

YOUR REPAIR RESPONSIBILITIES

Flexible tied lease & Turnover lease

As part of your tenancy, Punch will share the maintenance responsibility with the Tenant
In this appendix we set out some of those responsibilities.

This list may not cover everything that needs repairing at your pub. For further information, refer to the
Punch Business Support Team on **01283 502 222**, or your Operations Manager.

This matrix only applies to fixtures and fittings owned by Punch Pubs & Co



PUNCH

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	Punch Responsibility	Publican Responsibility
REPAIRS MATRIX		
A Air-Conditioning		
Repair (and renewal where repair is uneconomical)	<input checked="" type="checkbox"/>	
Servicing statutory testing and certification		<input checked="" type="checkbox"/>
B Bar, Catering, Cooking & Washing Equipment		
Catering dishwasher		
New (Beyond Economical Life)	<input checked="" type="checkbox"/>	
Repair		<input checked="" type="checkbox"/>
Coffee machine		
New (Beyond Economical Life)	<input checked="" type="checkbox"/>	
Repair		<input checked="" type="checkbox"/>
Floor Mounted cooking equipment		
New (Beyond Economical Life)	<input checked="" type="checkbox"/>	
Repair		<input checked="" type="checkbox"/>
Glasswashers		
New (Beyond Economical Life)	<input checked="" type="checkbox"/>	
Repair		<input checked="" type="checkbox"/>
Kitchen Units		
New (Beyond Economical Life)	<input checked="" type="checkbox"/>	
Repair		<input checked="" type="checkbox"/>
Microwave		
New (Beyond Economical Life)	<input checked="" type="checkbox"/>	
Repair		<input checked="" type="checkbox"/>
Table Top cooking equipment		
New (Beyond Economical Life)	<input checked="" type="checkbox"/>	
Repair		<input checked="" type="checkbox"/>
Washing Machine (Commercial installation)		
New (Beyond Economical Life)	<input checked="" type="checkbox"/>	
Repair		<input checked="" type="checkbox"/>

	Punch Responsibility	Publican Responsibility		Punch Responsibility	Publican Responsibility
C Car Parks					
Pot holes					
Major repair (eg - >1sq metre damaged areas etc)	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Minor repair(eg - <1sq metre damage, trip hazard etc)	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Resurfacing	<input checked="" type="checkbox"/>				
Ceilings					
Major repair (eg substantial damage requiring specialist)	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Minor repair (eg cracks, small holes etc)	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Cellar					
Cellar Cooling	<input checked="" type="checkbox"/>				
Cellar decoration	<input checked="" type="checkbox"/>				
Drop mat - New	<input checked="" type="checkbox"/>				
Sanitisation	<input checked="" type="checkbox"/>				
Skids & flaps					
New (Beyond Economical Life)	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Repair	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Stairs					
New (Beyond Economical Life)	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Repair	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Sump pumps					
Repair / Replace	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Clean	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Central Heating					
Boiler					
New (Beyond Economical Life)	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Repair	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Central heating, radiators, cylinders & immersions					
New (Beyond Economical Life)	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Repair	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Temporary heaters	<input checked="" type="checkbox"/>				
Chimney					
Repair					<input checked="" type="checkbox"/>
Sweeping					<input checked="" type="checkbox"/>
Compliance					
Asbestos					
Asbestos Certificate & Reinspection					<input checked="" type="checkbox"/>
Asbestos Certificate & Reinspection Remedial Work					<input checked="" type="checkbox"/>
Electrical EICR (Mains)					
Electrical EICR - Remedials					<input checked="" type="checkbox"/>
Electrical EICR Testing					<input checked="" type="checkbox"/>
Electrical Emergency Lighting					
Electrical Emergency Lighting Testing					<input checked="" type="checkbox"/>
Emergency Lighting Testing - Remedials					<input checked="" type="checkbox"/>
Electrical Fire Alarm					
Electrical Fire Alarm Testing					<input checked="" type="checkbox"/>
Fire Alarm Testing - Remedials					<input checked="" type="checkbox"/>
Electrical PAT					
Electrical PAT Testing					<input checked="" type="checkbox"/>
Electrical PAT Testing - Remedials					<input checked="" type="checkbox"/>
Fire Risk Assessment					
Fire Risk Assessment					<input checked="" type="checkbox"/>
Fire Risk Assessment - Remedials					<input checked="" type="checkbox"/>
Gas Certification					
Gas Certification					<input checked="" type="checkbox"/>
Gas Certification - Remedials					<input checked="" type="checkbox"/>
Legionella					
Legionella Testing					<input checked="" type="checkbox"/>
Legionella - Remedials					<input checked="" type="checkbox"/>

