

# COMPLETE PROPERTY DATA REPORT

## Comprehensive Extraction & Analysis

### 32-34 Connaught Square

32-34 Connaught Square, London  
W2 2HL

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

Generated: October 15, 2025  
Extraction Version: 6.0 - PRODUCTION FINAL  
Data Quality: Production

## ■ EXECUTIVE SUMMARY

<b>PROPERTY OVERVIEW</b><b>VALUE</b>		<b>FINANCIAL OVERVIEW</b><b>VALUE</b>	
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

<b>&lt;b&gt;COMPLIANCE &amp; LEGAL&lt;/b&gt;&lt;b&gt;VALUE&lt;/b&gt;</b>	<b>&lt;b&gt;CONTRACTS &amp; SERVICES&lt;/b&gt;&lt;b&gt;VALUE&lt;/b&gt;</b>		
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

<b>Basic Information</b>	
Building Name	32-34 Connaught Square
Full Address	32-34 Connaught Square, London
Postcode	W2 2HL
City	London
<b>Physical Characteristics</b>	
Construction Type	Period conversion
Construction Era	Victorian
Number of Units	8
Number of Floors	4
Building Height	14 meters
Number of Blocks	1
<b>Services & Systems</b>	
Lifts	1 lift(s)
Communal Heating	Yes (Quotehedge)
Gas Supply	Yes
<b>Regulatory</b>	
BSA Status	Not BSA
BSA Registration Required	No

## ■ UNITS & LEASEHOLDERS - DETAILED BREAKDOWN

<b>Unit</b>	<b>Leaseholder</b>	<b>Contact</b>	<b>Apport %</b>	<b>Balance</b>
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
<b>TOTAL</b>	<b>8 leaseholders</b>	<b>100% occupancy</b>	<b>100%</b>	<b>£13,481.53</b>

### 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%

<b>Asset Type</b>	<b>Status</b>	<b>Last Inspection</b>	<b>Next Due</b>	<b>Source</b>
EICR	<font color='Color(,317647,,811768023)01-01-01'>Current</font>	2023-01-01	2028-01-01	EICR Cuanku 32-34 co
Asbestos	<font color='Color(,317647,,811768023)06-14-01'>Current</font>	2021-06-14	2025-06-14	TETRA - Asbestos Re-
Fire Door	<font color='Color(,317647,,811768023)01-24-01'>Current</font>	2024-01-24	2025-01-24	Fire Door (Communal)
FRA	<font color='Color(1,,419608,,419608023)12-31-01'>Expired</font>	2023-12-31	2024-12-31	221037_Fra1-L-394697
Legionella	<font color='Color(1,,419608,,419608023)06-07-01'>Expired</font>	2022-06-07	2024-06-07	WHM Legionella Risk
FRA	<font color='Color(1,,419608,,419608023)12-31-01'>Expired</font>	2023-12-31	2024-12-31	221037_Fra1-L-394697
Legionella	<font color='Color(1,,419608,,419608023)06-07-01'>Expired</font>	2022-06-07	2024-06-07	WHM Legionella Risk
Fire Alarm	<font color='red'>X Missing</font>	N/A	N/A	N/A
Emergency Lighting	<font color='red'>X Missing</font>	N/A	N/A	N/A
AOV	<font color='red'>X Missing</font>	N/A	N/A	N/A
Fire Extinguishers	<font color='red'>X Missing</font>	N/A	N/A	N/A
Fire Stopping	<font color='red'>X Missing</font>	N/A	N/A	N/A
Smoke Detectors	<font color='red'>X Missing</font>	N/A	N/A	N/A
PAT Testing	<font color='red'>X Missing</font>	N/A	N/A	N/A
Distribution Board	<font color='red'>X Missing</font>	N/A	N/A	N/A
Roof Inspection	<font color='red'>X Missing</font>	N/A	N/A	N/A
Resident Engagement	<font color='red'>X Missing</font>	N/A	N/A	N/A
Compartmentation Survey	<font color='red'>X Missing</font>	N/A	N/A	N/A
Lift	<font color='red'>X Missing</font>	N/A	N/A	N/A
Lift Maintenance	<font color='red'>X Missing</font>	N/A	N/A	N/A
Gas Safety	<font color='red'>X Missing</font>	N/A	N/A	N/A
Buildings Insurance	<font color='red'>X Missing</font>	N/A	N/A	N/A
Public Liability	<font color='red'>X Missing</font>	N/A	N/A	N/A
Health & Safety Risk	<font color='red'>X Missing</font>	N/A	N/A	N/A
H&S Audit	<font color='red'>X Missing</font>	N/A	N/A	N/A
Cleaning Contract	<font color='red'>X Missing</font>	N/A	N/A	N/A
Pest Control	<font color='red'>X Missing</font>	N/A	N/A	N/A
Waste Management	<font color='red'>X Missing</font>	N/A	N/A	N/A
Insurance Schedule	<font color='red'>X Missing</font>	N/A	N/A	N/A
Budget Approval	<font color='red'>X Missing</font>	N/A	N/A	N/A
Resident Communication	<font color='red'>X Missing</font>	N/A	N/A	N/A

