

Schedule of Works & Landlord Requirements

Victorian Café

Marine Parade

Weston-super-Mare

North Somerset

BS23 1AT



Item	Description
A.	Preliminaries
1.	Property Name: Victorian Cafe Nature: Schedule of works and client requirements in relation to the Victorian Cafe Location: Marine Parade, Weston-super-Mare, North Somerset, BS23 1AT
2.	Landlord North Somerset Council, Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
3.	Tenant TBC
4.	Documents Condition Survey for Victorian Café dated 03 April 2023
5.	Programme The schedule is broken into several sections identifying the requirements of this document. This includes the following: - B. Schedule of Works & Client requirements to be completed prior to opening – these elements and requirements are to be completed prior to the property beginning to trade. C. Schedule of Works & Client requirements to be completed within the first three years of the lease. – these elements and requirements are to be completed prior to the completion of the third full year of trading.
6.	Contractors & Sub-Contractors Where the works are not being undertaken by directly employed staff of the Tenant, the tenant is to be responsible for all actions and works undertaken by contractors and sub-contractors employed by them. The tenant is to comply with all H&S law and best practice around the employment of contractors including, but not limited to the Construction (Design& Management) Regulations 2015

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7.	<p>The Site</p> <p>These works are to be undertaken at the Victorian Café, Marine Parade, Weston-super-Mare, the public toilets, slipway, beach, and Marine Parade will be in operation during the period of works. Temporary guarding to secure the works area and liaison with the relevant Council services to maintain the public use of the beach and facilities must be undertaken.</p>
8.	<p>Parking</p> <p>There is no off-road parking at the Victorian Café.</p>
9.	<p>Planning Constraints</p> <p>The Victorian Café is subject to several planning constraints, all necessary consents must be obtained before any work that requires consent is undertaken and all work must be in accordance with any permissions granted.</p> <p>The Victorian Cafe is Grade II listed, located within the Great Weston Conservation Area, which has Article 4 protections, adjacent to a RAMSAR site, adjacent to a site of Special Scientific Interest, adjacent to a site of Nature Conservation Interest, adjacent to a special area of conservation, adjacent to a Special Protection Area, Adjacent to a Current Wildlife site, within the North Somerset and Mendip Bats SAC Consultation Zone and within a Flood Zone 3. This places significant planning constraints on the building.</p>
10.	<p>Statutory Approvals</p> <p>All works are to be undertaken in accordance with all statutory approvals and Health & Safety requirements, evidence of compliance with statutory approvals to be provided to the Landlord upon request.</p>
11.	<p>Landlords Consent</p> <p>Landlords consent t be obtained for all maintenance and alterations in accordance with the lease provisions.</p>

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B.	<p>Schedule of Works & Client requirements to be completed prior to opening.</p> <ul style="list-style-type: none"> a. Provide evidence of a current Electrical Installation Condition Report (EICR), no more than 3 months old at the time of submission that complies with the IET Wiring Regulations, 18th Edition (BS7671). b. Provide evidence that all C1, C2 and F1 faults identified within the EICR have been rectified. c. Prior to installation of gas fuelled equipment and use of the system a gas Safety inspection must be undertaken, and a gas safety certificate obtained. All works identified within the inspection report to be undertaken. Inspection to be undertaken by a suitable qualified and experienced gas safety engineer. d. Commission a full inspection of the water system within the property, identify if the connection to the main is a lead pipe, replace all Lead pipes within the premises with suitable alternatives. e. Undertake an assessment of the building for the requirements of lightning protection, obtain a report and submit to the Landlord. Assessment to be undertaken by a suitable experienced and qualified contractor to BSEN 62305. f. Undertake any works as recommended within the assessment to install Lightning protection to the building and test and maintain as required for the lease term. Installation and testing to be in accordance with BSEN 62305 g. The existing rainwater goods are in poor condition with leaking joints, blocked gutters, and missing down pipes. Undertake cleaning of gutters and downpipes, reconnection of slipped joints and refixing or replacement of downpipes to ensure an operational system that will take rainwater away from the building. All new elements to match the existing installation. h. External windows and doors are in poor condition, ease and adjust all windows and doors so that they are operational, undertake any necessary repairs to make the windows and doors operational.

