

# 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

Ms N Dit-Rawe  
3 Jefferson House  
11 Basil Street  
London SW3 1AX

NOTE 1, at 2006:  
This handwritten note + the next page  
formed my 12 October 2005 reply to  
Martin Russell Jones

12 Oct 2005  
What this is  
demonstrating is  
As per the  
attached  
*[Signature]*

THIS is called a "notice"!!

**Notice of Intention**

WHAT WILL  
ACTUALLY  
HAPPEN

Ms Hathaway  
will not respond  
while blaming  
the post office for  
non-delivery

By the time she  
'might' send the  
document, there  
will be  
insufficient time  
for the lessees to  
get an alternative  
quote

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 the installation of new pumps and control panel to the boiler. 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. (A)

The reason your landlord considers it necessary to carry out the proposed work is that the pumps are failing and if a fault develops in one of the pumps the system may fail totally.

You are invited to make, in writing, observations in relation to the proposed work. Such observations may be sent to the following address: Martin Russell Jones, Premier Suite 115, Premier House, 112 Station Road, Edgware, Middx HA8 7BJ and must be delivered within 30 days beginning with the date of this notice namely by Friday 21st October 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 Friday 21st October 2005.

Dated this 21st September 2005

*Martin Russell Jones*

Martin Russell Jones, Premier Suite 115, Premier House, 112 Station Road,  
Edgware, Middx HA8 7BJ  
Telephone: 020 8731 5880  
Reference: JH/MAN  
Agents for Steel Services Ltd

NOTE 2:

**Of course, in her 21 October 2005 deadline for reply, Ms Hathaway does not take into consideration the time required by a leaseholder to 'maybe' get the specification from her**

(A) See next page  
for comments.  
Proof LVT devaluation  
will be implemented

**Letter from MRJ of 21 September 2005 – which is 2 years and 3 months after the 17 June 2003 LVT determination - stating that new pumps and a control panel need to be installed are proof that proper specifications were NOT drawn-up following the LVT determination**

The following are extracts from the 17 June 2003 LVT determination in relation to the boiler:

Point 46        *"In this case the Tribunal was frustrated by the lack of detail in the specification and in Mr Gale's evidence. Works were not clearly identified, were not measured where they clearly could have been, and there was some element of duplication. **Some items were not specified at all, e.g. the types and capacity of the boilers**"*

Point 16.07    *"It would appear to the Tribunal from the above, and the evidence given by Mr Jones, that **his instructions were obviously client led rather than an independent opinion**... There was no evidence, save for the complaints from the owner of the top floor flats, flat 34 and 35, that the boilers were failing regularly.*

*Indeed, in evidence, Mr Jones confirmed that they were working, were being maintained and were not defective at present... **The specification is considered inadequate in that it is vague and lacked specific detail** e.g. the provision to "remove and replace with new the boiler plant and all associated pipework".*

*It is noted that initially, **there was no breakdown of the specification until 7 March 2003** when Mr Gale responded to Mr Brock's report of 24 February 2003. Mr Gale accepted during the hearing that there had been no boiler specification in the tender document"*

*(The sum demanded for the boiler was £89,824.00. Therefore, with the addition of VAT and fees the intention was to charge residents the sum of £117,153)*

Point 38        *"**Mr Gale also accepted that there were no boiler specification in the tender document** which merely stated "to remove and replace with new the boiler plant and all associated pipework"*

Point 16.07    *"In the circumstances, the **Tribunal does not consider that it has sufficient information to make a proper judgement and therefore makes no determination** in respect of the **boilers**... This is an area which, in the Tribunal's view, alternatives and costings should have been explored"*

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**write** details of where your item is going

Name	Markus Russell Jones Preston Park 115
Building, house or flat, and street	112 Station Road Redgrave Middx
Postcode complete in full	H.A.8 7BJ

Reference

DK 0587 5273 2GB

**Stick** barcode label to top left of package