

# MARTIN RUSSELL JONES

Premier Suite 115,  
Premier House,  
112 Station Road,  
Edgware,  
Middlesex, HA8 7BJ

CHARTERED SURVEYORS

Management Department  
Telephone: 020 - 8731 5880  
Fax: No: 020 - 8731 5888  
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**Ms N Dit-Rawe**  
**Flat 3 Jefferson House**  
**11 Basil Street**  
**Knightsbridge**  
**London**  
**SW3 1AX**

REF: STE/03  
DEMAND NO 21318  
DATE 9 Jan 2006

For the purposes of section 48 Landlord & Tenant Act 1987 the address in England and Wales at which notices(including notices in proceedings) may be served on the Landlord by the tenant is:  
**Steel Services Ltd, c/o C.K.F.T., 25-26 Hampstead High Street, Hampstead, London, NW3 1QA.**

Ref: Jefferson House Flat 3

| From                   | To          | Description                            | Due              |   |
|------------------------|-------------|--|------------------|---|
| -                      | -           | Brought Forward Balance                | 5,624.70         | ????? NO EXPLANATION PROVIDED                             |
| 1 Jan 2004             | 31 Dec 2004 | End of year 2004 balancing charge      | 390.71           |   |
| 25 Dec 2005            | 23 Jun 2006 | Half Yearly Ground Rent in Advance     | 300.00           | How was this calculated??                                 |
| 25 Dec 2005            | 23 Jun 2006 | Half yearly Service charge in Advance  | 814.62           |   |
| 25 Dec 2005            | 23 Jun 2006 | Half yearly Reserve Fund               | 174.10           |   |
| 9 Jan 2006             | -           | Electricity Charges as Attached Letter | 28.28            | My previous 'claimed' share was £131 less at a time when: |
|                        |             |  | 7,332.41         |   |
| <b>Balance to pay:</b> |             |  | <b>£7,332.41</b> | there were only 35 flats                                  |

Considering that FOUR NEW FLATS HAVE BEEN ADDED - one of which is the penthouse flat - over which Steel Services has NO CONTROL

WHERE ARE THE REVISED APPORTIONMENTS FOR THE FLATS???

**Please make cheques payable to Martin Russell Jones for the amount of £7,332.41**

the block had not been entirely overhauled

So much for Andrew Ladsky's letter to me of 25 January 2001 (see the latter part of this pack)