

# Your estimate service charge statement explained

How we've calculated the amount you need to pay for 1 April 2025 to 31 March 2026

	A	B	C
Description	Estimated costs for the estate & block where you live	Apportionment %	Estimated costs and charges that you need to pay
<b>Estate Service costs</b>			
Bin Hire/ Waste Management	£ 972.00	0.63504%	£ 6.17
Bulk Refuse	£ 3,234.00	0.63504%	£ 20.54
Caretaker	£ 9,876.00	0.63504%	£ 62.72
CCTV	£ 1,000.00	0.63504%	£ 6.35
Electricity Consumption	£ 20,414.00	0.63504%	£ 129.64
Grounds Maintenance	£ 4,413.00	0.63504%	£ 28.02
<b>Estate Fabric repairs &amp; Communal Boilers costs</b>			
Communal Boilers	£ 21,645.00	0.63504%	£ 137.45
General Building Works	£ 3,125.00	0.63504%	£ 19.85
<b>Block Services costs</b>			
Caretaker	£ 3,546.00	3.1752%	£ 112.59
CCTV	£ 400.00	3.1752%	£ 12.70
Door Entry/Entryphone	£ 250.00	3.1752%	£ 7.94
Electricity Consumption	£ 3,883.00	3.1752%	£ 123.29
Emergency Light Testing	£ 550.00	3.1752%	£ 17.46
Fire Equipment and Risers	£ 5,797.00	3.1752%	£ 184.07
Legionella Testing	£ 284.00	3.1752%	£ 9.02
Lifts	£ 2,163.00	3.1752%	£ 68.68
Telephones	£ 260.00	3.1752%	£ 8.26
<b>Block Fabric Repairs costs</b>			
General Building Works	£ 3,750.00	3.1752%	£ 119.07
<b>Other costs</b>			
External Audit Fee			£ 10.00
Management Fees			£ 275.00
Property Insurance			£ 489.00
Reserve Fund			£ 239.70
<b>The estimated amount due</b>			<b>£ 2,087.52</b>

You can find more information on service charges and our frequently asked questions at <https://www.peabody.org.uk/Homeowner-FAQs>

- A Estimated costs for the estate & block where you live:**  
This is how much we think it will cost us to look after your area ('estate') and building ('block').
- B Apportionment %:**  
This is your specific percentage of the estimated and actual costs. So if it was 1%, you'd be charged one per cent of the costs to the left of this column.
- C Estimated costs and charges that you need to pay**  
This is how much we think we'll charge you to look after your area ('estate') and building ('block').
- D Estate service costs**  
These are the regular fixed costs for your area ('estate').
- E Estate fabric repairs**  
These are unexpected costs, like emergency repairs, for your area ('estate').
- F Block service costs**  
These are the regular fixed costs for your building ('block').
- G Block fabric repairs**  
These are unexpected costs, like emergency repairs, for your building ('block').
- H External audit fee**  
This is the cost to us to have independent experts check these numbers to make sure we're charging you the right amount
- I Management fees**  
This is the cost to us to work out all of these costs and then send them to our residents
- J Property insurance**  
This is the cost to us to insure all of the buildings we look after.
- K Reserve fund**  
This is the amount that all residents put aside to cover any big, unexpected emergency costs.
- L The estimated amount due**  
This is how much we're charging you this year