ACTUAL SERVICE CHARGES FOR THE YEAR ENDING 31/03/2026

PARTICULARS	*ESTATE WIDE TOTAL AMOUNT*
ER-UTILITIES	
Electricity	**£649,619**
Combined Heat and Power	**£3,401,760**
Total Utilities	***£4,051,379***
ER-HARD SERVICES	
External Maintenance	
Drains	**£72,399**
Balconies (Other Than Water Penetration)	**£9,987**
Tiling and Screeding	**£13,975**
Lakes	**£537**
Expansion Joints (Other Than Water Penetration)	**£1,106**
Frames - Doors and Windows (Not Water Penetration)	**£283,365**
Garchey Maintenance	**£418,730**
External repairs	
Concrete Repairs	**£14,688**
Roofs (Other Than Water Penetration)	**£52,464**
Breakdown General	**-£16,879**
Internal maintenance	
Plumbing	**£162,439**
Life safety systems maintenance	
Emergency Lighting	**£708**
Health and Safety Equipment	**£26,368**
Breakdown Fire Alarm System	**£100,889**
Lifts Repairs & Maintenance	
Lift Maintenance Contract	**£407,890**
Lift Repairs	**£30,479**
Contract Servicing Lifts	**£2,400**
M&E maintenance contract	
Fire Equipment - Contract	**£58**
Contract Servicing Heating and Ventilating	**£15,689**
Contract Servicing Eyebolt Testing	**£40,532**
Contract Servicing Water Testing	**-£35**

PARTICULARS	*ESTATE WIDE TOTAL AMOUNT*
M&E repairs	
Ventilation	**£29,227**
Equipment, Furniture and Materials	**£17,558**
Carpentry	**£56,156**
Lock Repairs and Replacement	**£63,226**
Glazing	**£49,551**
Electrical Repairs	**£168,812**
IRS maintenance	**£27,275**
Metalwork	**£163,763**
Miscellaneous Works	**£98,037**
Underfloor Heating	**£7,040**
Water Penetration	**£318,849**
Water Supply Works	**£101,442**
Breakdown - Firefighting Equipment	**£8,838**
CCTV Breakdown	**£611**
Fire Equipment	**£13,789**
Security Works	**£4,075**
Entryphones	**£2,287**
Consultants Fees	**£76,897**
General Grounds Maintenance	**£73,916**
Mobilisation Cost	**£101,456**
Redecorations	
Decorating (Other Than Water Penetration)	**£12,040**
Fabric repairs and maintenance	
Structural Repairs	**£29,943**
Asbestos Removal	**£79,708**
Total Hard Services	***£3,142,285***
ER-INSURANCE	
Engineering Insurance	**£47,858**
Total Insurance	***£47,858***
ER-SOFT SERVICES	
Garden Maintenance	**£184,621**
Window Cleaning	**£294,184**
Internal Cleaning	**£51,880**
Pest Control	**£30,284**
Total Soft Services	***£560,969***

PARTICULARS	*ESTATE WIDE TOTAL AMOUNT*
ER-MANAGEMENT	
Staff costs	
Barbican Estate Office (Management Team)	**£1,092,534**
House Officers	**£117,798**
Resident Engineers	**£394,752**
Garchey Team	**£157,104**
Estate Cleaners (and supervisors)	**£1,223,625**
Car Park Attendants	**£1,117,841**
Lobby Porters	**£946,536**
Training, Recruitment & Administration Costs	**£5,368**
Site accommodation-rent/rates	
Furniture & Fittings	**£21,120**
Risk assessments and audits	
Asbestos Survey/Inspection	***£69,422***
Building Safety Case	***-£9,900***
Professional Fees	
Legal Fees	**£17,397**
Office costs-phones/stationery	***£82,776***
Support Services	
Repairs Desk Contribution (Call Centre)	***£181,775***
Compliance Support	***£77,307***
Building Safety Support	***£49,458***
Total Management	***£5,544,913***
Total Annually Reccuring Items	***£13,347,405***
NON ANNUALLY RECURRING ITEMS	
Replacement Window & Door Frames	**£1,133**
Lift refurbishment - Tower blocks	**£4,100**
Internal Redecorations	**£287,275**
External Redecorations	**£243,990**
Redecorations Project Fees Refund 2020-2025	**-£238,673**
Total Non Annually Reccuring Items	***£297,824***
Combined Actuals Totals	***£13,645,229***

ACTUAL SERVICE CHARGES FY 2024-25	***£14,909,518***
VARIATION	***-£1,193,736***

ESTIMATED SERVICE CHARGES FOR FY 2526	***£14,934,831.19***
VARIATION	***-£1,289,602***