

COMPLETE PROPERTY DATA REPORT

Comprehensive Extraction & Analysis

32-34 Connaught Square

32-34 Connaught Square, London
W2 2HL

| | |
|----------------------------|----------|
| Units | 8 |
| Leaseholders | 2 |
| Annual Budget | £126,150 |
| Outstanding Balance | £0.00 |
| Compliance Rate | 27.3% |
| Lease Documents | 4 |

Generated: October 15, 2025
Extraction Version: 5.0 - FINAL COMPREHENSIVE
Data Quality: Comprehensive

■ EXECUTIVE SUMMARY

| PROPERTY OVERVIEWVALUE | | FINANCIAL OVERVIEWVALUE | |
|--|-----------|---|--------------|
| Total Units | 8 | Annual Service Charge | £126,150 |
| Total Leaseholders | 2 | Budget Line Items | 52 |
| Building Height | 14m | Outstanding Balances | £0.00 |
| Construction Era | Victorian | Insurance Premiums | £20,140/year |

| COMPLIANCE & LEGALVALUE | CONTRACTS & SERVICESVALUE | | |
|--|--|-----------------------|------------|
| Compliance Rate | 27.3% | 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 | Victorian |
| 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 | Title Number | 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 | Managing Agent | 15 Young Street, London, W8 5E... | 9.25% | £0.00 |
| Flat 8 | Vacant | N/A | 6.00% | £0.00 |
| TOTAL | 2 leaseholders | 100% occupancy | 100% | £0.00 |

Leaseholder Contact Details:

Title Number (Flat 4)

None

Balance: £0.00

Managing Agent (Flat 7)

15 Young Street, London, W8 5EH

Balance: £0.00

✓ COMPLIANCE ASSETS - COMPLETE ANALYSIS

Compliance Overview:
Total Required Assets: 11
Current: 3 | Expired: 2 | Missing: 6
Compliance Rate: 27.3%

| Asset Type | Status | Last Inspection | Next Due | Source |
|--------------------|--|-----------------|------------|----------------------|
| EICR | <font color='Color(.317647,.811765,0.231014)0 Current | 2023-01-01 | 2028-01-01 | EICR Cuanku 32-34 co |
| Asbestos | <font color='Color(.317647,.811765,0.231014)0 Current | 2024-06-14 | 2025-06-14 | TETRA - Asbestos Re- |
| Fire Door | <font color='Color(.317647,.811765,0.231014)0 Current | 2024-01-24 | 2025-01-24 | Fire Door (Communal) |
| FRA | <font color='Color(1,.419608,.419608)1 Expired | 2023-12-31 | 2024-12-31 | 221037_Fra1-L-394697 |
| Legionella | <font color='Color(1,.419608,.419608)1 Expired | 2022-06-07 | 2024-06-07 | WHM Legionella Risk |
| FRA | <font color='Color(1,.419608,.419608)1 Expired | 2023-12-31 | 2024-12-31 | 221037_Fra1-L-394697 |
| Legionella | <font color='Color(1,.419608,.419608)1 Expired | 2022-06-07 | 2024-06-07 | WHM Legionella Risk |
| Fire Alarm | X Missing | N/A | N/A | N/A |
| Emergency Lighting | X Missing | N/A | N/A | N/A |
| Lift | X Missing | N/A | N/A | N/A |
| AOV | X Missing | N/A | N/A | N/A |
| Gas Safety | X Missing | N/A | N/A | N/A |
| EPC | X Missing | N/A | N/A | N/A |

■ MAINTENANCE CONTRACTS - COMPLETE DETAILS

| Service | Contractor | Status | Frequency | Confidence |
|---------|------------|--------|-----------|------------|
|---------|------------|--------|-----------|------------|

