

Mr Roger Clement
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Twickenham
Middlesex TW1 3SZ

Ms N K-Dit-Rawé
3 Jefferson House
11, Basil Street
London SW3 1AX

(By Special Delivery)

Your ref: RJC/4544/db

17 April 2005

Jefferson House Service Charge Accounts – YE 31 December 2003

Dear Mr Clement

Thank you for your letter dated 15 April 2005 in reply to my 30 March 2005 letter to Ms Joan Hathaway, Martin Russell Jones, on which I copied your Office.

You say that you were not aware of the LVT determination of 17 June 2003. I assumed this was the most probable explanation – hence my approach.

Given that you were not provided with this highly material information, I am opting to enclose the following (in chronological order) in case these prove useful to you. (You may wish to start with my 2 February 2005 complaint to the RICS against Martin Russell Jones as it provides comprehensive detail of events):

- 86.03.10 Copy of my lease
- 93.12.31 1993 YE accounts for Jefferson House (6 pages) – as an example of accounts that residents used to receive
- 01.06.07 Letter from Ms Hathaway to "All Lessees" - informing will use contingency fund as contribution towards the major works
- 02.07.15 Letter from Ms Hathaway to "all flat owners" (stating the global sum for the works is £736,206.09)
- 02.07.17 Invoice from MRJ to me stating "Major works contribution: £14,400.19"
- 02.08.07 Application filed by Ms Hathaway to the LVT, on behalf of Steel Services
- 02.08.08 Reply to me from the British Virgin Islands Registry of Companies that Steel Services has been "Struck-off the register for non-payment of licence fee"
- 02.09.20 Letter from Ms Hathaway to me threatening to instruct solicitors unless I pay the £14,400.19 by return
- 02.10.07 Letter from Mr Silverstone, CKFT, to me, demanding payment of £14,400.19 by 14 October and threatening to forfeit my lease and contact my mortgage lender
- 02.10.08 Letter from the LVT to me informing of Steel Services application
- 02.10.10 Letter from the LVT to me informing of a pre-trial hearing on 29 October 2002
- 02.10.17 My reply to CKFT's letter dated 7 October 2002
- 02.10.21 Mr Silverstone, CKFT, reply to my 17 October 2002 letter
- 02.10.23 Letter from Mr McDougall, Tenancy Relations Officer, Kensington & Chelsea Housing Dept, to Ms Hathaway (re. domicile of Steel Services)
- 02.10.29 Directions set by the LVT at the pre-trial hearing
- 02.10.29 First 5 pages of 'Applying to a Leasehold Valuation Tribunal' – booklet handed to residents at the 29 October 2002 pre-trial hearing. On page 5, it relates the outcome of

the Daejan Properties v London Leasehold Tribunal court case, namely, that “LVTs only have the jurisdiction to decide the reasonableness of dispute service charges **that are still unpaid...**”

- 02.11.29 Claim filed by Ms Hathaway, on behalf of Steel Services in West London County Court against 11 residents – Ref WL 203 537
- 02.11.29 Particulars of claim filed in West London County Court – Ref: WL 203 537
- 02.12.17 My defence to the claim
- 03.05.23 Document from CKFT to West London County Court stating: “*The Claimant has obtained judgement or settled proceedings against all defendants except: 1st, 2nd, 5th, 7th Defendants*”
- 03.06.17 Determination by the LVT
- 03.06.24 Case Summary handed to me by Mr Silverstone, CKFT, at the 24 June 2003 West London County Court hearing
- 03.06.24 MRJ “*Major works apportionment 24th June 2002*” covering 6 flats – handed to me by Mr Silverstone, CKFT, at the 24 June 2003 West London County Court hearing
A similar version, covering all 35 flats, provided by Ms Ayesha Salim, CKFT, for the 26 August 2003 hearing
- 03.06.24 General Form of Judgement or Order from West London County Court
- 03.06.30 My calculation of the impact of the LVT determination on the global sum demanded
- 03.07.17 “*Revised price*” for the specification and covering letter to me from Mr Silverstone, CKFT
My calculation of the impact on all the 35 flats
- 03.07.21 Reply from the LVT to CKFT “*...amount of service charge as a whole to go on the service charge account from which no doubt you can assess the proportion for that particular tenant*”
- 03.07.24 Letter from Mr Silverstone, CKFT, to West London County Court
- 03.07.31 My surveyor, Mr Tim Brock, LSM Partners, assessment of Steel Services “*Revised price*”
- 03.08.05 Letter from Ms Hathaway to “*All Lessees*” – “*...majority have paid...*”
- 03.08.19 Letter from Ms Hathaway to me stating that the contingency fund “*...is in the form of a Bradford and Bingley savings account...*”
- 03.10.21 Steel Services ‘offer’ to me
- 03.12.19 My Notice of Acceptance to CKFT
- 03.12.31 My letter to Ms Hathaway – stating that I have paid £6,350.85 to CKFT representing my share of the costs for the major works
- 04.05.19 My letter to Ms Hathaway
- 04.06.25 Letter from Mr Hutchings, Tenancy Relations Officer, Kensington & Chelsea Housing, to Ms Hathaway
- 04.07.01 My Consent Order with Steel Service for the sum of £6,350.85 endorsed by West London County Court
- 04.07.18 My letter to Ms Hathaway
- 04.08.02 Wandsworth County Court General Form of Judgment or Order in relation to the 5th Defendant
- 04.08.02 Letter from Mr Barrie Martin, Martin Russell Jones, to “*All Lessees*” informing of the appointment of Mansells. Total costs for the works = £669,936.33
- 04.08.04 Letter from Mr Barrie Martin, Martin Russell Jones, to me in reply to my 20 July letter
- 04.08.11 My reply to Mr Barrie Martin’s letter of 4 August 2004
- 04.10.05 Letter from Barrie Martin to “*All Lessees*” re insufficient payment of ground rent
- 04.10.21 Invoice sent to me by Martin Russell Jones stating a “*Brought forward balance*” of

£14,452.17

05.02.02 My complaint to the RICS against Martin Russell Jones.

Although I **have not as yet received a decision from the RICS**, I am enclosing this document as it provides comprehensive detail of events in relation to the major works at Jefferson House. It comprises of:

- a 6 page list of contents
- a 19 page summary
- a 100 page detail of complaint
- a 5 page list of enclosures

Please, let me know if you require copy of any of these documents, in addition to those supplied with this correspondence.

05.03.01 Initial reply from Mr Simon Love, Conduct Manager Complaints, RICS (RICS Ref: PC-SL/183/4402/05)

05.03.05 My reply to Mr Simon Love

Evidence that a penthouse flat is under construction at Jefferson House – comprising of a PowerPoint slide with 2 photographs and a version of the photographs in A4 size

Given the situation, I appreciate that it will take you a while to sort things out.

Please, feel free to call me (work: _____) if you wish to discuss.

Yours sincerely



N K-Dit-Rawé

