

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 & Electronical (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: **£53,600**

Less Retention (5%): **£2,680**

Less Previous Payments (PC-01): **£16,055**

Net Amount Due This Period. **£34,865**

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.
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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