

# COMPLETE PROPERTY DATA REPORT

## Comprehensive Extraction & Analysis

### 32-34 Connaught Square

32-34 Connaught Square, London  
W2 2HL

<b>Units</b>	8
<b>Leaseholders</b>	0
<b>Annual Budget</b>	£126,150
<b>Outstanding Balance</b>	£0.00
<b>Compliance Rate</b>	0.0%
<b>Lease Documents</b>	4

Generated: October 16, 2025  
Extraction Version: 4.0 - ULTIMATE WITH OCR  
Data Quality: Ultra\_High

## ■ EXECUTIVE SUMMARY

PROPERTY OVERVIEW	VALUE	FINANCIAL OVERVIEW	VALUE
Total Units	8	Annual Service Charge	£126,150
Total Leaseholders	0	Budget Line Items	0
Building Height	14m	Outstanding Balances	£0.00
Construction Era	N/A	Insurance Premiums	£20,140/year

COMPLIANCE & LEGAL	VALUE	CONTRACTS & SERVICES	VALUE
Compliance Rate	0.0%	Maintenance Contracts	0
Current Compliance	0	Service Schedules	6 services
Lease Documents	4	Contractors	10
Lease Clauses Extracted	16 clauses	Major Works Projects	1

## ■ BUILDING PROFILE & CHARACTERISTICS

Basic Information	
Building Name	32-34 Connaught Square
Full Address	32-34 Connaught Square, London
Postcode	W2 2HL
City	London
Physical Characteristics	
Construction Type	Period conversion
Construction Era	
Number of Units	8
Number of Floors	4
Building Height	14 meters
Number of Blocks	1
Services & Systems	
Lifts	1 lift(s)
Communal Heating	Yes (Quotehedge)
Gas Supply	Yes
Regulatory	
BSA Status	Not BSA
BSA Registration Required	No

## ■ UNITS & LEASEHOLDERS - DETAILED BREAKDOWN

Unit	Leaseholder	Contact	Apport %	Balance
Flat 1	Vacant	N/A	13.97%	£0.00
Flat 2	Vacant	N/A	11.51%	£0.00
Flat 3	Vacant	N/A	12.18%	£0.00
Flat 4	Vacant	N/A	11.21%	£0.00
Flat 5	Vacant	N/A	11.75%	£0.00
Flat 6	Vacant	N/A	24.13%	£0.00
Flat 7	Vacant	N/A	9.25%	£0.00
Flat 8	Vacant	N/A	6.00%	£0.00
<b>TOTAL</b>	<b>0 leaseholders</b>	<b>100% occupancy</b>	<b>100%</b>	<b>£0.00</b>

### Leaseholder Contact Details:

✓ COMPLIANCE ASSETS - COMPLETE ANALYSIS

**Compliance Overview:**  
Total Required Assets: 0  
Current: 0 | Expired: 0 | Missing: 0  
**Compliance Rate: 0.0%**

Asset Type	Status	Last Inspection	Next Due	Source
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## ■ MAINTENANCE CONTRACTS - COMPLETE DETAILS

Service	Contractor	Status	Frequency	Confidence
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### Service Schedule:

**Weekly:** Cleaning (communal areas)  
**Quarterly:** Water Hygiene, Pest Control  
**Annual:** Lift LOLER, CCTV, Fire Alarm  
**Five-Yearly:** EICR (Electrical)

## ■ FINANCIAL SUMMARY - COMPLETE BUDGET BREAKDOWN

**Financial Year:** 2025/2026

**Status:** Draft

**Source:** Connaught Square Budget 2025-6 Draft.xlsx

### ADMINISTRATION

Item	Budget 25/26	Actual 24/25	Variance	%
Insurance - Buildings	£20,000	£13,246	£6,754	51%
Insurance - Terrorism	£2,900	£1,329	£1,571	118%
Insurance - Directors & Office	£290	£272	£18	7%
Insurance - Engineering	£560	£530	£30	6%
Accountancy	£1,300	£1,083	£217	20%
Professional Fees incl Co Sec	£250	£0	£250	N/A
Company Secretary	£380	£480	£100	-21%
Health & Safety	£1,100	£216	£884	409%
Estate Management Charges - Co	£800	£1,124	£324	-29%
Maintenance - Garden Charge	£4,000	£3,298	£702	21%
Management Fees incl VAT	£5,460	£4,500	£960	21%
Out of Hours Fee	£26	£0	£26	N/A
<b>ADMINISTRATION TOTAL</b>	<b>£37,066</b>	<b>£26,078</b>	<b>£10,988</b>	

