



ACM REMEDIATION WORKS INTERIM SUMMARY REPORT NO.6

UNDERTAKEN UPON:

20:20 BUILDING, SKINNER LANE, LEEDS

ON BEHALF OF:

20:20 HOUSE (RESIDENTIAL MANAGEMENT) LTD



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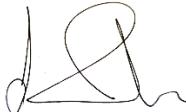
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Prepared By: Lee Rhodes MRICS	
	For and on Behalf of Cardoe Martin Limited
Approved By:	
	For and on Behalf of Cardoe Martin Limited
Date of Issue: 4 th August 2021	File Name: Interim Summary Report 6

1.0 INTRODUCTION

This report provides an update in relation to the current progress of ACM remediation works at the site known as 20:20 Building, Skinner Lane, Leeds.

2.0 PROCUREMENT ROUTE

A negotiated Design and Build procurement route was adopted for the project and approved by Homes England.

3.0 PROJECT TEAM

3.1 Project Team

The project team comprises;

- Employers Agent – Cardoe Martin
- Quantity Surveyor – Rex Proctor
- Fire Engineer – IFC
- Façade Engineer – Wintech
- Principal Designer – Bell Group
- Building Control – Local Authority
- Lawyers – Gowlings

3.2 Principal Contractor Appointment

Ballymore Services Limited have been appointed as of Principal Contractor under a letter of intent dated 3rd December 2020 to the value of £150,000. The full value of the ACM remediation works contract is £660,056 (exclusive of VAT) plus professional fees.

3.3 Appointments, contracts and collateral warranties

- Formal client appointments of IFC, Wintech and Rex Proctor have been made
- Formal JCT Design and Build 2016 contact and amendments are due to be finalised shortly but is subject to agreeing collateral warranties.
- Collateral warranties and duty of care deeds are with IFC and RPP for completion
- Wintech and Ballymore collateral warranties remain with HE for review

4.0 PROJECT PROGRAMME

Works commenced on site on Monday 14th December 2020 and are currently progressing in line with the project programme (appendix 1). The proposed completion date for the external ACM remediation works is 28th September 2021. Subsequent internal Vapour Control Layer (VCL) works

and fire stopping around window and door openings have been identified as a requirement to meet Building Control approval. These internal works will extend to October 2021, although this is subject to stakeholders' cooperation and Homes England Drawdown no.1, Homes England approval of works and costs.

5.0 FINANCIALS

5.1 Pre-Tender Support

The client has not received any pre-tender support funding and the project has so far been funded by a warranty settlement, majority stakeholder contribution and Homes England drawdown no.1.

Project funding currently stands as follows:

Warranty Settlement = £388, 101.56

Homes England Contribution = £223,000 (Drawdown no.1)

Tonia = £146, 534.18

Total = £757, 635.74

5.2 Current Financial Position

The current financial position stands at:

£72,982.94 (inclusive of VAT) invoiced for pre-tender professional and contractors services and paid. £70,386.76 (inclusive of VAT) invoiced and paid for post contract professional services with £61,551.36 outstanding.

£614,005.77 (inclusive of VAT) paid in respect of contractor's valuation no.1, 2, 3, 4, 5, 6 and 7 with valuations 8 and 9 outstanding at the value of £177,223.75

The total works costs and professional fees stands at £996,246.59. A total of £757, 375.47 (inclusive of VAT) has been paid to date with £238,775.11 outstanding.

In summary the client currently holds approximately £260.27 in ACM Remediation Funds although there is currently £238,775.11 in outstanding invoices, the largest invoice being Ballymore Valuation No. 8 and No. 9 @ £177,223.75. It is therefore critical Homes England Funding drawdown no. 2 is processed as soon as possible.

Please refer to appendix 1 – invoice matrix for further clarification.

6.0 REVISIONS TO THE WORKS

6.1 The Works

The detailed ACM works design has progressed and it has been identified that there is a significant risk of condensation occurring to the internal envelope. It has been identified that a VCL (Vapour Control Layer) is required as part of the remediation works and this is integral to the installation of the new cladding system and reasons set out below:

1. Ensuring the new ACM remediation works comply with Building Regulations full plans approval (a condition precedent to obtaining funding).
2. Reduce the risk of condensation and damp forming on the internal walls, which can lead to significant health problems.

In addition to the above it has now been brought to our attention that there is inadequate fire stopping around door and window openings; remediation works will be required to comply with Building Regulations.

6.2 Requirements

The required VCL and fire stopping works effect 17no. apartments and would include relocating tenants to serviced apartments on a phased approach in order to complete the works. The works include installing a VCL to the internal outer walls, overlaying with plasterboard and redecorating; along with fire stopping cavities around window and door openings.

The above works need to run in parallel with the external works and any delay will have an overall impact on costs and detrimental to the ACM works.

