



**Project:** Heron Academy  
**Main Contractor:** Quinn London  
**Main Contractor QS:** Joanna Kajdana  
**Sub Contractor QS:** Adam Davis  
**VO Number:** V07  
**Revision:** Revision 1  
**SI Ref:**  
**Date:** 15/09/2025

Timber Base Plate and Timber Post Remediation		QTY	Unit	Rate (£)	Total
<p>We have priced these works in line with the structural engineers report as requested.</p> <p>The report schedules out that there are 56nr locations that require remediating.</p> <p>There are 2 different remediation types that are required; 'Type 1 &amp; 2 - Replace Timber Post and Base Plate' and 'Type 3 - Enhance Timber Post to Stud Connection'.</p> <p><b>Type 1 &amp; Type 2 - Replace Timber Post and Base Plate</b> Includes, cutting out existing rotten timber and replacing with new 4x2 treated C24 timber.</p> <p><b>Type 3 - Enhance Timber Post to Stud Connection</b> Supply and install 4nr new Simpson ABR 90x90x65mm bracket to timber posts</p>		28	each	£291.68	£8,166.94
		28	each	£122.62	£3,433.24
				<b>Total</b>	<b>£11,600.18</b>

**Reason for VO:**

The existing timber sole plates and some studwork is rotten. We have been asked by Quinn to provide remediation works to this timber work before covering over with sheathing board.

**Exclusions:**

Although we will take as much care as reasonably possible, there is a risk that some small amounts of damage to internal linings/wall could occur. We have not allowed for any works to plasterboard/internal works etc. Acceptance of this variation is also acceptance of this term.

Works to the timber panels, coating the timberwork with any additional coatings (we have allowed to use pressure treated timber, which is treated all the way through), groundworks, membranes.