

# PROPERTY DATA REPORT

## **32-34 Connaught Square**

32-34 Connaught Square, London  
W2 2HL

Report Generated: October 14, 2025  
BlocIQ Extraction Version: 6.0 - PRODUCTION FINAL

# TABLE OF CONTENTS

1. Executive Summary
2. Building Profile
3. Units & Leaseholders
4. Financial Summary & Budget Breakdown
5. Insurance Policies
6. Lease Summaries
7. Compliance Assets
8. Maintenance Contracts & Schedules
9. Contractors Directory
10. Major Works Projects

## 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                               |
| <b>Lease Documents</b>           | 4                               |

## 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>Unit</b>  | <b>Leaseholder</b>                | <b>Apport %</b> | <b>Balance</b>    |
|--------------|-----------------------------------|-----------------|-------------------|
| Flat 1       | Marmotte Holdings Limited         | 13.97%          | £0.00             |
| Flat 2       | Ms V Rebull                       | 11.51%          | £0.00             |
| Flat 3       | Ms V Rebull                       | 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>TOTAL</b> | <b>8 leaseholders</b>             | <b>100%</b>     | <b>£13,481.53</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.*