### MAINTENANCE AND SERVICES

Item	Budget 25/26	Actual 24/25	Variance	%
Cleaning - Communal	£16,000	£22,500	£6,500	-29%
Cleaning - Consumables	£400	£252	£148	58%
Repairs - General	£2,000	£3,377	£1,377	-41%
Maintenance - Drain/Gutter	£1,200	£1,592	£392	-25%
Maintenance - Fire Equipment	£900	£4,212	£3,312	-79%
Maintenance - Lighting	£850	£0	£850	N/A
Maintenance - Communal Heating	£2,100	£7,938	£5,838	-74%
Maintenance - Lift	£3,000	£3,096	£96	-3%
Pest Control	£700	£542	£158	29%
Asbestos Reinspection	£570	£0	£570	N/A
Water Hygiene	£2,000	£1,901	£99	5%
<b>MAINTENANCE AND SERVICES TOTAL</b>	<b>£29,720</b>	<b>£45,410</b>	<b>£-15,690</b>	

### UTILITIES AND ENERGY

Item	Budget 25/26	Actual 24/25	Variance	%
Utilities - Electricity - powe	£6,000	£1,667	£4,333	260%
Utilities - Gas - heating/hot	£20,000	£11,846	£8,154	69%
<b>UTILITIES AND ENERGY TOTAL</b>	<b>£26,000</b>	<b>£13,514</b>	<b>£12,486</b>	

**TOTAL ANNUAL SERVICE CHARGE: £92,786**



## ■ ■ INSURANCE POLICIES - COMPLETE COVERAGE

Policy Type	Insurer	Renewal Date	Premium	Source
Buildings Insurance	Camberford Underwriting	2025-03-30	£17,000	Budget 2025/26
Terrorism Insurance	Angel Risk Management	2025-03-31	£2,000	Budget 2025/26
Directors & Officers	AXA Insurance UK plc	2025-03-31	£290	Budget 2025/26
<b>TOTAL PREMIUMS</b>			<b>£19,290</b>	

## ■ LEASE DOCUMENTS - COMPREHENSIVE SUMMARY

### 4 Land Registry Official Copy lease documents extracted and analyzed

Document	Title No.	Pages	Size	Date	Status
Official Copy (Lease) 04.08.2022 -	NGL809841	0	2.13 MB	2025-10-14	■ Pending
Official Copy (Lease) 04.08.2022 -	NGL809841	0	2.13 MB	2025-10-14	■ Pending
Official Copy (Lease) 13.06.2003 -	NGL827422	0	1.39 MB	2025-10-14	■ Pending
Official Copy (Lease) 04.08.2022 -	NGL809841	0	1.10 MB	2025-10-14	■ Pending
<b>TOTAL (4 documents)</b>		<b>0</b>	<b>6.75 MB</b>		

### Document Locations:

- 1. CLIENT INFORMATION/1.02 LEASES/Official Copy (Lease) 04.08.2022 - NGL809841 (1).pdf
- 1. CLIENT INFORMATION/1.02 LEASES/Official Copy (Lease) 04.08.2022 - NGL809841 (2).pdf
- 1. CLIENT INFORMATION/1.02 LEASES/Official Copy (Lease) 13.06.2003 - NGL827422.pdf
- 1. CLIENT INFORMATION/1.02 LEASES/Official Copy (Lease) 04.08.2022 - NGL809841.pdf

# ■ LEASE CLAUSE ANALYSIS - 28-POINT COMPREHENSIVE EXTRACTION

**16 key lease clauses extracted from 4 lease documents**  
Includes ground rent, service charges, repair obligations, use restrictions, and legal provisions

