

Pay less notice

Housing Grants, Construction and Regeneration Act 1996, section 111

To (payee): Ridgeway Masonry Ltd, Unit 3, Quarry Park, Keighley BD21 4QE

From (payer): Northvale Construction Ltd, 22 Albion Street, Leeds LS1 6HX

Contract: Subcontract for the brickwork and screeds package, ref NC-HF2-SC14, dated 3 March 2026

Project: Hawthorn Fields Phase 2, Moor Road, Pudsey LS28 7RT

Payment application or payment notice this relates to: Interim payment application no. 7, dated 2 October 2026

Sum stated in that notice (the notified sum): £86,400

Due date for payment: 16 October 2026

Final date for payment: 30 October 2026

Date this notice is given: 7 October 2026

1 Notice

We give notice that we intend to pay less than the notified sum.

2 The sum we consider to be due

The sum we consider to be due on the date this notice is given is:

£66,450 excluding VAT

3 The basis on which this sum is calculated

Item	Amount in notified sum (£)	Amount we consider due (£)	Difference (£)	Reason and how calculated
Item 4.2 – brickwork (measured work)	£36,000	£24,000	£12,000	60% complete on inspection on 1 October 2026, not 90% as claimed: brickwork $60\% \times £40,000 = £24,000$

Item 6.1 – screed (defective work)	£8,500	£5,300	£3,200	Screed to plots 7-9 out of tolerance; remedial work assessed at £3,200, see defects list DL-07
Variation 3	£4,750	£0	£4,750	Not instructed; no variation order issued
Total	£86,400	£66,450	£19,950	

Supporting documents: QS assessment dated 6 October 2026, defects list DL-07 and site photographs of 1 October 2026.

4 Payment

We will pay the sum stated in section 2 on or before the final date for payment. This notice is given no later than 5 days, as the contract requires before the final date for payment.

Signed: _____

Name: Anita Shah

Position: Commercial Director

For and on behalf of: Northvale Construction Ltd

Date: 7 October 2026