



Project: Heron Academy
Main Contractor: Quinn London
Main Contractor QS: Joanna Kajdana
Sub Contractor QS: Adam Davis
VO Number: V02
Revision: Revision 1
SI Ref:
Date: 26/08/2025

Remove and Replace Soffit Cladding and Sub-Frame	QTY	Unit	Rate (£)	Total
Removal				
Exisiting soffit cladding (pro-rata CSA rate)	40	m2	£64.21	£2,568.40
Exisiting aluminium framework (pro-rata CSA rate)	40	m2	£48.15	£1,926.00
Supply and Install				
Promat Masterboard soffit board cladding	40	m2	£70.53	£2,821.20
Aluminium soffit hanging bracket and rail system	40	m2	£104.00	£4,160.00
Soffit insulation	40	m2	£52.02	£2,080.80
			Total	£13,556.40

Reason for VO:

There were no details, spec or known quantities for the soffit at tender stage. We provided a budget m2 rate to supply a new Y-Wall soffit board as per the BOQ description. Now we have started on site we have managed to locate and measure the soffits.

Exclusions:

Same exclusions as main contract. Painting, decorating.