

The Repairs & Maintenance fund

Helping you to keep your pub in a profitable condition.



Why does maintenance matter?

Quite simply, it can make the difference between customers coming into your pub to spend their money, and walking down the road to spend it with your competitor.

What's more, preserving your pub makes good business sense in the long-term. Keeping on top of regular repairs will reduce wear and tear and help prevent bigger – and more costly – problems further down the line.

And essentially it will make your pub more valuable and saleable if and when the time comes to move on.

A well-maintained pub is more likely to:

- Have a greater kerbside appeal, therefore boost footfall
- Raise customers' perception of quality, therefore justify higher prices and healthier margins
- Offer a safer, more comfortable environment for staff and customers
- Be more energy-efficient, therefore help to reduce overheads
- Reduce legislative/local council intervention
- Be easier to assign, and attract bigger premiums on the market

What is the Repairs & Maintenance Fund?

It was set up by Enterprise Inns to help retailers build a decent budget for repairs and improvements to their pub.

As an Enterprise retailer you are obliged to sign-up, but the clear benefit is that your fund is an investment in your business – one that will pay dividends from day one.

Also, you have access to the expertise of your regional property manager (RPM), who will help you to plan, programme and carry out ongoing repairs and replacements effectively.

How it works

Your RPM will assess your premises and help you estimate an average annual repair budget, which will be confirmed with your regional manager (RM).

The sum is then broken down into monthly payments and collected by Direct Debit. This will enable you to create a lump sum that will accrue interest, and from which you can withdraw money to spend on maintenance and repairs.

Your RPM can help you organise for the work to be carried out, and is responsible for signing off all withdrawals from the fund. Once your request is signed off, you will receive payment via cheque.

What it covers

Repairs and maintenance to the main building fabric and costly items that you will have to maintain and replace during the term of your lease, for instance replacement boilers, electrical rewiring, internal and external decoration, roof repairs/replacement, new external signage and planned preventative maintenance such as statutory compliance testing.

It doesn't cover day-to-day repairs, e.g. reactive drain clearing, broken glazing or fixtures and fittings repairs and replacements.



Other questions you might have

Q: What happens if I can't find anything to spend the money on during a particular year?

A: The fund is designed to deal with repairs and replacements over the lifetime of the lease. Any funds unused will be carried over into the next year and can be saved to manage more expensive items such as roof replacements or external decorations.

Q: How do I access my Repairs and Maintenance Fund?

A: When you need to access the fund, contact your RPM – he/she will be able to advise you on the content and specification of any improvements you are looking to carry out. Once you have completed repairs/replacements, your RPM will inspect the work and arrange for the release of agreed funds.

Q: What happens if I assign or surrender my lease and I have money left in my fund?

A: Once your RPM has inspected the premises, and is happy that all dilapidation items have been dealt with, any money in your fund will be returned to you.

NB: On termination, surrender or assignment, any dilapidation issues will receive priority from money in the fund to allow the pub to be put into condition to re-let.

Q: How is the repair budget for my pub calculated?

A: Your RPM will assess the Repairs and Maintenance Fund annual contribution required by taking into consideration the age and construction of the pub, what condition it is in and what the repairing obligations of your Retailer in Partnership Agreement (RPA) or Retailer in Partnership Tenancy (RPT) place on you.

Q: How will I gain interest on my fund?

A: The fund is interest bearing and the rate of interest is set by Enterprise Inns at the beginning of April each year.

You will receive an annual statement of account showing sums accrued, sums withdrawn and interest earned.

To get started, contact your RPM, who will help you assess your average annual repair budget and set up your Repairs and Maintenance Fund on your behalf.

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