

# PAYMENT CERTIFICATE NO. 02

**Project:** Residential New Build – 2 Storey Dwelling  
**Client:** J JENSAN  
**Project Address:** 24 Cavendish Rd | HS17J | London | United Kingdom  
**Certificate Date:** 12.02.2026  
**Valuation Period:** Weeks 5–12  
**Prepared By:** SZ GRIGA  
**Certificate Ref:** PC-02

## 1. SUMMARY

This payment certificate represents the value of work completed on site to date, based on progress against the approved cost plan and baseline programme.

## 2. WORKS VALUATION SUMMARY

Work Package	Total Cost (£)	% Complete	Value to Date (£)
Pre Construction & Preliminaries	5,500	100%	5,500
Groundworks & Foundation	19,000	100%	19,000

Superstructure	22,000	75%	16,500
Roof Construction	12,000	50%	6,000
Building Envelope	16,000	25%	4,000
Mechanical & Electrical (MEP)	13,000	20%	2,600
Internal Finishes	20,500	0%	0
External Finishes	5,500	0%	0
Snagging & Handover	3,500	0%	0

---

### 3. FINANCIAL SUMMARY

Gross Value of Works to Date:	<b>£53,600</b>
Less Retention (5%):	<b>£2,680</b>
Less Previous Payments (PC-01):	<b>£16,055</b>
-----	
Net Amount Due This Period.	<b>£34,865</b>

---

### 4. NOTES

- Valuation based on site progress inspections and verified quantities.
- Percentages reflect cumulative progress to date.
- Retention held in accordance with contract terms.

- No approved variations included in this certificate.
  - Programme impacted by approved EOT (2 weeks) due to window delivery delay.
- 

## 5. CERTIFICATION

I certify that the above valuation represents a fair and reasonable assessment of work completed to date.

---

### Certified By:

**Name:** SZ GRIGA

**Role:** Project Manager

**Signature:** SZ GRIGA

**Date:** 12.02.2026