

## 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	
<b>Final Account (Excluding VAT)</b>		<b>£1,504,379.24</b>
Less: Amount certified to date		£1,504,379.24
<b>Uncertified Balance excluding Retention Currently Held (£22,565.69)</b>		<b>£0.00</b>

Signed:

( *Nick Massingham* )

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

( *Simon Ingham* )

) 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.