



Project: Crowndale House
Main Contractor: GPF Lewis
Main Contractor QS: Dave Hodgson
Sub Contractor QS: Adam Davis
VO Number: V10
Revision: Revision 2
SI Ref:
Date: 18/09/2025

Balcony Repairs	QTY	Unit	Rate (£)	Total
Flat 2, 5, 8, 11 Time for each balcony: Replacing subframe to balconies for render; New support frame for render system SFS 50mm Installation - 2 men, 2 hours each balcony	16	hours	£43.75	£700.00
Flat 1, 4, 7, 10 Time for each balcony: Installation of sub-frame for fire stops above doors and walls, 2 locations per balcony Installation - 2 men, 2 hours each balcony	32	hours	£43.75	£1,400.00
Flat 3, 6, 9, 12 Time for each balcony: Encapsulating timber support frame around windows. As done in the mock up, the boards had to be moved inside the timber frame to allow repairs to waterproofing. Additional support for boards and cladding Installation - 2 hours, 2 men	32	hours	£43.75	£1,400.00
Flat 3, 6, 9, 12 Support for fire stop above door Installation - 2 hours, 1 man	8	hours	£43.75	£350.00
EPDM Repair EPDM to balconies 2 hours, 1 man	12	hours	£43.75	£525.00
South Elevation Curve Section Flat 3, 6, 9, 12 Installation of the support frames for boards, brackets, fire stops 2 hours, 1 man	8	hours	£43.75	£350.00
Distribution of materials; 4 hours 2 men	8	hours	£43.75	£350.00
Materials				
SFS 50				
Studs, 2,500mm long	12	nr	£50.00	£600.00
Bottom track, 2,500mm long	4	nr	£50.00	£200.00
Top track, 3,000mm long	2	nr	£60.00	£120.00
Support angles, 110 x 110 x 3,000mm long	3	nr	£52.00	£156.00
Support angle, 110 x 110 x 3,000mm long	1	nr	£52.00	£52.00
Support Frame for Fire Stops				
50x50 x 3,000mm long galvanised angles	15	nr	£45.00	£675.00
Adhesive paste and primer, class B	1	box	£100.00	£100.00
EPDM, class B, 250mm	1	roll	£145.00	£145.00
G board	5	sheets	£42.00	£210.00



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Balcony Repairs	QTY	Unit	Rate (£)	Total
Fixings, screws, drill bits, saw blades	1	item	£300.00	£300.00
VCL Additional time required to complete VCL works to wrap around timber studs as photos and marked-up drawings provided. We didn't have any visibility on this detail/requirement prior to submitting our finalised tender. Labour; 4 days for 2 men to complete all areas	8	days	£350.00	£2,800.00
			Total	£10,433.00

Reason for VO:

Repair works required, not part of scope of works. Quba and GPF only discovered that the additional VCL works would be required after the building was opened up which was after our final tender submission was provided in October 2024.

Exclusions:

Carried over from sub-contract