

This is a BOGUS NOTICE by Laytons solicitors - the 2nd one in 12 months! And it of course makes use of all the 'MAFIA' TRICKS See my website, section 'Notices by landlord'

Dec 2000

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## NOTICE BY LANDLORD TO QUALIFYING TENANTS OF PROPOSED DISPOSAL

### Landlord and Tenant Act 1987 Section 5

To: Ms N Dit-Rawe  
Flat 3  
Jefferson House  
11 Basil Street  
London SW3

(A) A tactic widely used by Landlords to put people off from buying.  
- See Mr Ladsky's letter to me of 25 Jan 01

We Laytons Solicitors as agents for Steel Services Limited ("the Landlord") give you notice as follows:

1. This notice is given under the provisions of the Landlord and Tenant Act 1987 ("the Act") Section 5 and relates to the leasehold land and buildings known as Jefferson House 7 to 13 (odd) Basil Street Chelsea London SW3 ("the Building") in which the flat of which you are a tenant is situate.
2. The Landlord has a leasehold interest in the Building under the Lease dated 31 March 1980 made between (1) The British Petroleum Pension Trust and (2) Banwick Investments Limited.
3. The Landlord intends to sell the leasehold interest in the Property as defined in paragraph 4 below.
4. "The Property" means the Building.
5. The consideration for the proposed disposal is £131,000 including a deposit of £6,250. The contract for sale is to include an obligation on the part of the purchaser to submit and pursue (at its own cost) a planning permission to make variations to the existing planning application for permission (reference TP/98/1773/G/20/4135/4146) for erection of an additional storey at roof level and on grant of this Planning Permission and grant of the appropriate Building Regulation authorising the implementation of the Planning Permission and such other consents or insurance as may be necessary the proposed Purchaser will pay to the Landlord an additional sum of £75,000. Why? (A)
6. The Property is also sold subject to the burden of ongoing litigation. The Landlord has been served with an application for an injunction seeking to restrain the Landlord from implementing the current Planning Permission (TP/98/1773/G/20/4135/4146), and damages. by whom?
7. It is intended that the proposed disposal will be subject to the leases tenancy agreements and other interests set out in the schedule to this notice. (?)
8. This notice constitutes an offer by the Landlord to dispose of the Property on the terms mentioned in paragraph 5 and 6 above. This offer may be accepted by the

requisite majority of those tenants of the constituent flats in the Property who are qualifying tenants for the purposes of Part I of the Act.

- 9. The "requisite majority" refers to qualifying tenants of the constituent flats with more than 50% of the available votes (determined as required by Section 5(6) of the Act). The terms "qualifying tenants" and "constituent flats" are defined in Sections 3 and 5(8) of the Act.
- 10. You and the other qualifying tenants have a period of 2 months beginning with the date of service of this notice (if later, the date of service of notice in this form on the last of those on whom it is required to be served) within which to accept this offer or to make a counter-offer as provided by Section 7 of the Act.
- 11. You have a further period within which you and the other qualifying tenants wishing to exercise your rights under the Act may nominate under Section 6 of the Act a person or persons to purchase the Landlord's interest on your behalf, being a further period of two months beginning at the expiration of the period of two months referred to in paragraph 5 above.
- 12. Section 5(4) of the Act provides that if notice corresponding in form with this notice is served on not less than 90% of the qualifying tenants on whom it is required to be served [or, where the qualifying tenants on whom it is required to be served number less than 10, notice is served on all but one of them] the landlord is to be treated as having complied with the obligations under Section 5 (1) of the Act to serve notice conferring a right of first refusal.
- 13. If you and other qualifying tenants wish to accept the offer contained in this notice, the requisite majority must serve a notice in accordance with Section 6 of the Act; if you and other qualifying tenants wish to make a counter-offer, the requisite majority must serve a notice in accordance with Section 7 of the Act.
- 14. Any notice accepting the offer, notice making a counter-offer or other correspondence about this notice should be sent to us as agents for the Landlord at the address given above.

Date: 13th December 2000

Another typical Landlord tactic: just before Christmas

SCHEDULE

The Landlord intends selling its headlease of the building dated 31st March 1980 and for a term of 73 years from 29th September 1979 being a lease dated 31st March 1980 and made between the British Petroleum Pension Trust (1) and Banwick Investments Limited (2) as the same is registered at HM Land Registry under Title Number NGL373333 ("the Headleasehold Interest").

It was to bring in Patrick May O'Connor and Canso - see title at Oct 01

The Headleasehold Interest is intended to be sold subject to the sub-leases set out in the Schedule of Notice of Leases registered at HM Land Registry a copy of which is annexed to this Notice and other matters referred to in the Charges Register of the above-mentioned title (copies of which are also annexed to this Notice).

IT WAS NOT SUPPLIED AND WAS NEVER SUPPLIED. THIS IS HOW THE SO CALLED REGISTRATION WORKS IN PRACTICE

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*Left*

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(signature of agents on behalf of landlord)

Laytons Solicitors  
Carmelite  
50 Victoria Embankment  
London EC4Y 0LS

**NB: YOU ARE ADVISED THAT THIS NOTICE CONTAINS IMPORTANT LEGAL RIGHTS FOR THE BENEFIT OF YOU AND OTHER QUALIFYING TENANTS UNDER THE LANDLORD AND TENANT ACT 1987 AND YOU SHOULD SEEK URGENT LEGAL ADVICE UPON IT**

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or

10/10 for irony!