

Retail Partnership Tenancy Repairing Obligations

Retail Partnership Tenancy (RPT) and Beacon Retail Partnership Tenancy

RPT	Ei Publican Partnerships 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) and replacement of slipped slates	
Structure (including roof structure)	Repairs and replacements of life expired elements, including foundations, brickwork, chimney stacks, roof joists, parapets and 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 of electrical fixed wiring, electrical heating appliances, extraction fans, including remedial works necessary to comply with current regulations.	Cleaning, day to day 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.
Mechanical and heating	Replacement when life expired of kitchen extraction units, air conditioning units, central heating (including boiler, radiators, pipe work, pumps, time controls & thermostats), lifts & hoists, flues, sump pumps	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.

Incentive Lease	Ei Publican Partnerships responsibility	Publican responsibility	Service contracts
Cellar cooling	Replacement when life expired of cellar cooling equipment.	Periodic 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	Ei will carry out a full external redecoration of the pub exterior at a frequency as deemed necessary.	Periodic washing down of the exterior frontage. Cleaning, day to day repairs and general maintenance of exterior decorations (e.g. touching up damaged paintwork) (including window casements & roof/sky lights), external fire escapes, car park area, gardens, paving slabs and exterior concrete (e.g. weeding, litter removal, jet washing and cleaning of surfaces), all fences.	
External cladding	Replacement when life expired of exterior cladding (e.g. tile hanging, render and timber cladding).	Cleaning, day to day repairs and general maintenance of exterior cladding (e.g. tile hanging, render and timber cladding), including removal of immediate health and safety risks.	
External areas, landscaping & hardstanding's.	Replacement when life expired. of car park area, gardens, paving slabs and exterior concrete and all boundary fences.	Cleaning, day to day repairs and general maintenance of car park area, gardens, paving slabs and exterior concrete (e.g. weeding, litter removal, jet washing, including removal of health and safety hazards and cleaning of surfaces) and all fences.	
Signs and lights	Replacement when life expiry of exterior signs and exterior lights (including flood lights). Excludes tubes, bulbs & starters.	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), including necessary 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	Replacement when life expired of timber & concrete floors.	Day to day cleaning, maintenance and repairs to and levelling of timber, screed & concrete floors (e.g. ahead of fitting new floor finishes or to remove immediate health and safety hazards).	
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 of non-mains drainage systems (e.g. cess pit, septic tanks, sewage treatment plant, pumping stations), broken drains, grease traps, gullies, manholes, sanitary ware (e.g. wc, baths and sinks).	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 of company owned back bar fittings, counters & working surfaces, fireplaces, hearths and mantles, joinery items (e.g. staircases, internal doors and skirting), cellar flaps and skids/slides, company owned stillage's.	Repair to, cleaning of, general maintenance of internal joinery, ironmongery (handles, hinges, locks, keys) sash cords and repairs to broken glazing. Cleaning and general maintenance of back bar fittings, counters & working surfaces, fireplaces, hearths and mantles, joinery items (e.g. staircases, internal doors and skirting), cellar flaps and skids/slides, company owned stillage's.	
Statutory	Annual CP12 landlords Gas Safety certification of appliances.	Annual portable appliance testing, inspections of electrical wiring, inspections and testing of emergency lighting, fire alarms, lift and hoist.	Our annual H&S 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.
Asbestos	Management and where required the removal of asbestos.	Obligation to avoid the disturbance of asbestos, notify EIP if any disturbance of asbestos occurs.	
Pest control		Treatment to remove pest infestation (e.g. wasps, rodents & ants).	

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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 Health & Safety service contract will cover the Publicans management of Health & Safety activity including all required risk assessments, Health & Safety policy & provision of online training to assist the ongoing development of retailer & staff skills.