

# COMPLETE PROPERTY DATA REPORT

*Comprehensive Extraction & Analysis*

## 144.01 PIMLICO PLACE

<b>Units</b>	89
<b>Leaseholders</b>	82
<b>Annual Budget</b>	£1,105,576
<b>Compliance Assets</b>	4
<b>Contractors</b>	5

Generated: 17 October 2025

## BUILDING PROFILE & CHARACTERISTICS

<b>Building Name</b>	144.01 PIMLICO PLACE
<b>Address</b>	—
<b>Postcode</b>	—
<b>Number of Units</b>	89
<b>Number of Floors</b>	7
<b>Height</b>	18.0m
<b>Has Basement</b>	No
<b>BSA Status</b>	HRB
<b>Is HRB</b>	Yes
<b>Construction Type</b>	drawings / floor plans / As-builts etc

## UNITS & LEASEHOLDERS

Unit	Leaseholder	Floor	Apportionment %
item.		None	—
weeks		None	—
nr		None	—
Lm		None	—
.		None	—
m2		0	—
Labgour included in 3.3.1		0	—
144-01-001	Derek Mason & Peter Hayward, acting as	14	1.25%
144-01-002	Jasmine Chan	14	1.31%
144-01-003	Ms S Brown	14	1.35%
144-01-004	Nicholas Ingram, Mark Ingram & Elaine Ingram	14	1.29%
144-01-005	The Roman Catholic Diocese of Westminster	14	1.25%
144-01-006	Elena Margaret Eu	14	1.31%
144-01-007	Mr AJ and Mrs AM Hampson	14	1.35%
144-01-008	Mr B Kinane	14	1.29%
144-01-009	Christopher & Clare Roberts	14	1.25%
144-01-010	Jessica Louise Brady	14	0.94%
144-01-011	D McCormick	14	1.35%
144-01-012	Ms Rachael Noble	14	1.29%
144-01-013	Dr A G Ward	14	1.25%
144-01-014	Mr Gary & Mrs Kim Risley	14	0.94%

144-01-015	Mr J & Mrs D P Reidy	14	1.35%
144-01-016	Christopher P Ennals and Elizaveta Taubes	14	1.29%
144-01-017	Vincenzo Catanese & Manola De Vincentis	14	1.81%
144-01-018	Shenwei Zhu	14	0.83%
144-01-019	Mr Bernd Freier	14	1.97%
144-01-020	Mr T Izmaylov	14	2.03%
144-01-021	Dr Simon Ostlere	14	1.85%
144-01-022	Ms Catherine Ercilla	14	1.31%
144-01-023	H E Tortoiseshell	14	0.82%
144-01-024	Mr Dario Striano	14	1.55%
144-01-025	The Estate of the Late Rogdre Juer	14	1.43%
144-01-026	A Protasova, T Protasova, V Damaskinskiy	14	0.82%
144-01-027	Mr R Markham	14	1.55%
144-01-028	Mr N Stone, Mr K Stone & Mr Stone	14	0.82%
144-01-029	T E Hohler	14	1.55%
144-01-030	T E Hohler	14	1.55%
144-01-031	Aquitania Investment Ltd	14	1.64%
144-01-032	Dr B K Vekaria	14	1.61%
144-01-033	Mr F A Iannello	14	1.59%
144-01-034	Kwok Hing Lam & Choi Joecy Lee	14	1.24%
144-01-035	Shashank Chahar & Monica Lalwani	14	1.59%
144-01-036	Mr B J A Hutt	14	1.62%
144-01-037	Silversands Resources LLC	14	1.24%
144-01-038	Thracia Investment Ltd	14	1.59%
144-01-039	T C Hill & L Hill	14	1.24%
144-01-040	V, J, A, & Apipu Phataraprasit	14	1.62%
144-01-041	C S Shaftesley	14	1.24%
144-01-042	M Kohli	14	1.24%
144-01-043	Mr Deepak Sabnani	14	1.24%
144-01-044	Qu Wang	14	1.54%
144-01-045	Mr Mikhel Chandra Pipariya & Ms Sonam Lalwani Lalwani	14	1.30%
144-01-046	Peter Sten Bertelsen	14	1.30%
144-01-047	Peter Sten Bertelsen	14	1.50%
144-01-048	Andrew Brown	14	1.40%
144-01-049	Mr S Nassiri-Shahroudi	14	0.85%
144-01-050	Chawki Karam	14	0.71%
144-01-051	Dalmatia Investment Ltd	14	0.71%
144-01-052	Miss Elizaveta Kolesnikova	14	0.92%