6.3 Cost impact - Vapour Control Layer

The additional costs for the VCL works are detailed below:

VCL works costs

- VCL works 17no. apartments effected at an additional cost of approximately £8,411 per apartment to remediate = £143,000.00

Sub total = £143,000.00

Fire Stopping costs

- Firestopping and closing cavities around window and door openings = £22,928.06

Residents' alternative accommodation costs

- 2No. serviced apartment accommodation costs @ £630 per apartment per week for 4 months to rotate residents and complete the works = £20,160.00

Sub total = £20,160.00

Associated residents' costs

- Furniture removal costs (provided by Habito Living) @ £200 per apartment = £3,400
- Storage of resident's furniture (Provided by Habito Living) 1no. apartment @ £174.94 per week (20 weeks) = £3,498.80
- Managing agent fee (Habito Living) for production of pre-construction schedule of condition and agreeing condition at completion of the works @ £200 per apartment = £3,400
- Cleaning of apartments following contractors works (provided by Habito Living) @ £15 per hour and allowing 4hrs per apartment = £1,020
- Electrical test following works (provided by Habito Living) @ £60 per apartment = £1,020

Sub total = £12,338.80

Associated preliminary costs

- Additional preliminary costs (extension of internal VCL works – 8 weeks @ £4,797.80 per week) = £38,382.40

Associated professional fees

Due to the necessity to undertake the internal VCL and firestopping works, additional professional fees will be required for additional involvement. We have budgeted 10% of the VCL and firestopping works costs to cover additional professional fees which equates to £23,680.00

- The approximate budget cost for VCL and firestopping works and associated fees = £260,489.26 (plus VAT)

6.4 Preliminary Cost

Residents' parking is becoming a major issue and impacting undertaking the works safely. As the works have progressed it has become evident that the works cannot be safely completed without relocating resident parking. Enquiries have been made to find alternative free parking, but this has not proved possible. Quotations have therefore been obtained from local parking facilities and the preliminary costs are detailed below:

- 10no. car parking spaces @ £12 per day = £840 per week
- 12-15 weeks = £12,600.
- We would hope to reduce this figure should approval be provided to proceed.

Budget cost for additional preliminary costs in association with car parking = £12,600.

6.5 Cost Impact Summary

The total cost impact of the required VCL and fire stopping works to the project and associated preliminary costs for resident's car parking is approximately £327,707.26 (inclusive of VAT).

The client has yet to receive written confirmation from Homes England to confirm that all additional works and associated fees detailed above are approved and request this is provided.

7.0 SUMMARY

The client currently holds approximately £260.00 in ACM remediation funds, although, there is currently **£238,775.11** due in outstanding invoices. All invoices to support drawdown application no.2 are included at appendix 2.

The client has yet to receive written confirmation from Homes England to confirm that all additional VCL works costs and associated fees detailed above are approved and request this is provided.

We trust the above and attached is clear and satisfactory, but should you have any questions please do not hesitate to contact me.

Prepared by Lee Rhodes MRICS



Signed

Dated 4th August 2021

FOR AND ON BEHALF OF CARDOE MARTIN LIMITED

APPENDIX I

INVOICE MATRIX

Invoice Matrix

Project: 20:20 Building, Skinner Lane,
 Date: 04/08/2021
 Revision:



