

MARTIN RUSSELL JONES

5 Watford Way,
Hendon Central,
London, NW4 3JL

CHARTERED SURVEYORS

Management Department
Telephone: 020 - 8202 3858
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Ms N Dit-Rawe
3 Jefferson House
11 Basil Street
London SW

Of course, in her 17 January 2005 deadline for reply (next page) Ms Joan Hathaway does not take into consideration the time required by a leaseholder to 'maybe' get the specification from her

Notice of Intention

This notice is served by Martin Russell Jones on behalf of your landlord Steel Services Ltd ("your landlord").

It is the intention of your landlord to carry out works to Jefferson House, Basil Street, SW3 1AX ("the property"). The proposed works are described in a specification which may be inspected at Martin Russell Jones, 5 Watford Way, Hendon Central, NW4 3JL between the hours of 9.00am and 5.00pm, Monday to Friday ("the proposed works"). If you require a copy of the specification please inform Martin Russell Jones of this and they will provide you with a copy free of charge.

Might the TRUE cause be: removal of tank from roof for building penthouse flat?? + need for bigger tank because FOUR NEW FLATS have now been added?

Ms Hathaway will NOT send it, but will claim that she has. See my other note below

The reason your landlord considers it necessary to carry out the proposed works is that the property needs to have a storage tank for water in the basement area to ensure that the tank on the roof fills up following reduction in the water pressure by Thames Water. In addition a CCTV monitoring system be installed to improve security at the block.

You are invited to make, in writing, observations in relation to the proposed works. Such observations may be sent to the following address: Martin Russell Jones, 5 Watford Way, Hendon Central, NW4 3JL and must be delivered within 30 days beginning with the date of this notice namely by Monday 17th January 2005

You are also invited to propose the name of a person from whom your landlord should try to obtain an estimate for the carrying out of the proposed works. That name should be proposed by Monday 17th January 2005

Dated this 16th December 2004

Martin Russell Jones.....

Martin Russell Jones, 5 Watford Way, Hendon Central, NW4 3JL
Telephone: 020 8202 3858
Reference: JH/MANAgents for Steel Services

Another element of the trick: sending this shortly before Christmas.

Based on my very extensive experience with Ms Hathaway, the scenario would be as follows:

- (1) because of the Christmas mail, the request for a copy of the specification was not received until after Christmas
- (2) the office was closed for the Christmas break until 3 January
- (3) a copy is then claimed to have been sent to the leaseholder
- (4) the post office is blamed for the copy not arriving
- (5) by the time Ms Hathaway 'might' actually send a copy, it does not leave anytime for the leaseholder to get another quote (assuming of course that the specification was (1) properly drawn-up (2) priced) (Neither of which were the case for the specification for the major works)

OUTCOME: Yet again the leaseholders' statutory rights have been denied and they are used as the endless cash dispenser for costs for which they are not liable