

Orford House Social Club (Grade II listed and located within the Orford Road Conservation Area, Walthamstow) is preparing to procure a programme of repair and alteration works and is currently seeking expressions of interest from contractors with demonstrable heritage experience.

Attached for information are:

- Heritage Statement (Planning / Listed Building Consent submission)
- Specification Summary (Building Regulations submission)

The proposed works comprise primarily external fabric repairs, including:

- Renewal of the West Wing slate roof and west hip of the main roof
- Leadwork renewal and parapet / hidden gutter works
- Parapet, cornice and associated stonework repairs and protection
- Render repairs and cavity wall tie replacement
- Replacement of eight 1980s timber sash windows

Internal WC alterations (Part M compliant) form part of the approved scheme but may be instructed as an optional package subject to funding.

The works are anticipated to be let under JCT Minor Works Contract with Contractor's Design 2024.

Contract period: 24 weeks from the Date of Commencement.

The current programme anticipates issue of full tender documentation in late August / early September 2026, with a contract start on site in November 2026 (subject to formal appointment).

At this stage we request:

- Confirmation of interest
- A brief company profile
- Details of comparable listed building projects
- Confirmation of experience with natural Welsh slate, traditional leadwork and masonry/stone repairs

Following review, a shortlist of contractors will be invited to attend site prior to issue of full tender documentation.