

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

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

17 July 1991

Dear Ms Hathaway,

DAMP IN KITCHEN CEILING & EXTERNAL WALL

I acknowledge receipt of your invoice of 12 June 1991 for the sum of £634.15 (representing my half yearly share of service charge and related costs), as well as your 'Final Application' reminder of 24 June 1991.

Clearly, you expect a considerably faster response rate from leaseholders than that under which you operate.

Given that no work of any kind has yet taken place since my letter of 28 April 1991 to Brian Tisdall - BP Finance, which was copied to you, I have decided to adopt your policy: ignore your correspondence.

However, as proof that the money owed is available, and payment entirely dependent on the leaseholders performing their contractual obligations, I have asked my bank to open an interest bearing account, with immediate access, in which I have deposited the sum of £634.15 (see attached).

This amount, and any interest accrued will be paid to you when the damp problem in the wall outside my window, and in my kitchen ceiling has been dealt with satisfactorily.

Given that works carried out in the past have proved ineffectual, this time, to determine whether or not the problem has been dealt with satisfactorily, I want the specifications agreed between you and the builders to be assessed by an independent Chartered Building Surveyor. In addition, I want the surveyor to: visit the site whilst the works are being carried out, to ensure that what has been agreed is indeed being implemented; a written assessment from the surveyor.

In relation to the damp in the ceiling of my kitchen, there has been considerable worsening of the condition over the last 5-6 weeks. If you compare the enclosed photographs with those sent to you in April, you can see that: there are more cracks; those that existed have increased in size; the damp proofing treatment has fallen off the ceiling in a number of places; a chalky, foam like substance has appeared in some of the cracks, as well as a brownish substance in some of these cracks, on the edge of some of the other cracks.

This period corresponds to a time of considerable rainfall indicating a definite link between both events i.e.

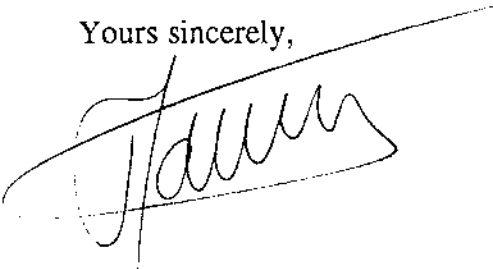
* water is filtering through the entrance steps.

Hence:

- * the greater the delay in carrying out the works, the greater the likelihood of damage being caused to my property and, consequently,
- * the greater the likelihood of my charging you for any related damages, including those that may be caused to any part of the flat, its furnishings, paintwork and wall coverings as a result of putting these damages right, as well as any inconvenience related costs. (You will recall that I have only just recently refurbished the whole flat at a cost of more than £25,000. It also proved to be a traumatic experience that I have no intention to relive - even in part).

I trust that we will not reach this stage.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Noëlle Rawé', written over a horizontal line.

Noëlle Rawé

Enc. 4 photographs of kitchen ceiling
Letter from National Westminster

cc. Brian Tisdall - Investment Department - BP Finance
Edward Kisala - Debenham Tewson & Chinnocks
Langhaven Holdings Plc

Plus: enclosures to all copied
all sent recorded delivery

National Westminster Bank PLC

Sloane Street Branch
Kensington Business Centre
185 Sloane Street
London SW1X 9QS

Telephone 071-235 9421
Facsimile 071-823 1812

Please address your reply to the Manager

Your ref

Our ref RECS/NG/JSE/I

Date 15 July 1991

Ms N Rawe

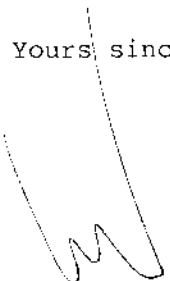
Dear Ms Rawe

I am pleased to inform you that the formalities relating to the opening of your No.2 Special Reserve account have now been completed with the initial transfer of £250 from your Special Reserve account and £384.15 from your Current account.

Your new account has been allocated the number 32642849 and it would be helpful if you could quote this in any correspondence.

A paying in book will be forwarded to you under separate cover.

Yours sincerely



E P LILLEY
Assistant Manager