



**Project:** Heron Academy  
**Main Contractor:** Quinn London  
**Main Contractor QS:** Joanna Kajdana  
**Sub Contractor QS:** Adam Davis  
**VO Number:** V07  
**Revision:** Revision 3  
**SI Ref:**  
**Date:** 09/10/2025

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> <p>Total all risk, lump sum for timber remediation package; includes making good any damage caused to the internal walls during the works.</p>		1	item	£42,600.18	£42,600.18
				<b>Total</b>	<b>£42,600.18</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:**

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.