

Grant Shapps Esq. MP
Housing Minister
Department for Communities and Local Government
Eland House
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Ms Noëlle Rawé
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16 December 2010

Dear Minister

“All is [most definitely not] well with leaseholders”

On your department’s website (www.communities.gov.uk/news/housing/1612019 “Published 10 June 2010”) you state “Of the three million private tenants in this country, the vast majority report they are satisfied with the service they receive from their landlords”. It would appear from the rest of your comments that you are referring to the rented sector. However, your quote of “three million private tenants” is identical to the estimated number of residential leaseholders.

If your focus is only on the rented sector, then I would suggest to you that the residential leasehold sector is in very dire need of, at a minimum, *very urgent* regulating. As Julian Knight, journalist for the Independent on Sunday who, like me, appears to have understood that you are also referring to residential leaseholders wrote in his 11 July 2010 article: “[Minister says all is well with leaseholders. He’d better think again](#)”. Prompted by the experience of a friend, he wrote: “*I am afraid, Mr Shapps, you are either deluded or simply don’t give a damn*”

In case the former applies i.e. that you are “*deluded*” as to what is actually taking place in the residential leasehold sector – for your information, I am copying you on the recent ‘invoices’ I received from [Martin Russell Jones](#) (MRJ), ‘managing’ agents for Jefferson House, 11 Basil Street, London SW3 1AX, block where I owned a leasehold flat, and my replies (these documents are yours to do as you wish):

1. [9 July 2010](#) £24,000 - unsupported - ‘invoice’ ‘from’ MRJ
2. My [15 July 2010](#) reply
3. [1 November 2010](#) ‘invoice’ ‘from’ Joan Hathaway
4. My [17 November 2010](#) reply to Hathaway
5. My latest letter of [16 December 2010](#) to Hathaway.

Many of the c.3m residential leaseholders are, like me, at the mercy of 21st century ‘Rachman’ landlords and their aides: extremely corrupt, greed-ridden, vicious, cruel, sadistic and perverse.

They behave in this way because they know they have carte blanche to do exactly as they please: the sector and supporting infrastructure are *totally unregulated*. Whereas, to offer financial advice, ‘a man and a dog’ outfit needs to be vetted by, and registered with the FSA, landlords who control what is, for most people, their main financial asset and can, at times, handle several million pounds of leaseholder money are not subjected to *any kind* of control - and can therefore have a criminal record ‘as long as your arm’. Indeed, in addition to the current rogue players, there is nothing to stop individuals such as e.g. Bernie Madoff, Peter Sutcliffe reported to have killed 13 women from being landlords.

How many more cases like mine; how many more media reports; how many more newsletters and letters from C.A.R.L. (Campaign for the Abolition of Residential Leasehold) (www.carl.org.uk) (with which I know you have been in contact), etc. – is it going to take to put an end to the horrendous misery, appalling abuse and ripping-off suffered by the c.3 m residential leaseholders?

Yours sincerely

Noëlle Rawé
www.leasehold-outrage.com

PS. 8 years since the Commonhold and Leasehold Reform Act 2002 was introduced. Yet, to this day, s.152 of the Act, “*Statements of account*” has yet to come into force. WHY?

cc. Julian Knight, Independent on Sunday