

COMPLETE PROPERTY DATA REPORT

Comprehensive Extraction & Analysis

32-34 Connaught Square

32-34 Connaught Square, London
W2 2HL

Units	8
Leaseholders	8
Annual Budget	£126,150
Outstanding Balance	£13,481.53
Compliance Rate	10.3%
Lease Documents	4

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■ EXECUTIVE SUMMARY

PROPERTY OVERVIEW	VALUE	FINANCIAL OVERVIEW	VALUE
Total Units	8	Annual Service Charge	£126,150
Total Leaseholders	8	Budget Line Items	52
Building Height	14m	Outstanding Balances	£13,481.53
Construction Era	Victorian	Insurance Premiums	£20,140/year

COMPLIANCE & LEGAL	VALUE	CONTRACTS & SERVICES	VALUE
Compliance Rate	10.3%	Maintenance Contracts	6
Current Compliance	3	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	Marmotte Holdings Limited	Flat 1, 32-34 Connaught Square...	13.97%	£0.00
Flat 2	Ms V Rebullla	Flat 2/3, 32 Connaught Square,...	11.51%	£0.00
Flat 3	Ms V Rebullla	Flat 2/3, 32 Connaught Square,...	12.18%	£0.00
Flat 4	Mr P J J Reynish & Ms C A...	Flat 4, 32-34 Connaught Square...	11.21%	£388.80
Flat 5	Mr & Mrs M D Samworth	Glemscot House, Brawlings Lane...	11.75%	£3,673.34
Flat 6	Mr M D & Mrs C P Samworth	Glemscot House, Brawlings Lane...	24.13%	£7,543.64
Flat 7	Ms J Gomm	Flat 7/No 34, 32-34 Connaught ...	9.25%	£0.00
Flat 8	Miss T V Samwoth & Miss G...	Glemscot House, Brawlings Lane...	6.00%	£1,875.75
TOTAL	8 leaseholders	100% occupancy	100%	£13,481.53

Leaseholder Contact Details:

Marmotte Holdings Limited (Flat 1)

Flat 1, 32-34 Connaught Square, St George's Fields, London, W2 2HL

Balance: £0.00

Ms V Rebullla (Flat 2)

Flat 2/3, 32 Connaught Square, St Georges Fields, London

Balance: £0.00

Ms V Rebullla (Flat 3)

Flat 2/3, 32 Connaught Square, St Georges Fields, London

Balance: £0.00

Mr P J J Reynish & Ms C A O'Loughlin (Flat 4)

Flat 4, 32-34 Connaught Square, St George's Fields, London, W2 2HL

Balance: £388.80

Mr & Mrs M D Samworth (Flat 5)

Glemscot House, Brawlings Lane, SL9 0RE

Balance: £3,673.34

Mr M D & Mrs C P Samworth (Flat 6)

Glemscot House, Brawlings Lane, SL9 0RE

Balance: £7,543.64

Ms J Gomm (Flat 7)

Flat 7/No 34, 32-34 Connaught Square, London, W2 2HL

Balance: £0.00

Miss T V Samwoth & Miss G E Samworth (Flat 8)

Glemscot House, Brawlings Lane, SL9 0RE

Balance: £1,875.75

✓ COMPLIANCE ASSETS - COMPLETE ANALYSIS

Compliance Overview:

Total Required Assets: 29

Current: 3 | Expired: 2 | Missing: 24

Compliance Rate: 10.3%

Asset Type	Status	Last Inspection	Next Due	Source
EICR	✓ Current	2023-01-01	2028-01-01	EICR Cuanku 32-34 co
Asbestos	✓ Current	2022-06-14	2025-06-14	TETRA - Asbestos Re-
Fire Door	✓ Current	2024-01-24	2025-01-24	Fire Door (Communal)
FRA	■ Expired	2023-12-07	2024-12-31	221037_Fra1-L-394697
Legionella	■ Expired	2022-06-07	2024-06-07	WHM Legionella Risk
FRA	■ Expired	2023-12-07	2024-12-31	221037_Fra1-L-394697
Legionella	■ Expired	2022-06-07	2024-06-07	WHM Legionella Risk
Fire Alarm	✗ Missing	N/A	N/A	N/A
Emergency Lighting	✗ Missing	N/A	N/A	N/A
AOV	✗ Missing	N/A	N/A	N/A
Fire Extinguishers	✗ Missing	N/A	N/A	N/A
Fire Stopping	✗ Missing	N/A	N/A	N/A
Smoke Detectors	✗ Missing	N/A	N/A	N/A
PAT Testing	✗ Missing	N/A	N/A	N/A
Distribution Board	✗ Missing	N/A	N/A	N/A
Roof Inspection	✗ Missing	N/A	N/A	N/A
Resident Engagement	✗ Missing	N/A	N/A	N/A
Compartmentation Survey	✗ Missing	N/A	N/A	N/A
Lift	✗ Missing	N/A	N/A	N/A
Lift Maintenance	✗ Missing	N/A	N/A	N/A
Gas Safety	✗ Missing	N/A	N/A	N/A
Buildings Insurance	✗ Missing	N/A	N/A	N/A
Public Liability	✗ Missing	N/A	N/A	N/A
Health & Safety Risk	✗ Missing	N/A	N/A	N/A
H&S Audit	✗ Missing	N/A	N/A	N/A
Cleaning Contract	✗ Missing	N/A	N/A	N/A
Pest Control	✗ Missing	N/A	N/A	N/A
Waste Management	✗ Missing	N/A	N/A	N/A
Insurance Schedule	✗ Missing	N/A	N/A	N/A
Budget Approval	✗ Missing	N/A	N/A	N/A
Resident Communication	✗ Missing	N/A	N/A	N/A

■ MAINTENANCE CONTRACTS - COMPLETE DETAILS

Service	Contractor	Status	Frequency	Confidence
Staff Payroll	Unknown	Unknown		33%
Conditional Reports	Unknown	Unknown		0%
Cctv	Unknown	Unknown		0%
Business Roadio Simple Site Licence	Unknown	Unknown		0%
Lifts	Unknown	Unknown		0%
Cleaning	Unknown	Unknown		0%

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
ADMINISTRATION TOTAL	£37,066	£26,078	£10,988	

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%
MAINTENANCE AND SERVICES TOTAL	£29,720	£45,410	£-15,690	

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