

Barbican Estate wide Service Charges

Actual Service Charge Costs 2024/25	Actual 2023/24	Actual 2024/25	Estimate 2024/25
	£	£	£
Customer Care			
Costs of Management and Supervision	672,860	941,624	678,914
Estate Management			
Resident Staff - Estate%	375,723	329,146	404,000
Furniture & Fittings	- 9,243	15,539	30,001
Window Cleaning	245,754	277,220	269,199
Cleaners/Porters	1,284,124	1,322,679	1,386,582
Weekend cleaning	15,578	113	14,236
Lobby Porters	917,170	878,096	893,407
Car Park Attendants	812,755	998,822	772,498
House Officer - Estate%	163,712	198,885	145,042
Sub Total	3,805,572	4,020,499	3,914,965
Property Management			
Garchey Maintenance - Estate%	351,997	379,318	321,300
General Repairs - House Cost & Estate%	2,512,089	2,586,717	3,144,000
Technical Services	241,945	296,164	450,215
Lift Maintenance	387,327	567,740	396,239
Electricity (Common Parts and Lifts)	772,878	719,521	930,804
Heating	3,882,354	3,797,954	4,581,233
Sub Total	8,148,589	8,347,415	9,823,791
Open Spaces			
Garden Maintenance - Estate %	204,152	189,575	220,000
Total Annually Recurring Items	12,831,173	13,499,113	14,637,670
Non-Annually Recurring Items - Major Works			
Emergency Lighting	23,085	9,854	-
External redecorations	403,629	511,394	1,218,290
Water Supply Works	76,362	74,992	-
Water Tank Repairs/Replacement	- 4,071	-	-
Replacement Window & Door Frames	165,375	15,875	-
Internal Redecorations	451,561	508,577	320,084
Roof Repairs	11,872	2,994	-
Asbestos Works	77,633	285,902	-
Lobby Refurbishment - Shakespeare	9,450	2,907	-
Carpet Replacement	65,319	-	-
Intercom Renewal	-	-	70,000
Lift Refurbishment	6,806	-	50,000
Total Non-Annually Recurring Items	1,287,023	1,412,495	1,658,374
TOTAL	14,118,196	14,911,608	16,296,044

The proportions of the total actual cost above, attributable to your flat, are as stated in your lease.