

# PROPERTY DATA REPORT

## **32-34 Connaught Square**

32-34 Connaught Square, London  
W2 2HL

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## 1. EXECUTIVE SUMMARY

<b>&lt;b&gt;Metric&lt;/b&gt;</b>	<b>&lt;b&gt;Value&lt;/b&gt;</b>
<b>Total Units</b>	8
<b>Total Leaseholders</b>	8
<b>Outstanding Balance</b>	£13,481.53
<b>Annual Service Charge</b>	£126,150
<b>Compliance Rate</b>	10.3%
<b>Total Contracts</b>	6
<b>Insurance Policies</b>	3
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## 2. BUILDING PROFILE

<b>&lt;b&gt;Characteristic&lt;/b&gt;</b>	<b>&lt;b&gt;Value&lt;/b&gt;</b>
Building Name	32-34 Connaught Square
Address	32-34 Connaught Square, London
Postcode	W2 2HL
Construction Type	Period conversion
Construction Era	Victorian
Number of Units	8
Number of Floors	4
Building Height	14m
Has Lifts	Yes
Number of Lifts	1
BSA Status	Registered

### 3. UNITS & LEASEHOLDERS

<b>&lt;b&gt;Unit&lt;/b&gt;</b>	<b>&lt;b&gt;Leaseholder&lt;/b&gt;</b>	<b>&lt;b&gt;Apport %&lt;/b&gt;</b>	<b>&lt;b&gt;Balance&lt;/b&gt;</b>
Flat 1	Marmotte Holdings Limited	13.97%	£0.00
Flat 2	Ms V Rebullla	11.51%	£0.00
Flat 3	Ms V Rebullla	12.18%	£0.00
Flat 4	Mr P J J Reynish & Ms C A O'Lo...	11.21%	£388.80
Flat 5	Mr & Mrs M D Samworth	11.75%	£3,673.34
Flat 6	Mr M D & Mrs C P Samworth	24.13%	£7,543.64
Flat 7	Ms J Gomm	9.25%	£0.00
Flat 8	Miss T V Samwoth & Miss G E Sa...	6.00%	£1,875.75
<b>&lt;b&gt;TOTAL&lt;/b&gt;</b>	<b>&lt;b&gt;8 leaseholders&lt;/b&gt;</b>	<b>&lt;b&gt;100%&lt;/b&gt;</b>	<b>&lt;b&gt;£13,481.53&lt;/b&gt;</b>

## 4. FINANCIAL SUMMARY

**Financial Year:** 2025/2026

**Status:** Draft

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

### ADMINISTRATION

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

### MAINTENANCE AND SERVICES

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

## UTILITIES AND ENERGY

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

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

## 5. INSURANCE POLICIES

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

**Buildings Insurance:** Renews 2025-03-30, Source: Budget 2025/26

**Terrorism Insurance:** Renews 2025-03-31, Source: Budget 2025/26

**Directors & Officers:** Renews 2025-03-31, Source: Budget 2025/26



## 6. LEASE SUMMARIES

### 4 lease documents identified and processed

<b>Document</b>	<b>Title Number</b>	<b>Pages</b>	<b>Size</b>	<b>Status</b>
Official Copy (Lease) 04.08.20	NGL809841	25	2.13 MB	✓ Extracted
Official Copy (Lease) 04.08.20	NGL809841	25	2.13 MB	✓ Extracted
Official Copy (Lease) 13.06.20	NGL827422	21	1.39 MB	✓ Extracted
Official Copy (Lease) 04.08.20	NGL809841	23	1.10 MB	✓ Extracted
<b>TOTAL (4 documents)</b>		<b>94 pages</b>	<b>6.75 MB</b>	

### *Lease Document Locations:*

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

## 7. COMPLIANCE ASSETS

**Compliance Rate:** 10.3%

**Total Required:** 29 assets

**Current:** 3 | **Expired:** 2 | **Missing:** 24

<b>Asset Type</b>	<b>Status</b>	<b>Last Inspection</b>	<b>Next Due</b>
EICR	✓ Current	2023-01-01	2028-01-01
Asbestos	✓ Current	2022-06-14	2025-06-14
Fire Door	✓ Current	2024-01-24	2025-01-24
FRA	■ Expired	2023-12-07	2024-12-31
Legionella	■ Expired	2022-06-07	2024-06-07
FRA	■ Expired	2023-12-07	2024-12-31
Legionella	■ Expired	2022-06-07	2024-06-07
Fire Alarm	✗ Missing	N/A	N/A
Emergency Lighting	✗ Missing	N/A	N/A
AOV	✗ Missing	N/A	N/A
Fire Extinguishers	✗ Missing	N/A	N/A
Fire Stopping	✗ Missing	N/A	N/A
Smoke Detectors	✗ Missing	N/A	N/A
PAT Testing	✗ Missing	N/A	N/A
Distribution Board	✗ Missing	N/A	N/A
Roof Inspection	✗ Missing	N/A	N/A
Resident Engagement	✗ Missing	N/A	N/A
Compartmentation Survey	✗ Missing	N/A	N/A
Lift	✗ Missing	N/A	N/A
Lift Maintenance	✗ Missing	N/A	N/A
... and 11 more assets			

## 8. MAINTENANCE CONTRACTS & SCHEDULES

### *Active Contracts:*

<b>Service Type</b>	<b>Contractor</b>	<b>Frequency</b>	<b>Status</b>
Staff Payroll	Unknown	Annual	Unknown
Conditional Reports	Unknown	Annual	Unknown
Cctv	Unknown	Annual	Unknown
Business Roadio Simple Site Licence	Unknown	Annual	Unknown
Lifts	Unknown	Annual	Unknown
Cleaning	Unknown	Weekly	Unknown

### *Service Schedule Summary:*

**Weekly Services:** Cleaning

**Quarterly Services:** Water Hygiene, Pest Control

**Annual Services:** Lift LOLER, CCTV, Fire Alarm

## 9. CONTRACTORS DIRECTORY

### 10 service providers identified

<b>&lt;b&gt;Contractor&lt;/b&gt;</b>	<b>&lt;b&gt;Service Type&lt;/b&gt;</b>	<b>&lt;b&gt;Documents&lt;/b&gt;</b>
7.03 STAFF	General Maintenance	0
7.02 UTILITIES	General Maintenance	0
7.07 DRAINAGE	General Maintenance	0
7.14-CONDITIONAL REPORTS	General Maintenance	1
7.08 PEST CONTROL	General Maintenance	0
7.06 CCTV	General Maintenance	2
7.11-WATER HYGIENE	General Maintenance	0
7.12 BUSINESS ROADIO SIMPLE SI	General Maintenance	1
7.04 LIFTS	Lift Maintenance	0
7.01 CLEANING	Cleaning	1

## 10. MAJOR WORKS PROJECTS

**Major Works Detected:** Yes

**Total Documents:** 5

**Section 20 Consultation Documents:** 0

**Folder Location:** 6. MAJOR WORKS

*Note: Major works require Section 20 consultation with leaseholders. Review documents in the Major Works folder for full details.*