs to ceiling, walls, floors and cellars.</p> <p>Replacement of broken glazing</p> <p>In the last year of the term, Publican to carry out full internal decoration leaving all previously painted surfaces decorated to a good standard and in appropriate colours, and to ensure that the interior of the premises is clean & tidy.</p>	
Internal floors		Repairs to and levelling of timber, screeded & concrete floor finishes (e.g. ahead of fitting new carpets or altro flooring)	
Loose goods inventory (publican's fixtures and fittings)		Repair to, replacement when life expired of, cleaning of, general maintenance of emergency lighting, fire alarms, firefighting equipment, fixed seating, floor coverings, gas fires, electrical fires, audio systems, intruder alarms, glass washers, tills, ice machines, dishwashers, washing machines, wine chillers, cold shelving/ cabinets for bottled beers, fridges, freezers, catering, toilet roll holders and associated equipment	

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Drainage / plumbing		Replacement when life expired. Cleaning, repairs and general maintenance of non-mains drainage systems (e.g. cess pit, septic tanks, sewage treatment plant, pumping stations), grease traps, gullies, manholes (including unblocking, jetting and rodding drains), sanitary ware (e.g. wc, baths and sinks)	
Joinery and ancillary items		Replacement when life expired. Cleaning, repairs and general maintenance of back bar fittings, counters & working surfaces, fireplaces, hearths and mantles, joinery items (e.g. staircases, internal doors, skirting, external windows, doors and frames, roof lights, external fire escapes), cellar flaps and skids/slides, company owned stillage's and iron mongery (handles, hinges, locks, keys) and sash cords, replacement of broken glazing.	
Statutory		Annual CP12 landlords Gas Safety certification of appliances, annual portable appliance testing, inspection of electrical wiring, inspections and testing of emergency lighting, fire alarms, lift and hoist	Our annual Health & Safety service contract will cover the Publicans management of annual portable appliance testing, annual inspection of electrical wiring, annual inspection of emergency lighting and fire alarm Please note that all remedial works identified during the course of testing will be the responsibility of the Publican for completion.

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Asbestos		Management and where required the removal of asbestos - obligation to avoid the disturbance of asbestos, notify Ei Publican Partnerships if any disturbance of asbestos occurs	
Pest control		Treatment to remove pest infestation (e.g. wasps, rodents & ants)	
Refuse removal		Removal of all refuse from the premises and leaving the premises clear of all rubbish and personal artefacts at the end of the term	
Health & Safety management		Production of Health & Safety policies and risk assessments as dictated by the activities being conducted at the business premises.	Our annual H&S service contract will cover the Publicans management of H&S activity including all required risk assessments, H&S policy & provision of online training to assist the ongoing development of retailer & staff skills.

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