

Ms J Hathaway  
Martin Russell Jones  
5 Watford Way  
Hendon Central  
London NW4 3JN

Ms Noëlle K-Dit-Rawé  
3 Jefferson House  
11, Basil Street  
London SW3 1AX

22 March 2003

(Sent recorded delivery)

Dear Ms Hathaway,

### Service charges and electricity

Please find enclosed cheque Nat West #1386 for £1,307.02 to cover items as follows:

	Period		Amount due	Amount paid
	From	To		
Service charge balancing charge	01 Jan 2001	31 Dec 2001	283.14	283.14
Half yearly ground rent in advance	25 Dec 2002	23 Jun 2003	100.00	100.00
Half yearly service charge in advance	25 Dec 2002	23 Jun 2003	645.19	645.19
Reserve fund in advance	25 Dec 2002	23 Jun 2003	195.60	195.60
Electricity (as per my attached spreadsheet)				83.09
<b>TOTAL PAID</b>				<b>1,307.02</b>

as well as spreadsheet explaining payment of electricity.

Regarding the standing charge for electricity which I have been querying since it suddenly increased by 59% in the last quarter of 1999 and was followed by a further five percentage point increase in the second quarter of 2001 (relative to Q4 1999), in your letter of 18 December 2002 you state:


*"The actual standing charge on your invoice is based on the standing charge that is received and billed from London Electricity"*

In light of this, and in order to resolve the matter once and for all, please send me copy of the invoice from London Electricity for:

- (1) the last two quarters of 1999 as in Q3 of 1999 the standing charge was £12.58 (and had been such in previous quarters) while in Q4 (from 13 Oct 1999 to 17 Jan 2000) it jumped to £19.96.
- (2) Quarters of year 2000 and 2001 as the standing charge remained constant at £19.96 up to 27 Mar 2001 (i.e. for 17 months) and was then increased in the next quarter i.e. from 28 March 2001 to £20.68.

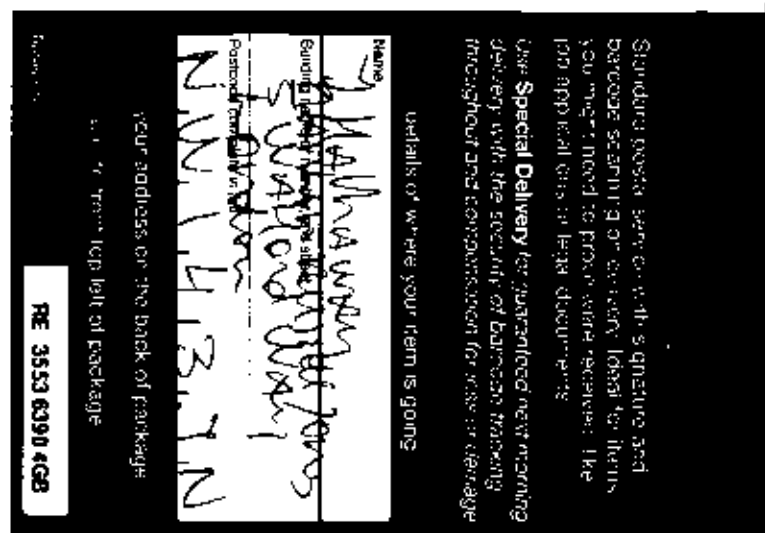
As to the £14,400.19 charge for the major works, this matter is currently being reviewed by the Leasehold Valuation Tribunal.

Yours sincerely,

  
Noëlle Rawé

Encs: Nat West cheque #1386 for £1,307.02  
Spreadsheet detailing electricity charges

Page 1 of 1



ELECTRICITY		Period		MRJ Statement	Composition		Total	Paid - Units charge	Payment details	Comment
From	To	Cost of units	Standing charge							
19 Jan 2000	17 Apr 2000	14.37	19.96	34.33	14.37	Paid on 6/05/01 - cheque #1311	34.33		Why increase of 59% in standing charge? Comment as per attached to 'standing charge'	
18 Apr 2000	12 Jul 2000	10.28	19.96	30.24	10.28	Paid on 6/05/01 - cheque #1311	30.24		Ditto	
13 Jul 2000	20 Oct 2000	16.67	19.96	36.63	16.67	Paid on 6/05/01 - cheque #1311	36.63		Ditto	
21 Oct 2000	18 Jan 2001	49.88		49.88						
19 Jan 2001	27 Mar 2001	31.76	19.96	51.72	31.76	Paid on 6/05/01 - cheque #1311	51.72		<b>I have not received this invoice</b>	
28 Mar 2001	11 Jul 2001	46.45	20.68	46.45	25.77	Paid on 22/09/01 - cheque #1318	46.45		As per 1st entry above Why now a 64% increase in standing charge since Oct 00? + as per first entry above	
12 Jul 2001	21 Jan 2002	78.17		78.17					<b>To date, I am still awaiting a breakdown of this charge</b>	
08 Jan 2002	14 Apr 2002	48.25	19.85	48.25	28.40	Paying on 22 Mar 03 £28.40, cheque #1386	48.25		Standing charge has now been reduced by 4% + as per first entry above	
15 Apr 2002	08 Jul 2002	37.56	17.79	37.56	19.77	Paid on 17/10/02, cheque #1367	37.56		Standing charge has now reduced by a further 10% + as per first entry above	
09 Jul 2002	17 Oct 2002	42.70	17.79	42.70	24.91	Paying on 22 Mar 03 £24.91, cheque #1386	42.70		As per 1st entry above	
18 Oct 2002	22 Jan 2003	47.57	17.79	47.57	29.78	Paying on 22 Mar 03 £29.78, cheque #1386	47.57		As per 1st entry above	
How can it cover a period to 21 Jan 02 given that I received an invoice from 9 Jan 02?										
						<b>TOTAL PAYING ON 22 MARCH 2003 = £83.09</b>				

Why increase of 59% in standing charge, then a year later up to 64%? MRJ's reply of 18 Dec 2002 states that "The actual standing charge on your invoice is based on the standing charge that is received and billed from London Electricity". On 22 March 03 I requested copy of London Electricity invoices for: (1) the last two quarters of 1999 as in Q3 of 1999 the standing charge was £12.56 (and had been such in previous quarters) while in Q4 (from 13 Oct 1999 to 17 Jan 2000) it jumped to £19.96, (2) Quarters of year 2000 and 2001 as the standing charge remained constant at £19.96 up to 27 Mar 2001 and was then increased in the next quarter i.e. from 28 March 01 to £20.68