Notes	Total amount	Amount paid	Amount outstanding	Invoice no.	Status
Cardoe Martin invoice no.1 - Jul	£3,000.00	3,000.00		20772	paid
Cardoe Martin invoice no.2 - Aug	£3,000.00	3,000.00		20917	paid
Cardoe Martin invoice no.3 - Sep	£3,000.00	3,000.00		21089	paid
Cardoe Martin invoice no.4 - Oct	£3,000.00	3,000.00		21208	paid
Cardoe Martin invoice no.5 - Nov	£3,000.00	3,000.00		21388	paid
IFC invoice no.1	£8,000.00	8,000.00		P08417	paid
Invoice no.1 - initial investigation and opening up and ACM spec	£6,455.00	6,455.00		29133	
Invoice no.2 - initial investigation ACM report - £2,780	£2,780.00	2,780.00		29225	paid
Invoice no.3	£7,645.00	7,645.00		29429	paid
Invoice received	£10,118.00	10,118.00		501	Paid
	£9,720.00	9,720.00		504	Paid
Bell Group invoice no.1 (sep)	£1,101.12	1,101.12		12508	Paid
Sub total	60,819.12	60,819.12	0.00		
Vat	12,163.82	12,163.82	0.00		
Total Pre-Contract (budget)	72,982.94	72,982.94	0.00		
Cardoe Martin					
Invoice no.6 - Feb	£3,500.00	3,500.00		21750	Paid previously on account
Invoice no.7 - March	£3,500.00		3,500.00	21824	Outstanding
Invoice no.8 - April	£3,500.00		3,500.00	21992	Outstanding
Invoice no.9 - May-Aug	£3,000.00		3,000.00	22557	Outstanding
IFC					
Invoice no.2	£3,600.00		3,600.00	907466	outstanding
Wintech					
Invoice no.4 - Jan	1,590.00	1,590.00		29682	Paid
Invoice no.5 - Feb	2,409.50	2,409.50		29718	Paid
Invoice no. 6 - March	11,381.00	11,381.00		29992	Paid
Invoice no.7 - April	11,138.39	11,138.39		30136	Paid
Invoice no.8 - May	5,997.00	5,997.00		30249	Paid
Invoice no.9 - June	12,408.00		12,408.00	30373	Outstanding
Leeds City Council					
Invoice no.1	£360.00	360.00		184690	paid
Ballymore					
Valuation no.1	£41,117.48	41,117.48			Paid
Valuation no.2	£25,639.44	25,639.44			Paid
Valuation no.3	£65,418.40	£65,418.40			Paid
Valuation no.4	£149,477.57	£149,477.57			Paid
Valuation no.5	£78,236.65	78,236.65			Paid
Valuation no.6	£69,727.07	69,727.07			Paid
Valuation no.7	£82,054.87	82,054.87			Paid
Valuation no.8	£53,075.18		53,075.18		Outstanding
Valuation no.9	£94,611.28		94,611.28		Outstanding
RPP					
Invoice no.1 - March	£4,800.00	4,800.00		LS8550	Paid
Invoice No.2 - April	£2,400.00	2,400.00		LS8637	Paid
Invoice No.3 - May	£2,400.00		£2,400.00	LS8746	Outstanding
Invoice No.4 - June	£2,400.00		£2,400.00	LS8830	Outstanding
Invoice no.5 - July	£2,400.00		£2,400.00	LS8912	Outstanding
Bell Group					
Bell Group invoice no.2 (Oct)	£950.40	£950.40		12520	Paid
Bell Group invoice no.2 (Nov)	£950.40	£950.40		12550	Paid
Bell Group invoice no.2 (Dec)	£2,935.20	£2,935.20		12584	Paid
Bell Group invoice no.2 (Jan)	£1,648.80	£1,648.80		12627	Paid
Bell Group invoice (feb)	£582.00	£582.00		12663	Paid
Bell Group invoice (march)	£858.00	£858.00		12693	Paid
Bell Group invoice (April)	£1,346.00	£1,346.00		12723	Paid
Bell Group invoice (May)	£814.00	£814.00		12764	Paid
Bell Group invoice (June)	£858.00		£858.00	12796	Outstanding
Bell Group invoice (July)	£976.80		£976.80	128330	Outstanding
Gowlings					
Invoice no.1	£8,050.00		£8,050.00	1576991	Outstanding
Invoice no.2	£8,200.00		£8,200.00	1598765	Outstanding
Relocation of residents					
Habito	£174.94	174.94		239	Paid
Scarlett	£200.00	£160.00		5127	Paid
HPS	£200.00	£160.00		2020-239	Paid
AHA	£220.00	£220.00		2020-239	Paid
Urban Square	£2,770.00	£2,770.00		3353	Paid
Urban Square	£1,510.00	£1,510.00		3375	Paid
Sub total	769,386.37	570,327.11	198,979.26		
Vat	153,877.27	114,065.42	39,795.85		
Total Post-Contract	923,263.64	684,392.53	238,775.11		
Total budget (Pre and Post Contract)	830,205.49	631,146.23	198,979.26		
VAT	166,041.10	126,229.25	39,795.85		
Total	996,246.59	757,375.48	238,775.11		

APPENDIX II

INVOICES

Cardoe Martin - 21824

Cardoe Martin - 21992

Cardoe Martin - 22557

IFC - 907466

Wintech - 30373

RPP - 8746

RPP - 8830

RPP - 8912

Bell Group - 127960

Bell Group - 128330

Gowlings - 1576991

Gowlings - 1598765

Ballymore - Valuation no.8

Ballymore - Valuation no.9

For payment by BACS:

Bank Account: NatWest
Sort Code: 56 00 18
Account No.: 28570952
Account Name: Cardoe Martin Ltd

CARDOE MARTIN 

3 Lloyds Avenue
London
EC3N 3DS

TEL 020 7563 8900
FAX 020 7563 8901

20:20 House (Residential Management) Ltd
2020 Building
Skinner Lane
Leeds
LS7 1BB

Attn: Nick Massingham

Invoice No.	21824
Invoice Date	29th March 2021
Project No.	11741
Project Surveyor	L Rhodes
Accounts Ref.	4005

20/20 BUILDING, SKINNER LANE, LEEDS - PROJECT MANAGEMENT (FAÇADE)

Time incurred between 1st March 2021 and 31st March 2021. Invoice No.7

Fees as agreed	£3,500.00
Expenses	Inc
Sub-Total	£3,500.00
VAT @ 20%	£700.00
TOTAL NOW DUE	£4,200.00

VAT REG. 151 7938 91

**THIS INVOICE IS DUE FOR PAYMENT ON PRESENTATION
PAYMENT CAN BE MADE BY BACS USING BANK DETAILS ABOVE OR
CHEQUE PAYABLE TO CARDOE MARTIN LIMITED QUOTING OUR INVOICE NO.**



we are MEMBERS OF:
The Credit Protection Association

Chartered Building Surveyors
Cardoe Martin Ltd. Registered in England and Wales No. 4212348
Registered Office: 13b St George Wharf, London England SW8 2LE

For payment by BACS:

Bank Account: NatWest
Sort Code: 56 00 18
Account No.: 28570952
Account Name: Cardoe Martin Ltd

CARDOE MARTIN 

3 Lloyds Avenue
London
EC3N 3DS

TEL 020 7563 8900
FAX 020 7563 8901

20:20 House (Residential Management) Ltd
2020 Building
Skinner Lane
Leeds
LS7 1BB

