The Boiler Room & Restaurant

Private Hire Rates, Terms & Booking Guide

Weekday Rental Rates Monday to Thursday:

08:00 to 13:00 Hours @ £225.00 per 5 hours or £45.00 per hour
13:00 to 18:00 Hours @ £250.00 per 5 hours or £50.00 per hour
18:00 to 23:00 Hours @ £300.00 per 5 hours or £60.00 per hour
EVERY HOUR AFTER 23:00 HOURS CHARGED AT £80.00 PER HOUR

Weekend Rental Rates Friday to Sunday:

08:00 to 13:00 Hours @ £300.00 per 5 hours or £60.00 per hour
13:00 to 18:00 Hours @ £350.00 per 5 hours or £70.00 per hour
18:00 to 23:00 Hours @ £400.00 per 5 hours or £80.00 per hour
EVERY HOUR AFTER 23:00 HOURS CHARGED AT £95.00 PER HOUR

Minimum booking duration of 3 hours applies to all reservations.

We do ask that the room is left in an acceptable condition, any general cleaning & clearing of all The Lawns Hotel crockery & glassware used is part of the above charges, however all other items such as business equipment, decorative items (balloons, table decorations etc) will be expected to be removed unless otherwise agreed prior to the booked event. Any stains, damages and breakages must be reported at the time. Damages to the room or being left in an unacceptable condition may result in the loss of your deposit or additional charges.

We can offer a variety of Breakfasts, Lunches, 2/3 Course Dinners, Afternoon Teas & Buffets, however we pride ourselves in working closely with you on a bespoke level to make your function special no matter what the occasion. Please take the time to speak to a member of staff with your requirements and our team will confirm all options and costs for you.

Room hire charges apply to all catering bookings under £500. For catering spends of £500 or more, the hire fee is waived.

Capacity Information

- Restaurant Bookings – Maximum capacity: 35 seated guests
- Boiler Room Bookings – Maximum capacity: 44 seated, or 100 guests total (seated and standing combined)

Only food and drink Purchased from the Hotel Bar and Kitchen will be permitted for consumption on the Hotel premises.

Booking Deposit & Payment Terms
A £250 deposit is required to secure your booking date. This deposit is refundable following a satisfactory inspection of the room the day after your event.

Once catering is confirmed, 50% of the total bill is due, with the remaining balance to be paid no later than 48 hours prior to the event.

Cancellations made within 30 days of the event will result in the loss of your deposit.
If your event is cancelled within 14 days of the scheduled date, you will be liable for the full cost of the event, as preparations and costs (such as catering and staffing) will have already been incurred.

Security
In the interest of both Customer & staff safety, all function bookings over 20 persons after 5pm on Thursday-Sunday and any large bookings*, would require door security, MANDATORY charges towards security are below. 20 - 50 people - £150.00
50 - 100 people - £300.00
Up to management discretion

Boiler Room Bar
The Boiler Room bar offers a limited but well-curated selection, including two draught lagers, draught Guinness, a range of wines and spirits. If you would like any special drinks ordered for your event, please do not hesitate to ask—we will do our best to accommodate your request. The main bar will remain accessible throughout your event. Both bars are subject to last orders and venue closing times.

The bar is included at no extra cost when your buffet spend exceeds £750. For bookings with a buffet spend under £750, the Boiler Room bar can still be made available for a non-refundable hire charge of £150.

Please note that guests must confirm the use of the back bar in the Boiler Room at the time of booking to ensure availability and to allow for appropriate staffing arrangements.

Children Under 16
Due to the nature of the establishment, children under 16 must be off of the premises by 8pm. However, we allow children to remain within the Boiler Room until the function is over. They must not leave the boiler room (unless using the bathrooms) and be always accompanied by an adult at all times. This means that they will no longer have access to the main bar, restaurant, garden, and all outside areas including the courtyard to the back of the function room. This term is non-negotiable and must be adhered too throughout the duration of the function.

18th & 21st Birthday parties
The Lawns Hotel welcomes 18th and 21st birthday celebrations; however, due to the higher licensing risk associated with these events, a mandatory security charge of £300 applies to all bookings. This fee covers the cost of additional security personnel on the night and is required regardless of the number of guests attending. These measures are in place to ensure the safety of all guests and to support compliance with licensing obligations.

On the night of the event:
- Challenge 25 will be strictly upheld throughout the evening. Anyone asked for ID and successfully verified will receive a hand stamp to help streamline service for the remainder of the night.
- All guests will be limited to ordering one drink at a time to support responsible alcohol service.

We appreciate your understanding as these steps are in place to help ensure a safe and enjoyable event for everyone.

Kind Regards,
The Lawns Hotel Management Team

The Lawns Hotel

BUFFET

Booking Details

Name: _____

Tel: _____

E-mail: _____

Function Type: _____

Function Date: _____

No. of Guests: _____

Function Arrival Time: _____

Food Option: _____

Food Serve Time: _____

*£250 Deposit Taken? Y N Date:*____

Last 4 of digits of card used: _____
(For refund)

Security Req? Y N Fee: £ _____

Back Bar Req? Y N Fee: £ _____

Total Food Amount: £ _____

Total Function Amount: £ _____

Payment due by: _____
(1 week prior to event)

Deposit Returned? Y N DM: _____

By signing underneath, you are agreeing to all T&Cs, and that everything written above is correct and in order for the date of the function. This includes all charges/costs relating to the function.

Sign: _____ *Date:* _____

Management Sign: _____

Set Buffet Options

☐ **Set Menu A** ***£17pp***
Selection of sandwiches
Scones with jam & cream
Selection of veggie & meat quiche

☐ **Set Menu B** ***£20pp***
Selection of sandwiches
Scones with jam & cream
Selection of veggie & meat quiche
BBQ & Cajun chicken kebabs
Mini sausage rolls
Variety of homemade pizzas
Chocolate brownies & fresh cream

Choice Buffet Options

☐ *Vegetable Samosas*
☐ *Onion Bhajis*
☐ *Fruit Platter*
☐ *Sausage Rolls*
☐ *Salad Assortment*
(House Salad, Coleslaw, Potato Salad)
☐ *Chicken Satay*
☐ *Assortment of Sandwiches*
☐ *Pork Pies*
☐ *Quiche*
☐ *The Lawns Homemade Scotch Egg*
☐ *Variety of homemade pizzas*
☐ *Chicken Kebabs*
☐ *Vegetable Kebabs*
☐ *Hand-Cut Chips*

Desserts
☐ *Cheesecake*
☐ *Chocolate Brownie*
☐ *Jam & Cream Scones*
☐ *Lemon Meringue*
☐ *Banoffee Pie*

Pricing

☐ ***6 items - £20pp***
☐ ***8 items - £22pp***
☐ ***10 items - £24pp***
☐ ***12 items - £26pp***

Hot Buffet Options

☐ **Hot Cob Buffet** ***£17pp***
Roast Beef & Roast Chicken Cobs served with hand-cut Chips or roast potatoes, stuffing, Gravy & a variety of sauces
☐ *Hand-cut Chips* ☐ *Roast Potatoes*

☐ **Homemade Hot Mains Buffet**
All options served with hand-cut chips, rice, jacket potatoes & naan breads
☐ *Chicken Curry* ☐ *Vegetable Curry*
☐ *Beef Chilli* ☐ *Vegetable Chilli*

☐ ***2 Choices - £27pp***
☐ ***3 Choices - £29pp***
☐ ***4 Choices - £31pp***

Some dishes can be prepared to accommodate dietary requirements or allergens please speak to a member of staff for more information.
All Buffets are subject to a order minimum number persons of 'X',