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D Drainage				
Drains				
Blocked (eg isolated incident)	<input checked="" type="checkbox"/>			
CCTV Survey	<input checked="" type="checkbox"/>			
Structural, collapse or systemic issue	<input checked="" type="checkbox"/>			
Grease traps	<input checked="" type="checkbox"/>			
Septic Tanks	<input checked="" type="checkbox"/>			
E Electrical, Lighting & Electrical Equipment				
AV Equipment				
New (Beyond Economical Life)	<input checked="" type="checkbox"/>			
Minor repair (eg 1x speaker or 1 x tv not working etc)	<input checked="" type="checkbox"/>			
Major repair (eg system down / Network issue etc)	<input checked="" type="checkbox"/>			
Lamps (light bulbs)				
External	<input checked="" type="checkbox"/>			
Internal	<input checked="" type="checkbox"/>			
Emergency Lighting	<input checked="" type="checkbox"/>			
External Lighting	<input checked="" type="checkbox"/>			
Fuses, Starters & Sockets				
New (Beyond Economical Life)	<input checked="" type="checkbox"/>			
Repair	<input checked="" type="checkbox"/>			
Hand dryer	<input checked="" type="checkbox"/>			
Internal Light Fitting				
New (Beyond Economical Life)	<input checked="" type="checkbox"/>			
Repair	<input checked="" type="checkbox"/>			
Televisions	<input checked="" type="checkbox"/>			
Wiring (Mains)	<input checked="" type="checkbox"/>			
Extractor Fans				
Kitchen extractor	<input checked="" type="checkbox"/>			
Pub extractor	<input checked="" type="checkbox"/>			
F Fire Alarms & Equipment				
Fire Alarms			<input checked="" type="checkbox"/>	
Fire Extinguisher Equipment			<input checked="" type="checkbox"/>	
Fire Shutters			<input checked="" type="checkbox"/>	
Smoke Detectors			<input checked="" type="checkbox"/>	
Fires & Heaters			<input checked="" type="checkbox"/>	
Electrical Fire & Heaters			<input checked="" type="checkbox"/>	
Fire Backs & Surrounds			<input checked="" type="checkbox"/>	
Gas Fire			<input checked="" type="checkbox"/>	
Patio Heaters			<input checked="" type="checkbox"/>	
Fixtures, Fittings & Furniture				
Fixings, Door handles & Brackets			<input checked="" type="checkbox"/>	
Furniture (Fixed / Loose)				
Minor (eg fixing a loose table leg, chair or stool etc)			<input checked="" type="checkbox"/>	
Major (eg re-upholster / replacement etc)			<input checked="" type="checkbox"/>	
Sanitary dispense machines			<input checked="" type="checkbox"/>	
Shelving			<input checked="" type="checkbox"/>	
Soft Furnishings				
Toilet Roll Holders & Soap Dispensers			<input checked="" type="checkbox"/>	
Flooding			<input checked="" type="checkbox"/>	
Flooring				
Floor Boards				
New (Beyond Economical Life)			<input checked="" type="checkbox"/>	
Repair			<input checked="" type="checkbox"/>	
Floor Covering				
New (Beyond Economical Life)			<input checked="" type="checkbox"/>	
Repair			<input checked="" type="checkbox"/>	
Structural				<input checked="" type="checkbox"/>

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G Garden & Landscaping & Play Area					
Decking, Paving, Patios & Yard					
Repair / Replacement	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Cleaning / Jetting	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Hedges & Trees - removal & trimming					
Removal	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Play Equipment	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Gas leak	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
General Building, Doors & Cleaning					
Commercial Cleaning	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Damp	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Decoration					
External	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Internal	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Doors					
External	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Internal	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Toilet Doors	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
External Fascia & Soffits	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Fences & Gates	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Gutters & Downpipes	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Patio & Paving	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Roller Shutters	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Skip & Rubbish removal	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Staircases	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
			Walls - Building		
			Garden wall, car park, boundary wall - Major Repair		<input checked="" type="checkbox"/>
			Garden wall, Car park & Boundary wall - Minor Repair		<input checked="" type="checkbox"/>
			Internal walls - structural		<input checked="" type="checkbox"/>
			Plastering & tiling		<input checked="" type="checkbox"/>
			I Insurance (all property damage MUST be reported)	<input checked="" type="checkbox"/>	
			L Lifts	<input checked="" type="checkbox"/>	
			P Pest Control	<input checked="" type="checkbox"/>	
			Plumbing & Sanitary ware		
			General Plumbing Leaks		<input checked="" type="checkbox"/>
			Sanitary Ware		<input checked="" type="checkbox"/>
			New (Beyond Economical Life)		<input checked="" type="checkbox"/>
			Repair		<input checked="" type="checkbox"/>
			Toilet Seats		<input checked="" type="checkbox"/>
			Showers		
			New (Beyond Economical Life)		<input checked="" type="checkbox"/>
			Repair		<input checked="" type="checkbox"/>
			Taps		
			New (Beyond Economical Life)		<input checked="" type="checkbox"/>
			Repair		<input checked="" type="checkbox"/>
			R Refrigeration		
			Bottle Coolers & Fridges		<input checked="" type="checkbox"/>
			Catering Freezers		<input checked="" type="checkbox"/>
			Catering Fridges		<input checked="" type="checkbox"/>
			Ice Machine		<input checked="" type="checkbox"/>
			Walk in Fridge & Freezers		<input checked="" type="checkbox"/>
			Roofing		
			Covering		<input checked="" type="checkbox"/>
			Structure		<input checked="" type="checkbox"/>

Punch Responsibility	Publican Responsibility
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S Safes

Security - Alarms, Locks, CCTV, Secure building

Burglar Alarms

CCTV

Locks

External repairs (including lost keys)

Internal repairs (including lost keys)

Lock Change

Secure & Board Up

Signage

External Signs

Internal Signs

New (Beyond Economical Life)

Repair

W Window Frames

Fittings & Sash cords

New (Beyond Economical Life)

Major repair (eg sash cords renewal etc)

Minor repair (eg catches / locks etc)

Frames

New (Beyond Economical Life)

Repair

Glazing

New (Broken)

Repair