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i.	The stainless-steel sheeting to the kitchen wall is damaged with numerous holes and is no longer a hygienic surface. Remove existing stainless steel wall covering including removing all fixtures and fittings, provide new hygienic wall application, Whiterock or similar that is suitable for use in a commercial kitchen.
j.	The solar film application to the roof windows has failed, remove damaged and loose solar film to prevent debris falling into Café.
k.	The glazed panels in critical areas have no evidence to confirm they are impact resistant to BSEN 12600 (formerly BS6206), undertake a glazing survey to establish whether the glazing in critical areas is compliant. Where the glazing is not compliant apply safety film to achieve BSEN12600, ensure all glazed panels clearly marked.
l.	The roof window has seven broken Georgian wired panes, replace broken glass in windows.
m.	Counter worktops in poor condition and unhygienic, either cap worktop or replace worktop. Relocation of counter can be undertaken subject to Landlord agreement and necessary consents.
n.	The Vinyl sheet flooring is at the end of its serviceable life with numerous splits and failed joints. These do not comply with the requirements for a hygienic floor in the food preparation areas and main café. Remove existing and install new hygienic surface.
o.	Obtain Listed Building Consent as required, for all works undertaken. Provide copies of relevant consents, details and manufactures information to the Landlord for approval.
p.	Obtain Planning Consent as required, for all works undertaken. Provide copies of relevant consents, details and manufactures information to the Landlord for approval.
q.	Obtain Building Regulations Consent as required, for all works undertaken. Provide copies of relevant consents, details and manufactures information to the Landlord for approval.
r.	Demonstrate compliance with all other statutory and Health & Safety requirements specific to the maintenance and alterations to the building and operation of the business proposed in this location.

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C.	<p>Schedule of Works & Client requirements to be completed within the first three years of the lease.</p> <ul style="list-style-type: none"> a. The roof covering is approaching the end of its serviceable life. Replace existing roof coverings including all lead flashings, ridges, valleys, eaves, damaged roof decking etc. b. New roof covering to be a built up continuously supported flexible coating similar to the existing roof covering. New roof covering to achieve a 15-year insurance backed guarantee. Single ply membranes, due to the risk of impact damage are not acceptable, fibreglass or other rigid products are not acceptable. Design, installation and maintenance to be in accordance with BS 6229:2018 c. All damaged timber to the roof exposed by the works to recover the roof to be notified to the Landlord and repaired or replaced as agreed with the Landlord. d. Timber Iron lantern light with louvre panels to roof, the timber is in poor condition. Replace rotten timber louvres and repair or replace frame. Prepare and fully decorate lantern light on completion. e. The solar film application to the roof windows has failed, removal of the damaged and loose solar film to prevent debris falling into Café is included within schedule B. If required, this can be replaced by the tenant subject to necessary consents and Landlords approval. f. The external timber including fascia's, soffits, door frames, window frames and architectural features are in poor condition. Replace and repair as required to provide a sound surface, prepare, and decorate. g. The existing rainwater goods are in poor condition with leaking joints, blocked gutters, and missing down pipes. Undertake full refurbishment of gutters and downpipes, refurbishment of joints and repair or replacement of downpipes, replacement or renewal of brackets as required. Prepare and fully decorate rainwater goods. h. External Walls – undertake repairs to areas of impact damage and decay, prepare and fully decorate all walls. i. Internal ceilings: localised repairs and full decoration of all ceilings. Replacement of suspended ceilings where required to fit in with tenant's design and requirements for hygiene.

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| j. | Windows and Doors in poor condition, replace 5Nr timber windows to rear elevation, fully refurbish all other doors and windows, fully decorate all windows and doors on completion. |
| k. | Obtain Listed Building Consent as required, for all works undertaken. Provide copies of relevant consents, details and manufactures information to the Landlord for approval. |
| l. | Obtain Planning Consent as required, for all works undertaken. Provide copies of relevant consents, details and manufactures information to the Landlord for approval. |
| m. | Obtain Building Regulations Consent as required, for all works undertaken. Provide copies of relevant consents, details and manufactures information to the Landlord for approval. |
| n. | Demonstrate compliance with all other statutory and Health & Safety requirements specific to the maintenance and alterations to the building and operation of the business proposed in this location. |