

# 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  
e.mail: management@m-r-j.co.uk

The Lessees  
Jefferson House  
11 Basil Street  
Knightsbridge  
London  
SW3 1AX

9 January 2006

Dear Sir/Madam

Sending the accounts more than one year after the year-end amounts of a breach of covenant of my lease: Clause 2 (2) (d)

The following documents are enclosed for your information and attention:

Certified Statement of Service Charges for the year ended 31 December 2004 by Messrs Pridie Brewster

Statement of Balancing Charge due on shortfall of amount demanded during 2004 to actual amount expended during the same period.


Copy of Estimated Expenditure for the forthcoming year of 2006

But 2005 accounts NOT supplied. Hence, amounts to another breach of covenant in my lease: Clause 2 (2)(e), (f) and (g) + it is a work of fiction

Current demand showing total amount due to Martin Russell Jones including abovementioned balancing charge and charges for the half year 25 Dec 2005 to 23 June 2006.

**Early settlement of all amounts due will be appreciated.**

Yours faithfully

  
Wendy Goldsmith  
Accounts Department.

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**STEEL SERVICE LIMITED**

JEFFERSON HOUSE, 11 BASIL STREET, LONDON SW3

**ESTIMATED EXPENDITURE**

for the year ended 31 December 2006

But the 2005 accounts were NOT supplied. Hence, amounts to a breach of covenant in my lease: Clause 2 (2)(e), (f) and (g)

**Schedule 1**

General Repairs and Maintenance  
Lift Repairs and Maintenance  
Electricity  
Gardening - Plant Maintenance  
Insurance - Building  
                  Engineering  
                  Terrorism  
Entryphone  
Door Entry Surveillance  
Pest Control  
Management fees  
Legal & Professional Fees  
Audit Fees  
Office Rent  
Wages and National Insurance and Holiday  
Telephone  
Cleaning materials  
Light bulbs  
Sundry Expenses

In addition, these estimates are a work of COMPLETE AND UTTER FICTION given that Lavagna Enterprises Limited was registered, on the Land Registry (Title BGL 56 642), at 31 January 2006, as the superior headlessor for Jefferson House.

As superior headlessor, it owns the lessee's title for:

NGL 373 333 which is Steel Services Limited

BGL 51 266 which is the 'Air space abutting and above the level of the surface of the roof'

On 10 August 2005, Land Registry title, BGL 54 458, the penthouse flat, became a lessee of 'Air space of Jefferson House'

Consequently, (aside from the fact that estimates of future expenditure must be produced in conjunction with the previous year's accounts), these claims are TOTALLY AND UTTERLY FALSE: 'Steel Services' CANNOT charge the leaseholders under its title for costs attributable to the whole block given that it no longer controls the last floor of the building.

7,500.00
1,000.00
5,500.00
1,000.00
9,500.00
1,500.00
3,500.00
1,800.00
1,800.00
2,500.00
11,326.00
1,000.00
1,050.00
4,750.00
20,500.00
641.00
500.00
300.00
500.00

£76,167.00

7,500.00  
8,000.00

15,500.00

91,667.00

**APPORTIONMENTS**

**ALL FLATS:**

SERVICE CHARGE Schedule 1                   76,167.00  
RESERVE FUND                                   20,000.00

**FLATS 1 TO 35 ONLY:**

SERVICE CHARGE Schedule 2                   15500.00  

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111,667.00



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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
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
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
			7,332.41
<b>Balance to pay:</b>			<b>£7,332.41</b>

????? No explanation provided

How was this calculated??

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