Attn: Nick Massingham

Invoice No.	21992
Invoice Date	30th April 2021
Project No.	11741
Project Surveyor	L Rhodes
Accounts Ref.	4005

20/20 BUILDING, SKINNER LANE, LEEDS - PROJECT MANAGEMENT (FAÇADE)

Time incurred between 1st April 2021 and 30th April 2021. Invoice No.8

Fees as agreed	£3,500.00
Expenses	Inc
Sub-Total	£3,500.00
VAT @ 20%	£700.00
TOTAL NOW DUE	£4,200.00

VAT REG. 151 7938 91

**THIS INVOICE IS DUE FOR PAYMENT ON PRESENTATION
PAYMENT CAN BE MADE BY BACS USING BANK DETAILS ABOVE OR
CHEQUE PAYABLE TO CARDOE MARTIN LIMITED QUOTING OUR INVOICE NO.**



we are MEMBERS OF:
The Credit Protection Association

Chartered Building Surveyors
Cardoe Martin Ltd. Registered in England and Wales No. 4212348
Registered Office: 13b St George Wharf, London England SW8 2LE

For payment by BACS:

Bank Account: NatWest
Sort Code: 56 00 18
Account No.: 28570952
Account Name: Cardoe Martin Ltd



3 Lloyds Avenue
London
EC3N 3DS

TEL 020 7563 8900
FAX 020 7563 8901

20:20 House (Residential Management) Ltd
2020 Building
Skinner Lane
Leeds
LS7 1BB

Attn: Nick Massingham

Invoice No.	22557
Invoice Date	27th August 2021
Project No.	11741
Project Surveyor	L Rhodes
Accounts Ref.	4005

20/20 BUILDING, SKINNER LANE, LEEDS - PROJECT MANAGEMENT (FAÇADE)

Time incurred between 1st May 2021 and 31st August 2021. Invoice No.9

Fees as agreed	£3,000.00
Expenses	Inc
Sub-Total	£3,000.00
VAT @ 20%	£600.00
TOTAL NOW DUE	£3,600.00

VAT REG. 151 7938 91

**THIS INVOICE IS DUE FOR PAYMENT ON PRESENTATION
PAYMENT CAN BE MADE BY BACS USING BANK DETAILS ABOVE OR
CHEQUE PAYABLE TO CARDOE MARTIN LIMITED QUOTING OUR INVOICE NO.**



we are **MEMBERS OF:**
The Credit Protection Association

Chartered Building Surveyors
Cardoe Martin Ltd. Registered in England and Wales No. 4212348
Registered Office: 13b St George Wharf, London England SW8 2LE

20:20 House (Residential management) Limited
C/o Cardoe Martin
Aizlewood Business Centre
Aizlewood's Mill
Nursery Street
Sheffield
S3 8GG

INVOICE

30 Apr 2021

Invoice No. IFC L907466

INTERNATIONAL FIRE CONSULTANTS LTD

VAT No: GB 271 3175 18

Your Ref:

Order No:

Accounts Ref: TWENTY02

Job No.	Description			
21183	<u>20:20 HOUSE (RESIDENTIAL MANAGEMENT) LIMITED C/O CARDOE MARTIN - 20:20 BUILDING, SKINNER LANE, LEEDS</u>			
	[V01] Variation: Issue of Technical Note		£	3,000.00
		NET	£	3,000.00
		VAT @ 20.00 %	£	600.00
			GROSS	£ 3,600.00

BACS Details

Bank: Barclays Bank
Sort Code: 20-40-71 **Account No:** 50323551
Swift Code: BUKBGB22 **IBAN Code:** GB94BUKB20407150323551

Payment is requested within 30 days of the invoice date

INVOICE**WINTECH**

Invoice To:
Cardoe Martin Aizlewood Business Centre Aizlewood's Mill Nursery Street Sheffield S3 8GG

Wintech Ltd
Quartz House
Pendeford Business Park
Wolverhampton
West Midlands
WV9 5HA

VAT Reg. 559437795

Invoice Date:	Payment Due Date:	Invoice No:
30 Jun 2021	30 Jul 2021	30373

Project Name:	Project No:	Order No:
20:20 House, Skinner Lane, Leeds	2020/05218	

For the provision of Facade Engineering Consultancy Services in relation to the above project.

D. 1.0	30No. details design audit	£	1,200.00
A. 1.5	Site visit no. 5 Site attendance carried out by our Mr H Bansal on 7th June 2021 Complete with report	£	2,285.00
A. 1.6	Site visit no. 6 Site attendance carried out by our Mr H Bansal on 14th June 2021 Complete with report	£	2,285.00
A. 1.7	Site visit no. 6 Site attendance carried out by our Mr H Bansal on 21st June 2021 Complete with report	£	2,285.00
A. 1.8	Site visit no. 8 Site attendance carried out by our Mr H Bansal on 28th June 2021 Complete with report	£	2,285.00

WORKS TOTAL	£	10,340.00
VAT	£	2,068.00
TOTAL	£	12,408.00

PLEASE NOTE:

IF INVOICES ARE NOT PAID TIMEOUSLY WE RESERVE THE RIGHT TO WITHDRAW OUR SERVICES. SHOULD THERE BE A PROBLEM WITH THIS INVOICE PLEASE CONTACT US IMMEDIATELY UPON RECEIPT TO DISCUSS ON 01902 307430.