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 | £26,754 | £6,754 | 51% |
| Insurance - Terrorism | £2,900 | £3,326 | £1,571 | 118% |
| Insurance - Directors & Office | £290 | £18 | £18 | 7% |
| Insurance - Engineering | £550 | £30 | £30 | 6% |
| Accountancy | £1,800 | £217 | £217 | 20% |
| Professional Fees incl Co Sec | £250 | £250 | £250 | N/A |
| Company Secretary | £380 | £100 | £100 | -21% |
| Health & Safety | £1,100 | £884 | £884 | 409% |
| Estate Management Charges - Co | £800 | £324 | £324 | -29% |
| Maintenance - Garden Charge | £4,000 | £702 | £702 | 21% |
| Management Fees incl VAT | £5,400 | £960 | £960 | 21% |
| Out of Hours Fee | £226 | £26 | £26 | N/A |
| ADMINISTRATION TOTAL | £37,066 | £26,078 | £10,988 | |

MAINTENANCE AND SERVICES

| Item | Budget 25/26 | Actual 24/25 | Variance | % |
|---------------------------------------|----------------|----------------|--|------|
| Cleaning - Communal | £16,000 | £6,500 | £6,500 | -29% |
| Cleaning - Consumables | £1,400 | £148 | £148 | 58% |
| Repairs - General | £21,000 | £1,377 | £1,377 | -41% |
| Maintenance - Drain/Gutter | £6,200 | £392 | £392 | -25% |
| Maintenance - Fire Equipment | £1,900 | £312 | £312 | -79% |
| Maintenance - Lighting | £850 | £850 | £850 | N/A |
| Maintenance - Communal Heating | £21,600 | £5,838 | £5,838 | -74% |
| Maintenance - Lift | £3,000 | £96 | £96 | -3% |
| Pest Control | £1,700 | £158 | £158 | 29% |
| Asbestos Reinspection | £570 | £570 | £570 | N/A |
| Water Hygiene | £2,000 | £99 | £99 | 5% |
| MAINTENANCE AND SERVICES TOTAL | £29,720 | £45,410 | £-15,690 | |

UTILITIES AND ENERGY

| Item | Budget 25/26 | Actual 24/25 | Variance | % |
|-----------------------------------|----------------|----------------|----------------|------|
| Utilities - Electricity - powe | £26,000 | £13,667 | £12,333 | 260% |
| Utilities - Gas - heating/hot | £20,000 | £11,816 | £8,184 | 69% |
| UTILITIES AND ENERGY TOTAL | £26,000 | £13,514 | £12,486 | |

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 |
| TOTAL PREMIUMS | | | £19,290 | |

■ 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 | 25 | 2.13 MB | 2025-10-14 | ✓ Extracted |
| Official Copy (Lease) 04.08.2022 - | NGL809841 | 25 | 2.13 MB | 2025-10-14 | ✓ Extracted |
| Official Copy (Lease) 13.06.2003 - | NGL827422 | 21 | 1.39 MB | 2025-10-14 | ✓ Extracted |
| Official Copy (Lease) 04.08.2022 - | NGL809841 | 23 | 1.10 MB | 2025-10-14 | ✓ Extracted |
| TOTAL (4 documents) | | 94 | 6.75 MB | | |

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 | £50/year | High | £50/year ground rent per lease, payable quarterly |
| Service Charge | Apportioned | Critical | Apportioned by floor area: 13.97%, 11.51%, 12.18%, 11.21% of total costs |
| Repair & Maintenance | Lessee | High | Lessee responsible for interior repair, decoration every 7 years |
| Assignment & Subletting | No | High | Assignment/ subletting with landlord consent, no subletting |
| Alterations | No | Medium | No structural alterations without prior written consent |
| Forfeiture | Critical | Critical | Re-entry clause if rent unpaid for 21 days or breach of covenant |

Critical Lease Clauses (Full Text):

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

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 |
| TOTAL | 100.00% | £126,150 | |

■ CONTRACTORS & SERVICE PROVIDERS

Service providers responsible for building maintenance and operations:

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