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Headmasters House
Great Walstead School
East Mascalls Lane
Lindfield
RH16 2QL

21st April 2026

Quote for the renovation and timber repairs of the head masters house at Great Walstead School.

We would like to say thank you for the opportunity to tender for the works on the property we visited today, it is an excellent project, and we hope we are successful in our tender to complete this project with you.

Prelims.

We have made allowances for the following:

- Site welfare & site toilet allowed for with temporary supplies to power the welfare and the works on site to be taken from a predesignated consumer unit, assumed the headmasters house at this stage.
- RAMS, Site procedures & F10 notification to complete the agreed works on site.
- Asbestos survey to the areas we are to be working in, full colour survey to be produced for the asbestos register to be kept on site throughout the project.

- Site setup, to include secure perimeter to allocated work area with herras fencing and locked personnel gates.
- Allowance for attendance to site periodically to check progress of the project and deal with variations and over extras as required.
- Waste removal by ourselves.

Sub total - £ [REDACTED]

Scaffolding.

We have made allowances for the following:

- Full buttressed scaffolding with raised working platform to create a safe working area during the works.
- Scaffolding to North elevation as well as wrap around sections to the east and west returns to allow safe access to the affected areas of the building.
- Scaffold to have localised temporary roof and be wrapped in monoflex protective sheeting to ensure the fabric of the building is protected throughout the project and to maximise efficiency with no down time from poor weather.
- Scaffolding design & RAMS included.

Subtotal - £ [REDACTED]

Frame repairs.

We have made allowances for the following:

North Elevation.

- Carefully remove brick panels and set aside for reuse if possible.
- Carefully remove windows and asses for any repairs required, set aside for re fitting.
- Allowance to reinstate the sole plate which has been underbuilt as a result of historic water ingress.
- Allowance for 12no. localised patch repairs to the g/f girt rail section to include intermediate studs. Slip tenons used to reconnect timbers and face patch repairs to be completed using a well dried oak slab at the correct thickness to ensure the existing frass and decayed timbers are removed to give a good ground to fit new material too. All patch repairs to be bonded and mechanically fixed with oak pellets used to cover over any fixings to prevent water ingress once the works are complete.
- Scissor splice to the principle jowel post on the Northeast of the elevation. Building to be locally supported with acro stands and strong boys during this element of the works.
- Scissor splice to the principle jowel post on the Northwest of the elevation. Building to be locally supported with acro stands and strong boys during this element of the works.
- Allowance for a full patch repair to the mid rail to minimise the chance of further water ingress & subsequent decay to the timber.

- Allowance for 5no. patch repairs to the mid rail studs as detailed.
- Full replacement of girt rail with posts and studs as highlighted on the drawing. New timber to be a well-matched air-dried beam and all joints to be traditionally framed with draw bores applied and wooden pegs driven in.
- Allowance for localised face patch repairs as per the frame survey drawing.
- Removal of tiled verge during the works to allow access to affected areas.

Subtotal - £ [REDACTED]

East Elevation.

- Localised patch repairs to girt rail and connection to principle jowel post.
- Lower girt rail to have face patch repair and connection to intermediate stud appraised, with allowance for face patch to this area.

Subtotal - £ [REDACTED]

Reinstatement works.

We have made allowances for the following:

- Re brick up infill panels using reclaimed bricks. Shortfall of bricks to be made up using a well matched reclaimed brick. All new works to be laid in NHL 2 lime with a fine washed sharp sand matched to existing lime mortar prior to laying. If bricks will not clean up then we should consider a replacement if they are to be reused as the impervious paint will not help the performance of the building.
- Re fitting of repaired windows to openings. Mechanically fixed and gaps filled with oakum rope and pointed with a burnt sand mastic finish to maintain the breathability of the area.
- New RWG to be installed with allowance to replace in cast effect aluminium.
- Re lay verge locally, reusing existing tiles and any shortfall to be made up with a well-matched reclaimed tile. High exposure are to be laid using NHL 5 lime with fine washed sharp sand.

Subtotal - £ [REDACTED]

Internal making good.

We have made allowances for the following:

- Plastering to re-laid panels using a 2 coat insulative lime plaster applied directly to the brick panels.
- Re-decorating throughout the end where the works have taken place with all colours to be pre agreed with the client. All paints and finishes to be a breathable mineral based paint.
- We have included an allowance for supplementary strapping of the floor joist and some of the primary timber connections due to the nature of the historical

movement. The current allowance is for 55no of these brackets. They will be templated in a 1:1 ratio and fabricated to look old. Finished in a hammered black paint and fixings to be a traditional square headed coach screw that is left natural.

- Allowance for site shut down to include removal of all temporary works, scaffolding & an allowance to deep clean the whole end of the house we have worked in prior to final inspection and handover.

Subtotal - £ [REDACTED]

Total - £ [REDACTED]

Conclusion.

We would advise building in a contingency of approximately 10% of the contract sum for unforeseen and variations to the original scope. This figure is not carried forward to the total at this stage. In our experience of working on buildings of this age and condition it is highly likely that there will be additional works. Whilst every effort has been made to identify these from our visual survey, we would like to advise that this is a sensible approach to ensure that the project stays within budget. We can update on costings throughout the works as we uncover each section and after the initial enabling works it would be good to have a site visit with the structural engineers to update on any of our findings and work out an agreed approach prior to proceeding with the rectification works.

We hope you find our estimate breakdown to be detailed enough and welcome any follow up questions to discuss points further. Please reply in writing to confirm acceptance of our estimate and we can look to book the work into the diary.

Kind regards – The Oak Blokes.