## ■ MAINTENANCE CONTRACTS - COMPLETE DETAILS

<b>Service</b>	<b>Contractor</b>	<b>Status</b>	<b>Frequency</b>	<b>Confidence</b>
Staff Payroll	Unknown	Unknown	<font color='Color(1,.419608,.419608,1)'>33%</font>	
Conditional Reports	Unknown	Unknown	<font color='Color(1,.419608,.419608,1)'>0%</font>	
Cctv	Unknown	Unknown	<font color='Color(1,.419608,.419608,1)'>0%</font>	
Business Roadio Simple Site Licence	Unknown	Unknown	<font color='Color(1,.419608,.419608,1)'>0%</font>	
Lifts	Unknown	Unknown	<font color='Color(1,.419608,.419608,1)'>0%</font>	
Cleaning	Unknown	Unknown	<font color='Color(1,.419608,.419608,1)'>0%</font>	

### 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

<b>Item</b>	<b>Budget 25/26</b>	<b>Actual 24/25</b>	<b>Variance</b>	<b>%</b>
Insurance - Buildings	<b>£20,000</b>	<b>£13,246</b>	<b>£6,754</b>	51%
Insurance - Terrorism	<b>£2,900</b>	<b>£1,327</b>	<b>£1,571</b>	118%
Insurance - Directors & Office	<b>£200</b>	<b>£18</b>	<b>£182</b>	7%
Insurance - Engineering	<b>£550</b>	<b>£33</b>	<b>£517</b>	6%
Accountancy	<b>£1,800</b>	<b>£1,083</b>	<b>£717</b>	20%
Professional Fees incl Co Sec	<b>£250</b>	<b>£0</b>	<b>£250</b>	N/A
Company Secretary	<b>£380</b>	<b>£48</b>	<b>£332</b>	-21%
Health & Safety	<b>£1,100</b>	<b>£7,210</b>	<b>£6,110</b>	409%
Estate Management Charges - Co	<b>£800</b>	<b>£241</b>	<b>£559</b>	-29%
Maintenance - Garden Charge	<b>£4,000</b>	<b>£2,298</b>	<b>£1,702</b>	21%
Management Fees incl VAT	<b>£5,400</b>	<b>£4,500</b>	<b>£900</b>	21%
Out of Hours Fee	<b>£26</b>	<b>£0</b>	<b>£26</b>	N/A
<b>ADMINISTRATION TOTAL</b>	<b>£37,066</b>	<b>£26,078</b>	<b>£10,988</b>	

### MAINTENANCE AND SERVICES

<b>Item</b>	<b>Budget 25/26</b>	<b>Actual 24/25</b>	<b>Variance</b>	<b>%</b>
Cleaning - Communal	<b>£16,000</b>	<b>£6,500</b>	<b>£9,500</b>	-29%
Cleaning - Consumables	<b>£400</b>	<b>£232</b>	<b>£168</b>	58%
Repairs - General	<b>£21,000</b>	<b>£10,377</b>	<b>£10,623</b>	-41%
Maintenance - Drain/Gutter	<b>£1,200</b>	<b>£392</b>	<b>£808</b>	-25%
Maintenance - Fire Equipment	<b>£1,900</b>	<b>£242</b>	<b>£1,658</b>	-79%
Maintenance - Lighting	<b>£850</b>	<b>£0</b>	<b>£850</b>	N/A
Maintenance - Communal Heating	<b>£12,100</b>	<b>£3,838</b>	<b>£8,262</b>	-74%
Maintenance - Lift	<b>£3,000</b>	<b>£2,966</b>	<b>£34</b>	-3%
Pest Control	<b>£700</b>	<b>£542</b>	<b>£158</b>	29%
Asbestos Reinspection	<b>£570</b>	<b>£0</b>	<b>£570</b>	N/A
Water Hygiene	<b>£2,000</b>	<b>£99</b>	<b>£1,901</b>	5%
<b>MAINTENANCE AND SERVICES TOTAL</b>	<b>£29,720</b>	<b>£45,410</b>	<b>£-15,690</b>	

### UTILITIES AND ENERGY

<b>Item</b>	<b>Budget 25/26</b>	<b>Actual 24/25</b>	<b>Variance</b>	<b>%</b>
Utilities - Electricity - powe	<font color='Color(.317647,0.317647,0.317647)'>£26,000</font>	<font color='Color(.317647,0.317647,0.317647)'>£13,667</font>	<font color='Color(.317647,0.317647,0.317647)'>£12,333</font>	260%
Utilities - Gas - heating/hot	<font color='Color(.317647,0.317647,0.317647)'>£20,000</font>	<font color='Color(.317647,0.317647,0.317647)'>£13,846</font>	<font color='Color(.317647,0.317647,0.317647)'>£6,154</font>	69%
<b>UTILITIES AND ENERGY TOTAL</b>	<b>£26,000</b>	<b>£13,514</b>	<b>£12,486</b>	

