

# Castles.

## STATEMENT OF FINAL ACCOUNT

Job Reference: 2020 House, Skinner Lane, Leeds

Issue Date: 20 September 2022

Issued By: Castles Special Projects LLP

Address:  
46 Broadway, Swinton, Mexborough,  
South Yorkshire, S64 8HF

Employer: 20:20 House (Residential Management) Limited  
Address:  
20:20 House, Skinner Lane, Leeds, LS7  
1BB

Contractor: Castles Special Projects LLP

Address:  
46 Broadway, Swinton, Mexborough,  
South Yorkshire, S64 8HF

Works: Cladding remedial works to 2020 House (phase 2 non-ACM Cladding)

We hereby confirm that the final account for the above works as follows:

Contract Sum	£1,504,380.01
Adjustments to the contract sum	-£0.77
[1] Provisional Sums	-£126,162.87
[2] Variations	£126,162.10
sub total	-£0.77
Final Account (Excluding VAT)	£1,504,379.24
Less: Amount certified to date	£1,504,379.24
Uncertified Balance excluding Retention Currently Held (£22,565.69)	£0.00

Signed:

( *Nick Massingham*)

) for and on behalf of 2020 House (Residential Management) Ltd

( *Simon Ince*)

) for and on behalf of Castles Special Projects LLP

This Statement of Final Account in the sum of £1,504,379.24 (One Million Five Hundred and Four Thousand, Three Hundred and Seventy Nine Pounds and Twenty Four Pence) + VAT is agreed for all works as full and final settlement in connection with the building contract – subject to any withholding notices the Employer may issue in respect of Liquidated and Ascertained Damages which can be properly levied under the Contract.