144-01-053	Julia Sz-Hing Hunt Chan	14	1.32%
144-01-054	F Steadman	14	0.84%
144-01-055	Shen Xiangjun	14	1.40%
144-01-056	Mr Andrew D Archibald	14	0.85%
144-01-057	A S Bailey	14	1.06%
144-01-058	T Steadman	14	1.22%
144-01-059	Mr & Mrs P Cleary	14	1.36%
144-01-060	G & L Property Partnership LLP	14	0.84%
144-01-061	Mr Hugo & Mrs Emma Brown	14	1.40%
144-01-062	Mr Andrew Peter Dent	14	0.85%
144-01-063	D & M T O'Brien	14	0.71%
144-01-064	Aquitania Investment Ltd	14	1.94%
144-01-065	H E Tortoiseshell	14	0.84%
144-01-066	Mr P E Morris	14	1.40%
144-01-067	J S & M P Ogilve	14	0.85%
144-01-068	Kristina Stowasserova	14	0.71%
144-01-069	J Harries & E Choi hung Lee	14	1.94%
144-01-070	Mr N Sapuric	14	0.84%
144-01-071	Mrs F Meneghel, Mr M and Mr L Frattini	14	1.40%
144-01-072	David Chi Leung Tong	14	0.85%
144-01-073	Dalmatia Investments Ltd	14	2.17%
144-01-074	Mr S & Mrs G Evans	14	1.40%
144-01-075	James Luke Holdsworth	14	0.98%
144-01-076	Hibiscus Investment Holding Ltd	14	0.98%
144-01-077	Hibiscus Investment Holding Ltd	14	0.98%
144-01-078	Mr & Mrs A Aglionby	14	0.98%
144-01-079	Karen Alexandra Hamilton Hobson	14	0.98%
144-01-080	Yaroslav Kukharev & Kateryna Potapova	14	—
144-01-081	A Protasova, T Protasova, V Damaskinskiy	14	—
144-01-082	Network Homes	14	—

## BUDGETS

**Budget Year: 2026 / Total: £1,105,576**

Category	Description	Amount
cleaning	Porters salaries and expenses	£120,000

other	Relief cover - weekend shift	£38,000
other	Relief cover - holiday	£4,000
cleaning	Cleaner	£0
other	Relief cover - sickness	£1,250
other	Sundries and petty cash	£500
other	Telephone - main reception and internet	£1,100
other	Uniform	£1,000
other	Staff	£165,850
cleaning	Cleaning materials and light bulbs	£1,000

## COMPLIANCE ASSETS

Asset Type	Last Inspection	Next Due	Status
Fire Door Inspection	—	—	Unknown
Fire Risk Assessment	2025-01-07	2026-01-07	Pass
Legionella Risk Assessment	2025-08-18	2027-08-18	Unknown
EICR	2022-11-30	2027-11-30	Unknown

## CONTRACTORS & SERVICE PROVIDERS

Contractor	Services	Annual Value
Maintenance and Services	repairs_maintenance	£488,892
NAME Grainger Pimlico Management Company Ltd		£720
Ltd Grainger Pimlico Management Limited	fire, general	—
Identification Thermoguard Limited	cleaning	—
Target Lifts Ltd	cleaning	—

## MAINTENANCE CONTRACTS

Contractor	Service	End Date	Status
s or consultants are used to carry out work which we are required to sign off prior to the completion of the Services	cleaning	—	Current
must consult Polyroof Technical Services	lifts	—	Current

should take the necessary steps to identify the location of each of these services	gardening	—	Current
asked voestalpine Metsec plc	lifts	—	Current
Identification Thermoguard Limited	cleaning	—	Current
has installed and applied PermaRock materials in accordance with the specification prepared or agreed in writing by PermaRock Products Ltd	cleaning	—	Current
s and each contractor engaged to provide services	cleaning	—	Current
s and each contractor engaged to provide services	cleaning	—	Current
s and each contractor engaged to provide services	cleaning	—	Current
s and each contractor engaged to provide services	cleaning	—	Current
s and each contractor engaged to provide services	cleaning	—	Current
s and each contractor engaged to provide services	cleaning	—	Current
to whom Urban Rope Access Ltd is to provide services	security	—	Current
will provide the services	pest_control	—	Current
will provide the services	pest_control	—	Current
for all purposes relating to the performance of the contract of employment including but not limited	security	—	Current
shall provide in respect of the S system the additional services	the additional services	—	Current
shall provide in respect of the System the additional services	the additional services	—	Current
shall provide in respect of the System the additional services	the additional services	—	Current
shall provide in respect of the S system the additional services	the additional services	—	Current
is agreeable to providing such services	cleaning	—	Current
Ltd Grainger Pimlico Management Limited	fire	—	Current
Ltd Grainger Pimlico Management Limited	general	—	Current
s must NOT be used without the prior consent of MIH Property Management Ltd	fire	—	Current
Ltd Grainger Pimlico Management Limited	fire	—	Current
Ltd Grainger Pimlico Management Limited	general	—	Current
Target Lifts Ltd	cleaning	—	Current
NAME Grainger Pimlico Management Company Ltd	security	—	Current

# SERVICE CHARGE ACCOUNTS

Financial Year	Status	Total Expenditure
2024	Draft	—

## ASSET REGISTER

### *Electrical*

- Electrical Panel (1x)
- Emergency Lighting (1x)

### *Fire\_Safety*

- Fire Alarm System (1x)
- Fire Doors (1x)
- Fire Extinguishers (2x)

### *Fire\_Door\_Inspection*

- Fire Door Inspection (1x)

### *Fire\_Risk\_Assessment*

- Fire Risk Assessment (1x)

### *Facilities*

- Bin Store (1x)
- Car Park (1x)

### *General*

- Dry Riser (1x)
- Gas Meter (1x)
- Sprinkler System (1x)

### *Eicr*

- EICR (1x)

### *Mechanical*

- Lift (1x)

### *Plant*

- Boiler (1x)
- Water Tank (1x)

### ***Security***

- CCTV System (1x)
- Door Entry System (1x)
- Security System (1x)