

MARTIN RUSSELL JONES

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CHARTERED SURVEYORS

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To all Lessees
Jefferson House
Basil Street
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SEVEN MONTHS LATER...in her 26 March 2004 letter, Ms Hathaway wrote: "Due to extensive delays in collecting the contributions from all (NB!!!) lessees..."

5th August 2003

Our Ref: JH/MAN

Dear Lessee

Re: Refurbishment of Jefferson House

Further to our previous letters regarding the refurbishment of the block we are writing to give you an update as to the current situation.

The vast majority of leaseholders have paid their contribution in respect of the works but there is a small minority who have not paid and this is delaying the implementation of the works. Solicitors acting on behalf of Steel Services Limited are actively taking action against the lessees in default in order that their payments are forthcoming.

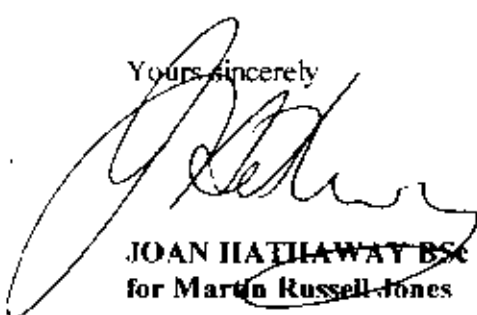
The money that has been collected it is currently held in a separate account which is earning interest to the benefit of those lessees who have contributed.

The contractors who won the contract, Messrs Killby and Gayford, are aware of the position and are currently awaiting a starting date. At the same time we shall inform all lessees and residents.

We would remind you that in view of the scaffolding that is to be used to enable work to be carried out that you will need to inform your contents insurer so as not to invalidate the policy.

We trust that the above is self-explanatory and that we will be able to advise you of a starting date in the near future.

Yours sincerely


JOAN HATHAWAY BSC MRICS
for Martin Russell Jones

Of course, no mention of the LVT hearings and 17 June 2003 determination!