BACS PAYMENTS:

BANK: Lloyds Bank, 37 Church Street, Wednesfield, Wolverhampton, WV11 1SS
SORT CODE: 30-19-40
ACCOUNT NO: 00223334





First Floor | Riverside West
Whitehall Road | Leeds | LS1 4AW
0113 243 3731 | rpp.co.uk

rex procter and partners

20:20 House (Residential Management) Ltd
Management Office
Twenty Twenty
Skinner Lane
Leeds LS7 1BB

By Email
l.rhodes@cardoemartin.co.uk

INVOICE

Invoice Nr: **LS8746**

Account Nr: L2020H VAT Reg Nr: 169.5183.31

27 May 2021 Job Nr: LDS0348

To Professional Services:-	Fees and Disbursements £	VAT Rate %	VAT £
<u>20:20 House Recladding Works</u>			
APPLICATION FOR A PAYMENT OF FEES QS Services on the above project	£ 12,250.00		
Payment on account	£ 8,000.00		
Less previous payment (our invoice LS8637 refers)	£ 6,000.00		
	£ 2,000.00	20.0	£ 400.00
TOTAL AMOUNT DUE	£ 2,400.00		

Please Remit or Send Remittance Advice to: Rex Procter and Partners, at the above address
Transfer Payment can be made to Barclays Commercial, PO Box 190, 1 Park Row, Leeds, LS1 5WU
Account No: 40722189 Sort Code: 20-48-46 Account Name: Rex Procter and Partners



M:\FEES & APPTS\Fees\Leeds\Fees\2021-2022 Fees\2021-05\LS8746 AJB

Chartered Quantity Surveyors | Project Managers | Employer's Agents | Building Services Cost Consultants



Rex Procter and Partners is a trading name of RPP Limited

Registered in England 07159352

Registered Office: First Floor Riverside West, Whitehall Road, Leeds, LS1 4AW

A full list of Directors is available from our Registered Office



First Floor | Riverside West
Whitehall Road | Leeds | LS1 4AW
0113 243 3731 | rpp.co.uk

rex procter and partners

20:20 House (Residential Management) Ltd
Management Office
Twenty Twenty
Skinner Lane
Leeds LS7 1BB

By Email
l.rhodes@cardoemartin.co.uk

INVOICE

Invoice Nr: **LS8830**

Account Nr: L2020H VAT Reg Nr: 169.5183.31

29 June 2021 Job Nr: LDS0348

To Professional Services:-	Fees and Disbursements £	VAT Rate %	VAT £
<u>20:20 House Recladding Works</u>			
APPLICATION FOR A PAYMENT OF FEES QS Services on the above project	£ 12,250.00		
Payment on account	£ 10,000.00		
Less previous payment (our invoice LS8746 refers)	£ 8,000.00		
	£ 2,000.00	20.0	£ 400.00
TOTAL AMOUNT DUE	£ 2,400.00		

Please Remit or Send Remittance Advice to: Rex Procter and Partners, at the above address
Transfer Payment can be made to Barclays Commercial, PO Box 190, 1 Park Row, Leeds, LS1 5WU
Account No: 40722189 Sort Code: 20-48-46 Account Name: Rex Procter and Partners





First Floor | Riverside West
Whitehall Road | Leeds | LS1 4AW
0113 243 3731 | rpp.co.uk

rex procter and partners

20:20 House (Residential Management) Ltd
Management Office
Twenty Twenty
Skinner Lane
Leeds LS7 1BB

By Email
l.rhodes@cardoemartin.co.uk

INVOICE

Invoice Nr: **LS8912**

Account Nr: L2020H VAT Reg Nr: 169.5183.31

26 July 2021 Job Nr: LDS0348

To Professional Services:-	Fees and Disbursements £	VAT Rate %	VAT £
<u>20:20 House Recladding Works</u>			
APPLICATION FOR A PAYMENT OF FEES QS Services on the above project	£ 12,250.00		
Payment on account	£ 12,000.00		
Less previous payment (our invoice LS8830 refers)	£ 10,000.00		
	£ 2,000.00	20.0	£ 400.00
TOTAL AMOUNT DUE	£ 2,400.00		

Please Remit or Send Remittance Advice to: Rex Procter and Partners, at the above address
Transfer Payment can be made to Barclays Commercial, PO Box 190, 1 Park Row, Leeds, LS1 5WU
Account No: 40722189 Sort Code: 20-48-46 Account Name: Rex Procter and Partners



Invoice To: 20:20 House (Residential Management) Limited

Management Office
20:20 House
Skinner Lane
Leeds
LS7 1BB
F.A.O. Lee Rhodes

Invoice number: 12796
Client Ref: Lee Rhodes
Date: 30th June 2021

Project: CDM1295

Principal Designer Support
20:20, Leeds

Instruction/order reference:

