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Mr D Stewart
Clerk to the Tribunal
Leasehold Valuation Tribunal
London Rent Assessment Panel
Whittington House
19-30 Alfred Place
London WC1E 7LR

Like the 16 December 2002 letter "from" Ms Hathaway, this letter bears the ANDREW LADSKY trademark

Our Ref: JH/MAN
Your Ref: LVT/SC/007/120/02

20th January 2003

Dear Mr Stewart

Jefferson House, Basil Street, London SW3

We write with reference to your letter of 15th January enclosing a copy of the letter received from Miss Dit-Rawe asking for a delay in the Hearing in respect of the above case. We would inform you that our clients object to the delay.

(A) Miss Dit-Rawe was informed of the Tribunal's Directions back in October 2003 which set out the timetable to deal with the various matters. She was also at the Hearing and did not object to the timetable then. The deadline for the residents to submit their Experts' reports was 7th January 2003 but this letter was not sent until 12th January 2003.

The documents that Miss Dit-Rawe has requested have been available in the Porter's room since the original notice was served and she in fact has inspected them. She has been offered her own copies of the schedule of condition and the specification on the same basis as the other lessees, some of which took up the option, i.e. on payment of photocopy charges. We also arranged a meeting of the lessees in November to discuss the disputed items and Miss Dit-Rawe declined to attend. At that meeting various points were discussed and those lessees who wanted a copy of the detailed breakdown of the estimate from Killby and Gayford bought one at that meeting. (B)

Our clients feel that Miss Dit-Rawe has had ample time to instruct experts and we would obviously have assisted them in order to bring this matter to a close. The work is becoming more urgent as there are continuing problems with the roof, lift and boiler. Due to the delay in implementing them the problem with the roof is now deteriorating and causing substantial damage to the top flats.

(A) To which they did not comply.

(B) See my Reply to MRJ of 14 Nov 2003 and my Witness Statement of 19 October 2003

We trust that the Tribunal will not delay the hearing and look forward to receiving confirmation from you accordingly.

Yours sincerely

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JOAN HATHAWAY BSc MRICS
for MARTIN RUSSELL JONES

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