

## **SERVICE OVERVIEW**

### **BARBICAN ESTATE**

As at 1 September 2011 the Barbican Residential Committee was responsible for 1,990 dwellings, 1,497 car parking spaces, 61 motor cycle spaces, 1,262 baggage stores, 100 cycle stores, a commercial portfolio comprising 117,000 square feet at the Trade Centre plus ten other commercial properties. There are also 14 freehold residential properties for which services are provided. Over 94% of the dwellings have been sold on long leases.

### **Supervision and Management Holding Account**

This section relates to the requirements of the Barbican Estate Office including staffing, premises, information technology and support from Guildhall. The Estate Office is responsible for the management of the flats, commercial units, car parks and baggage stores. Management includes repairs and maintenance, security, cleanliness of common parts, calculation of service charges and the initial stages of arrears recovery. Total expenditure on this section is fully recharged to other sections of the accounts.

### **Service Charge Account**

Contains the running expenses for revenue services provided to both long and short term lessees. The main items of expenditure are staffing, repairs and maintenance, energy, and supervision and management. The account is credited with charges to long lessees and a proportion of rent income which is deemed to be the service charge element of inclusive rentals.

### **Services & Repairs - Landlord**

Expenditure includes repairs to the interior of short term lessees flats and void flats, grounds maintenance of public areas, insurance (other than that included in the Service Charge Account for lifts and the garchey system), capital charges relating to properties not sold on a long lease, and supervision and management. Income includes rent income from short term tenancies (apart from the service charge element referred to above), rent from ten commercial properties, licence fees for various aerial sites, and reimbursements for insurance, dilapidations and other services. Long lessees have the option to arrange alternative insurance to that provided through the City and, consequently, insurance is accounted for in the Landlord Account rather than as part of the Service Charge Account.

### **Car Parking and Stores**

The running expenses, capital charges, rent income and service charges relating to the respective areas.

**Trade Centre**

This is a commercial area of some 117,000 square feet bounded broadly by Beech Street, Aldersgate Street, Fann Street and Bridgewater Square. Capital charges are the main item of expense, although some premises and supervision and management costs are incurred. Income comprises rent and charges for services.

**Other Non Housing**

This section includes the reimbursable insurance for the youth hostel (let on a peppercorn rent until 2011) and provision for the cost of electricity in relation to the 'City widened Line' railway tunnel. In the case of the latter, the City required alterations to the route of a tube tunnel and is required to pay the resultant additional electricity costs. Expenditure also includes capital charges.