Date payment due

Signed FOA Matt Kirk	30 days
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Description of Work	Total
To provide as per our proposal QLCDM1295@2 Leeds Item 1 Appointment as Principal Designer as outlined in above quote. Additional support authorised by Lee Rhodes.	
Monthly payment now due for ongoing PD support in June.	£792.00
<u>Additional Support</u>	
02/06/21 Progress Meeting on site 16/06/21 Progress Meeting on site 30/06/21 Progress Meeting on site	
<u>Expenses</u>	
40 miles @ 55p per mile x 3	£66.00
Sub Total	£858.00
VAT	£171.60
Invoice Total	£1029.60

Company No. 3433817 VAT Reg. No. 698 501 790	Abco Management Ltd Office 7-8 Tayson House Methley Road Castleford WF10 1PA
For bacs payments: Acc no 00885691 Sort Code 30-99-01 Lloyds Bank	Tel: 01977 808657

Invoice

Invoice To: 20:20 House (Residential Management) Limited

Management Office
20:20 House
Skinner Lane
Leeds
LS7 1BB
F.A.O. Lee Rhodes

Invoice number: 12833
Client Ref: Lee Rhodes
Date: 30th July 2021

Project: CDM1295
Principal Designer Support
20:20, Leeds

Instruction/order reference:

Date payment due

Signed FOA Matt Kirk	30 days
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Description of Work	Total
To provide as per our proposal QLCDM1295@2 Leeds Item 1 Appointment as Principal Designer as outlined in above quote. Additional support authorised by Lee Rhodes.	
Monthly payment now due for ongoing PD support in July.	£792.00
21/07/21 Progress Meeting on site	
<u>Expenses</u>	
40 miles @ 55p per mile	£22.00
Sub Total	£814.00
VAT	£162.80
Invoice Total	£976.80

Company No. 3433817 VAT Reg. No. 698 501 790
For bacs payments:
Acc no 00885691 Sort Code 30-99-01 Lloyds Bank

Abco Management Ltd Office 7-8 Tayson House Methley Road Castleford WF10 1PA
Tel: 01977 808657



Invoice

20:20 House (Residential Management) Ltd
2020 Building
Skinner Lane
Leeds
LS7 1BB

27 January 2021
Invoice Number: 1576991

Our Matter: 2702838 / 671691
RE: 20:20 Building, Skinner Lane, Leeds - Cladding Remedial Works

		VAT Rate	VAT
To professional services	8,050.00	20.0%	1,610.00
Total Fees and Disbursements	8,050.00		
Total VAT	1,610.00		
Total Invoice	9,660.00		
Total payable:	GBP		£ 9,660.00

Gowling WLG (UK) LLP

Gowling WLG (UK) LLP
4 More London
Riverside
London
SE1 2AU
VAT Registration No: GB 858698 838

T +44 (0) 370 903 1000
F +44 (0) 370 904 1099
www.gowlingwlg.com

Signed for & on behalf of Gowling WLG (UK) LLP

Gowling WLG (UK) LLP is a limited liability partnership registered in England and Wales under registration number OC304378 and is authorised and regulated by the Solicitors Regulation Authority. A list of members may be inspected at 4 More London Riverside, London, SE1 2AU, its registered office.

Gowling WLG (UK) LLP is a member of Gowling WLG, an international law firm which consists of independent and autonomous entities providing services around the world. Our structure is explained in more detail at www.gowlingwlg.com/legal

IMPORTANT INFORMATION

Payment:

- All invoices are payable within 30 days of presentation, or as otherwise agreed between us in our Terms of Business/retainer with you.
- We may charge you interest on any outstanding sums due from you to us from one month after the delivery of the invoice until the actual date of payment. This is permitted by article 5 of the Solicitors' (Non Contentious Business) Remuneration Order 2009 (where applicable) and agreed between us in our Terms of Business or retainer with you.

• Payment methods:

a) Bank transfer

Beneficiary Name: Gowling WLG (UK) LLP
Bank Name: Lloyds Bank
Bank Address: 125 Colmore Row, Birmingham B3 3AD
Account Number: 00660831
Bank Sort Code: 30-00-03
BIC: LOYDGB21003
IBAN: GB54 LOYD 3000 0300 6608 31

Notes:	Please use the client number or invoice as reference with the transfer instruction. Send a remittance advice to accounts@gowlingwlg.com or P.O Box 17081, 2 Snowhill, Birmingham, B2 2PL
---------------	---

b) Cheque by mail

Payable To: Gowling WLG (UK) LLP
Postal Address: Accounts, Gowling WLG (UK) LLP, Two Snowhill, Birmingham, B4 6WR
DX: DX 312501 Birmingham 86

Notes:	Please provide a remittance advice and note your customer number on the back of the cheque. Send a remittance advice to accounts@gowlingwlg.com or P.O Box 17081, 2 Snowhill, Birmingham, B2 2PL
---------------	---

Assessment of Costs:

- You may be entitled to have our charges reviewed by the court. This is called 'assessment'. Your rights in this regard are set out in sections 70, 71 and 72 of the Solicitors Act 1974. The Legal Ombudsman may not consider a complaint about the bill if you have applied to the court for assessment of the bill.