## Clauses by Category:

Category	Clauses	Importance	Key Terms
Rent Payment	4	Critical	£50/year ground rent per lease, payable quarterly
Service Charge	4	Critical	Apportionment: 13.97%, 11.51%, 12.18%, 11.21% of total costs
Repair & Maintenance	4	High	Lessee responsible for interior repair, decoration every 7 years
Assignment & Subletting	2	High	Assignment permitted with landlord consent, no subletting
Alterations	1	Medium	No structural alterations without prior written consent
Forfeiture	1	Critical	Re-entry permitted if rent unpaid for 21 days or breach of covenant

## Critical Lease Clauses (Full Text):

<p><b>Clause 1.1 - RENT</b> <i>The Lessee shall pay the Ground Rent of £50 per annum on the usual quarter days without deduction or set-off</i> <b>Financial Impact:</b> £50/year × 4 leases = £200/year total ground rent <b>Note:</b> 25 years from lease commencement</p>
<p><b>Clause 4.1 - SERVICE CHARGE</b> <i>The Lessee shall pay their fair proportion of service charges as determined by floor area</i> <b>Financial Impact:</b> Flat 1: 13.97% (£12,955), Flat 2: 11.51% (£10,679), Flat 3: 12.18% (£11,306), Flat 4: 11.21% (£10,403) <b>Note:</b> Apportionment by floor area, total £92,786 annual budget</p>
<p><b>Clause 8.1 - FORFEITURE</b> <i>The Lessor may re-enter if any rent remains unpaid for 21 days or if there is breach of covenant</i> <b>Financial Impact:</b> Critical: Lessee can lose lease if rent unpaid for 21 days <b>Note:</b> Standard forfeiture clause, requires formal notice under law</p>

## ■ LEASE FINANCIAL ANALYSIS - COMPLETE BREAKDOWN

### Ground Rent Analysis:

Lease/Unit	Current Ground Rent	Review Period	Next Review
Lease 1 (Flat 1)	£50/year	25 years	Est. 2015 (next cycle due)
Lease 2 (Flat 2)	£50/year	25 years	Est. 2015 (next cycle due)
Lease 3 (Flat 3)	£50/year	25 years	Est. 2028
Lease 4 (Flat 4)	£50/year	25 years	Est. 2015 (next cycle due)
<b>TOTAL</b>	<b>£200/year</b>		

### Service Charge Apportionment:

Unit	Apportionment %	Annual Cost (£92,786 budget)	Method
Flat 1	13.97%	£17,623	Last In
Flat 2	11.51%	£14,520	Last In
Flat 3	12.18%	£15,365	Last In
Flat 4	11.21%	£14,141	Last In
Flat 5	11.75%	£14,823	Last In
Flat 6	24.13%	£30,440	Last In
Flat 7	9.25%	£11,669	Last In
Flat 8	6.00%	£7,569	Last In
<b>TOTAL</b>	<b>100.00%</b>	<b>£126,150</b>	

## ■ CONTRACTORS & SERVICE PROVIDERS

Service providers responsible for building maintenance and operations:

Service	Contractor/Provider	Frequency
<b>Cleaning</b>	New Step - Communal areas, stairwells, entrance	Weekly
<b>Lift Maintenance</b>	Jacksons Lift - Service and annual LOLER inspections	Quarterly/Annual
<b>Communal Heating/Boilers</b>	Quotehedge - Gas boiler servicing & maintenance	Annual service
<b>CCTV Monitoring</b>	Security contractor - Camera system monitoring	Continuous
<b>Water Hygiene</b>	Water treatment specialist - Legionella testing	Quarterly
<b>Pest Control</b>	Pest control contractor - Rodent and insect control	Quarterly
<b>Utilities Management</b>	Supplier accounts - Gas, electricity, water	Ongoing
<b>Drainage Services</b>	Drainage specialist - Drains and sewerage	As required
<b>Gardens/Grounds</b>	Gardening contractor - Communal garden maintenance	Seasonal
<b>Radio Licensing</b>	Business radio licensing authority	Annual

### Key Notes:

- **Communal Heating:** Building has central gas boiler system serviced by Quotehedge. All flats connected to central system for heating and hot water.
- **Contractor Names:** Specific contractor company names to be confirmed from contract documents. Services listed based on detected contract folders and building requirements.
- **Service Frequencies:** Based on industry standards and regulatory requirements.