

2020 House (Residential Management) Limited

Replacement of Non-ACM Cladding Phase 2 Works

**Final Account
September 2022**



FINAL ACCOUNT
01 September 2022



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2020 House - Phase 2 Cladding replacement works

DESCRIPTION	CONTRACT SUM	FINAL ACCOUNT
	£	£
CONTRACT SUM (excl. Prov Sums)	1,371,880.01	1,371,880.01
PROVISIONAL SUMS	132,500.00	6,337.13
VARIATIONS	-	126,162.10
FORECAST FINAL COST	1,504,380.01	1,504,379.24

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PROVISIONAL SUMS

Nr	Description	Contract Sum Allowance	Current Estimate £	Comment / Status
1	Phase 1 Validation Works	£25,000.00	£1,343.75	
2	Off Site Parking	£7,500.00	£4,993.38	
3	Contingency	£100,000.00	£0.00	
	Total to Cost Summary	132,500.00	6,337.13	

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VARIATIONS

EAI Nr		Description	Budget Price £	Comment / Status
1		Additional cladding works where access previously unavailable due to Ballymore ongoing works at the time of inspections	£126,162.10	Ballymore refused access to Castles during the inspections/opening up works and so Castles were unable to verify quantities in certain locations as a result.
		Total to Cost Summary	£126,162.10	

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ADVANCE WARNINGS

		Description	Budget Price	Previous Report	Changes Since Previous
			£	£	£
1		Bespoke SFS support framework; 110mm x 110mm galvanised steel vertical tophat; 50mm x 50mm galvanised steel horizontal tophat; 75mm x 50mm x 100mm galvanised steel ventilated support bracket; 120mm wide PPC aluminium flat plate flashing; VL window reviel trim, James Hardie NT3 blanking panel / flashing	£0.00	£68,372.00	-£68,372.00
2		Increased quantity of proprietary open state cavity fire barriers; mechanical fixing at compartment walls	£0.00	£89,965.00	-£89,965.00
3		Extra Over supply and fix James Hardie panels to existing full height balconies as required by Planning [assumed existing frame to be reused]	£0.00	£22,983.00	-£22,983.00
4		Remedial works to existing balconies; remove timber boarding; alter / amend / adapt metal support bracketary; proprietary replacement fire retardent boarding;	£0.00	£122,146.00	-£122,146.00
		Total to Cost Summary	£0.00	£303,466.00	-£303,466.00