Invoice

20:20 House (Residential Management) Ltd
20:20 House
Skinner Lane
Leeds
LS7 1BB

28 April 2021
Invoice Number: 1598765

Our Matter: 2702838 / 671691
RE: 20:20 Building, Skinner Lane, Leeds - Cladding Remedial Works

		VAT Rate	VAT
To professional services	8,200.00	20.0%	1,640.00
Total Fees and Disbursements	8,200.00		
Total VAT	1,640.00		
Total Invoice	9,840.00		
Total payable:	GBP		£ 9,840.00

Gowling WLG (UK) LLP

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London
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Assessment of Costs:

- You may be entitled to have our charges reviewed by the court. This is called 'assessment'. Your rights in this regard are set out in sections 70, 71 and 72 of the Solicitors Act 1974. The Legal Ombudsman may not consider a complaint about the bill if you have applied to the court for assessment of the bill.

WORKS	: ACM Cladding Remediation Works	VALUATION NR : 8	DUe DATE : 09/07/2021
SITUATED AT	: 20:20 House, Skinner Lane, Leeds LS7 1BB	DATE OF ISSUE : 09/07/2021	FINAL DATE
CONTRACT DATE	: 07 December 2020	JOB NR : LDS0348	FOR PAYMENT : 08/08/2021
CONTRACT SUM	: £660,056.52	QS REFERENCE : AJB	DATE OF RECEIPT
		REVIEWED BY : AJB	OF CONTRACTOR'S
			APPLICATION : 02/07/2021
			INTERIM VALUATION DATE : 02/07/2021

EMPLOYER	EMPLOYER'S AGENT	CONTRACTOR
20:20 House (Residential Management) Ltd	Cardoe Martin Limited	Ballymore Civils Ltd
Twenty Twenty	Aizlewood Business Centre	3 Gortrush Business Centre
Skinner Lane	Aizlewood Mill	27 Gortrush Industrial Estate
Leeds	Sheffield	Omagh BT78 5EJ
LS7 1BB	S3 8GG	

Under the terms of the above Agreement we have made the following Interim Valuation as at

02/07/2021

Gross Valuation (after any deductions for works or materials notified by the Employers Agent as not being in accordance with the Contract)

Retention Statement					
Less	Retention	5% of £	580,074.58	=	£ 29,003.73
		2.5% of £	-	=	£ -
		0% of £	-	=	£ -
					£ 29,003.73
					£ 551,070.85
Less	Reimbursement of advance payment				£ -
					£ 551,070.85
Less	the sum of the amounts paid in previous Interim Payments				£ 497,995.67
					£ 53,075.18

FIFTY THREE THOUSAND AND SEVENTY FIVE POUNDS AND EIGHTEEN PENCE

This is not a Tax Invoice

Signed:



REX PROCTER AND PARTNERS
CONSTRUCTION CONSULTANTS

Notes

- (i) The Employer's Agent Payment Notice should be issued within 5 days of the Due Date.
- (ii) The Balance stated is subject to any statutory deductions which the Employer may be obliged to make under the provisions of the Construction Industry Scheme where the Employer is classed as a "Contractor" for the purposes of the Act.
- (iii) All the above amounts are exclusive of VAT.
- (iv) The Employer's Agent should satisfy himself that there are no further works or materials other than those identified in the covering letter, which are not in accordance with the Contract. Action by the Contractor should be taken on the basis of figures in, or attached to, the Employer's Agent Payment Notice.

WORKS	: ACM Cladding Remediation Works	VALUATION NR : 9	DUe DATE : 06/08/2021
SITUATED AT	: 20:20 House, Skinner Lane, Leeds LS7 1BB	DATE OF ISSUE : 04/08/2021	FINAL DATE
CONTRACT DATE	: 07 December 2020	JOB NR : LDS0348	FOR PAYMENT : 05/09/2021
CONTRACT SUM	: £660,056.52	QS REFERENCE : AJB	DATE OF RECEIPT
		REVIEWED BY : AJB	OF CONTRACTOR'S
			APPLICATION : 30/07/2021
			INTERIM VALUATION DATE : 30/07/2021

EMPLOYER	EMPLOYER'S AGENT	CONTRACTOR
20:20 House (Residential Management) Ltd	Cardoe Martin Limited	Ballymore Civils Ltd
Twenty Twenty	Aizlewood Business Centre	3 Gortrush Business Centre
Skinner Lane	Aizlewood Mill	27 Gortrush Industrial Estate
Leeds	Sheffield	Omagh BT78 5EJ
LS7 1BB	S3 8GG	

Under the terms of the above Agreement we have made the following Interim Valuation as at

30/07/2021

Gross Valuation (after any deductions for works or materials notified by the Employers Agent as not being in accordance with the Contract)

Retention Statement					
Less	Retention	5% of £	679,665.40	=	£ 33,983.27
		2.5% of £	-	=	£ -
		0% of £	-	=	£ -
					£ 33,983.27
					£ 645,682.13
Less	Reimbursement of advance payment				£ -
					£ 645,682.13
Less	the sum of the amounts paid in previous Interim Payments				£ 551,070.85
					£ 94,611.28
The amount due for payment by the Employer against Interim Application Nr 9 (assuming amounts due in Valuation Nr 8 have been paid) (Excluding VAT)					

NINETY FOUR THOUSAND, SIX HUNDRED AND ELEVEN POUNDS AND TWENTY EIGHT PENCE

This is not a Tax Invoice

Signed:



REX PROCTER AND PARTNERS
CONSTRUCTION CONSULTANTS

Notes

- (i) The Employer's Agent Payment Notice should be issued within 5 days of the Due Date.
- (ii) The Balance stated is subject to any statutory deductions which the Employer may be obliged to make under the provisions of the Construction Industry Scheme where the Employer is classed as a "Contractor" for the purposes of the Act.
- (iii) All the above amounts are exclusive of VAT.
- (iv) The Employer's Agent should satisfy himself that there are no further works or materials other than those identified in the covering letter, which are not in accordance with the Contract. Action by the Contractor should be taken on the basis of figures in, or attached to, the Employer's Agent Payment Notice.