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



## ■ ■ INSURANCE POLICIES - COMPLETE COVERAGE

<b>Policy Type</b>	<b>Insurer</b>	<b>Renewal Date</b>	<b>Premium</b>	<b>Source</b>
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
<b>TOTAL PREMIUMS</b>			<b>£19,290</b>	

## ■ 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	<font color="green">✓ Extracted</font>
Official Copy (Lease) 04.08.2022 -	NGL809841	25	2.13 MB	2025-10-14	<font color="green">✓ Extracted</font>
Official Copy (Lease) 13.06.2003 -	NGL827422	21	1.39 MB	2025-10-14	<font color="green">✓ Extracted</font>
Official Copy (Lease) 04.08.2022 -	NGL809841	23	1.10 MB	2025-10-14	<font color="green">✓ Extracted</font>
<b>TOTAL (4 documents)</b>		<b>94</b>	<b>6.75 MB</b>		

### 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:

<b>Category</b>	<b>Clauses</b>	<b>Importance</b>	<b>Key Terms</b>
Rent Payment	<font color='Color(1,.419608,.419608,1)'><b>Ground Rent</b></font>	<b>Critical</b>	<b>£50/year</b> - Ground rent per lease, payable quarterly
Service Charge	<font color='Color(1,.419608,.419608,1)'><b>Service Charges</b></font>	<b>Critical</b>	<b>Apportioned</b> - 13.97%, 11.51%, 12.18%, 11.21% of total costs
Repair & Maintenance	<font color='Color(.290196,.564706,.886275,1)'><b>Repairs</b></font>	<b>High</b>	<b>Lessee responsible</b> for interior repair, decoration every 7 years
Assignment & Subletting	<font color='Color(.290196,.564706,.886275,1)'><b>Assignment</b></font>	<b>High</b>	<b>No right to assign</b> - with landlord consent, no subletting
Alterations	<font color='Color(.150196,.501961,.501961,1)'><b>Alterations</b></font>	<b>Medium</b>	<b>No structural alterations</b> without prior written consent
Forfeiture	<font color='Color(1,.419608,.419608,1)'><b>Forfeiture</b></font>	<b>Critical</b>	<b>Re-entry</b> - if rent unpaid for 21 days or breach of covenant

### Critical Lease Clauses (Full Text):

<p><b>Clause 1.1 - RENT</b></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><b>Financial Impact:</b> £50/year × 4 leases = £200/year total ground rent</p> <p><b>Note:</b> 25 years from lease commencement</p>
<p><b>Clause 4.1 - SERVICE CHARGE</b></p> <p><i>The Lessee shall pay their fair proportion of service charges as determined by floor area</i></p> <p><b>Financial Impact:</b> 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><b>Note:</b> Apportionment by floor area, total £92,786 annual budget</p>
<p><b>Clause 8.1 - FORFEITURE</b></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><b>Financial Impact:</b> Critical: Lessee can lose lease if rent unpaid for 21 days</p> <p><b>Note:</b> Standard forfeiture clause, requires formal notice under law</p>

## ■ LEASE FINANCIAL ANALYSIS - COMPLETE BREAKDOWN

### Ground Rent Analysis:

<b>Lease/Unit</b>	<b>Current Ground Rent</b>	<b>Review Period</b>	<b>Next Review</b>
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)
<b>TOTAL</b>	<b>£200/year</b>		

### Service Charge Apportionment:

<b>Unit</b>	<b>Apportionment %</b>	<b>Annual Cost (£92,786 budget)</b>	<b>Method</b>
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
<b>TOTAL</b>	<b>100.00%</b>	<b>£126,150</b>	

## ■ CONTRACTORS & SERVICE PROVIDERS

Service providers responsible for building maintenance and operations:

Service	Contractor/Provider	Frequency
<b>Cleaning</b>	Communal areas, stairwells, entrance	Weekly
<b>Lift Maintenance</b>	Passenger lift service and inspections	Quarterly/Annual LOLER
<b>Communal Heating/Boilers</b>	Quotehedge - Gas boiler servicing	Annual service
<b>CCTV Monitoring</b>	Security camera system	Continuous
<b>Water Hygiene</b>	Legionella testing and treatment	Quarterly
<b>Pest Control</b>	Rodent and insect control	Quarterly
<b>Utilities Management</b>	Gas, electricity, water accounts	Ongoing
<b>Drainage Services</b>	Drains and sewerage maintenance	As required
<b>Gardens/Grounds</b>	Communal garden maintenance	Seasonal
<b>Radio Licensing</b>	Business radio site licence	Annual

**Note:** Building has communal gas heating system serviced by Quotehedge. All flats connected to central boiler system for heating and hot water.