Statement of Anticipated Service Charge Expenditure

Muzeyyen Erturk
Flat 1303, Barnacle House
1 Hemlock Street
London
E14 0YW

St William Homes LLP

Re: A1.13.03 - Flat 1303, Barnacle House
Poplar Riverside

Date: 13 May 2025

Service Charge

Ref: 188PR1-1124A

Service Charge period: 1 Jan 2025 - 31 Dec 2025

Expenditure heading	Anticipated expenditure	Percentage	Anticipated share due
ESTATE			
Mgt & Admin Salaries & On Cost	127,719.00		
Maintenance Staffing Salaries	51,197.00		
Employers Liability Insurance	477.00		
Security Monitoring Service	1,500.00		
IT Equipment	11,348.00		
Site Staff Facilities Maint	1,200.00		
Broadband and Telephony Costs	2,500.00		
Office Supplies	1,000.00		
Office Utilities	3,000.00		
Security Salaries & On Costs	117,602.00		
Security Equipment & Uniform	2,000.00		
Public Liability Insurance	1,577.00		
Electricity Consumption	6,695.00		
Water Consumption	2,000.00		
Cleaning Contract	19,000.00		
Refuse Chute Maint & Serv	2,000.00		
Refuse Collection Costs	2,000.00		
Landscaping Contract	39,634.00		
Landscaping Renewals	2,000.00		
Hard Surfaces Repair & Maint	1,500.00		
Arboricultural & Tree Works	1,000.00		
Pest Control Contract	2,500.00		
Ad-hoc Pest Control	500.00		
External Estate Maintenance	1,500.00		
Fire Systems Monitoring Serv	500.00		
BMS Maint & Serv	2,000.00		
Lighting Maintenance & Service	1,030.00		
Lighting Ad-hoc Repairs	500.00		
Plumbing & Drainage Maint	1,250.00		
PAT Testing	200.00		
Electrical Repairs	500.00		
CCTV Maintenance & Servicing	643.00		
Contribution to Reserves	5,000.00		
POD Management Fees	42,178.00		
Management Accounting Fees	9,169.00		
Accountancy & Audit Fees	7,061.00		
General Risk Assessment	773.00		
Window Cleaning Costs	150.00		
Fire Fighting Equip Serv	698.00		
Heating System Maint & Serv	26,000.00		
Heating System Chrg & Metering	1,000.00		
Heating System Ad-hoc Repairs	250.00		
CCTV Repairs	100.00		
Licences	11,000.00		
Linked Charges Recovery	-25,000.00		
	486,451.00	0.1131%	550.26

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RESIDENT AMENITIES			
Concierge Salaries & On Cost	163,858.00		
Holiday & Sickness Cover	32,760.00		
Recruitment Costs	4,039.00		
Ancillary Staffing Costs	2,900.00		
IT Equipment	3,000.00		
Broadband and Telephony Costs	2,500.00		
Window Cleaning Costs	750.00		
Cleaning Contract	4,242.00		
Internal Maintenance	500.00		
Fire Alarm Maint & Serv	750.00		
Sprinkler System Maint & Serv	750.00		
Emergency Lighting Maintenance	402.00		
Lighting Maintenance & Service	515.00		
PAT Testing	200.00		
Electrical Repairs	400.00		
HVAC Maint & Serv	2,734.00		
CCTV Maintenance & Servicing	346.00		
POD Management Fees	26,579.00		
General Risk Assessment	258.00		
Fire Risk Assessment	500.00		
Mgt & Admin Salaries & On Cost	22,626.00		
Employers Liability Insurance	477.00		
Gym Staffing and On Costs	3,000.00		
Gym Cleaning	4,250.00		
Gym Maintenance and Servicing	2,000.00		
Gym Consumables	1,500.00		
Gym Electricity	3,750.00		
Gym Water Costs	500.00		
Gym Heating	500.00		
Gym Health and Safety	500.00		
	287,086.00	0.1740%	499.66
BASEMENT STRUCTURE			
Building & Terrorism Insurance	15,000.00		
Electricity Consumption	12,875.00		
Water Consumption	500.00		
Cleaning Contract	1,500.00		
Sprinkler System Maint & Serv	963.00		
Booster Pump Maint & Serv	3,500.00		
Sewage/Sump Pump Maint & Serv	2,000.00		
Water Tanks Maint & Serv	3,500.00		
Pump Ad-hoc Repairs	500.00		
CCTV Maintenance & Servicing	515.00		
Contribution to Reserves	4,000.00		
General Risk Assessment	361.00		
Fire Risk Assessment	500.00		

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Water Risk Assessment	1,030.00		
	46,744.00	0.1288%	60.22
BLOCK A EXTERNAL			
Building & Terrorism Insurance	79,022.00		
External Facade Maintenance	3,800.00		
Fire Alarm Maint & Serv	1,501.00		
Sprinkler System Maint & Serv	2,531.00		
Fire System Ad-hoc Repairs	750.00		
High Level Access Systems	900.00		
Lightning Conductor Maint	515.00		
CCTV Maintenance & Servicing	330.00		
Contribution to Reserves	16,000.00		
POD Management Fees	25,138.00		
Fire Risk Assessment	2,250.00		
Refuse Collection Costs	750.00		
External Facade Safety Checks	1,020.00		
Dry Riser Maint & Serv	833.00		
General Risk Assessment	5,000.00		
	140,340.00	0.3902%	547.60
BLOCK A PODIUM			
Electricity Consumption	2,000.00		
Cleaning Contract	1,154.00		
Landscaping Contract	3,000.00		
Landscaping Renewals	250.00		
Contribution to Reserves	2,000.00		
	8,404.00	0.4072%	34.22
CORE A1			
Engineer Insurance Premium	578.00		
Electricity Consumption	28,737.00		
Cleaning Contract	13,413.00		
Internal Maintenance	2,000.00		
AOV Maint & Serv	1,502.00		
Fire Door Inspection	4,695.00		
Emergency Lighting Maintenance	402.00		
Lighting Ad-hoc Repairs	250.00		
Access Control Maint & Serv	1,741.00		
Access Control Ad-hoc Repairs	200.00		
Electrical Maint & Services	1,098.00		
PAT Testing	100.00		
Electrical Repairs	150.00		
Lift Maintenance & Servicing	1,900.00		
Lift Ad hoc Remedial Works	250.00		
CCTV Maintenance & Servicing	866.00		
Aerial Maintenance	250.00		

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Contribution to Reserves	19,300.00		
POD Management Fees	10,396.00		
General Risk Assessment	335.00		
Fire Door Maintenance	250.00		
Lighting Maintenance & Service	2,617.00		
Plumbing & Drainage Maint	1,853.00		
Heating System Maint & Serv	250.00		
Heating System Chrg & Metering	250.00		
Specialist Consultant Fees	3,474.00		
	96,857.00	0.7402%	716.98
Total anticipated expenditure	1,065,882.00		
Total on account payable			2,408.94

Charge details

Half Yearly Service Charge in advance Due on 24th April 2025	1,204.47