APPENDIX III

RPP COST REPORT



First Floor | Riverside West
Whitehall Road | Leeds | LS1 4AW
0113 243 3731 | rpp.co.uk

Cost Report

Re-Cladding Works, 20:20 House, Skinner Lane, Leeds

20:20 House

Version:	2	Created For:	L Rhodes
Prepared By:	Alex Blenard		
Approved By:	AJB		
Client:	20:20 House		
Date:	20 July 2021		
Job Number:	LDC0348		

20 July 2021

EXECUTIVE SUMMARY						
Item	Ref	Description	Contract Total	OH&P	Fees	Overall Total
1	CSA	Contract Sum	£ 658,056.52	Included	Included	£ 658,056.52
2	CAC	Employers Instructions	£ -	Included	Included	£ -
3	CCF	Anticipated Instructions/Verbal Instructions	£ 366,626.01	Included	Included	£ 366,626.01
TOTAL FINAL COST			£ 1,024,682.53	£ -	£ -	£ 1,024,682.53

5	Start on Site	19 January 2021
6	Completion Date	20 May 2021
	Current Anticipated Completion Date	08 October 2021
7	Contract Duration	18 Weeks
8	Current Week	26 Weeks

Status:

Delays due to VCL works and funding approval

20 July 2021

Key Issues:**COST REPORT**

Client: Henry Boot Developments

Project: Plot 15, Markham Vale

File Path: V:\Leeds\LDS0348 - 20 20 House, Leeds\E - Cost Rep\21-07-20 Cost Report Nr2

2.00 COST REPORT - Employers Instructions				OH&P and Attendances			
Item	Ref	EI	Title	Actual Cost	OH&P	Attendances/Fees	Total
1							£ -
TOTAL ADJUSTMENT OF PROVISIONAL SUMS				£ -	£ -	£ -	£ -
3.00 COST REPORT - Anticipated/Verbal Instructions				OH&P and Attendances			
Item	Ref	EI	Title	Actual Cost	OH&P	Attendances	Total
1			Request to slow the works until a decision is made by HE on the required VCL works	£ 23,216.20	incl	incl	£ 23,216.20
2			New slimline designed scaffold to Re'new yard	£ 23,000.00	incl	incl	£ 23,000.00
3			VCL Works to Apartments	£ 150,603.00	incl	incl	£ 150,603.00
4			Remedial Solution to corners of building	£ 22,928.06	incl	incl	£ 22,928.06
6			Additional three weeks extension to previous programme submitted to Lee on 19.03.2021 due to lack of clarity on fire cavity barrier types, locations and additional materials that may now be required	£ 17,412.15	incl	incl	£ 17,412.15
7			E/O Additional costs for the VCL works to apartment 125 & 122 being completed in isolation and out of sequence with the programmed works	£ 12,348.00	incl	incl	£ 12,348.00
8			Design, supply and installation of Non ACM Panels to isolated areas at Penthouse Level as required by Lee Rhodes, IFC & Wintech	£ 6,106.00	incl	incl	£ 6,106.00
9			Scaffolding to phase two to be erected and hired earlier to accommodate additional lead-in time for delivery of panels	£ 8,700.00	incl	incl	£ 8,700.00
10			Rewoval of Glass curtain walling at the boundaries of the properties as requested and required by IFC and Wintech	£ 3,150.00	incl	incl	£ 3,150.00
11			Opening up works to the Non-ACM areas as required by IFC by email on 25.06.2021 @ 12.18. The price is based on the areas detailed within the drawings of that email.	£ 29,514.00	incl	incl	£ 29,514.00

COST REPORT - Change Summary

Client: 20:20 House

Project: 20:20 House Recladding Works

File Path: V:\Leeds\LDS0348 - 20:20 House, Leeds\E - Cost Rep\21-07-20 Cost Report Nr2

20:20 HOUSE**RE-CLADDING WORKS, 20:20 HOUSE, SKINNER LANE, LEEDS****CHANGE SUMMARY**

12		Additional 12 weeks extension to previous programme 26.03.2021 to take account of all revised and additional fire requirements by IFC and all additonal cladding requirements by Wintech	£ 69,648.60	incl	incl	£ 69,648.60
TOTAL SUM OF APPROVED CHANGE AUTHORISATION COSTS			£ 366,626.01	£ -	£ -	£ 366,626.01

COST REPORT - Change Summary

Client: 20:20 House

Project: 20:20 House Recladding Works

File Path: V:\Leeds\LDS0348 - 20 20 House, Leeds\E - Cost Rep\21-07-20 Cost Report Nr2

APPENDIX IV

PROJECT PROGRAMME

