



**Project:** Heron Academy  
**Main Contractor:** Quinn London  
**Main Contractor QS:** Joanna Kajdana  
**Sub Contractor QS:** Adam Davis  
**VO Number:** V04  
**Revision:** Revision 1  
**SI Ref:**  
**Date:** 10/09/2025

| Flashings to Rockpanel Cladding  | QTY  | Unit | Rate (£)     | Total             |
|--|------|------|--------------|-------------------|
| Price to supply and fit new aluminium flashings to Rockpanel cladding<br><br>125mm girth, aluminium flashing, PPC finish to a standard RAL, including fixings. | 1140 | m    | £41.20       | £46,968.00        |
|  |      |      | <b>Total</b> | <b>£46,968.00</b> |

**Reason for VO:**

It has been discovered that the existing sheathing board is recessed into the buildings timber frame. This means the timber frame has been left exposed to the elements and it has caused it to rot. Timber is also a combustible material and it shouldn't be present in the wall build-up. We will need to install the new sheathing board over the timber frame to protect it against the elements and more importantly to encapsulate the combustible timber frame with a non-combustible sheathing board. Without encapsulating the timber the building will not achieve sign-off by the fire engineer. This has pushed the Rockpanel out by the thickness of the sheathing board, and as such a new flashing detail is required around the Rockpanel to weather the building.

**Exclusions:**

Carried over from main contract works.