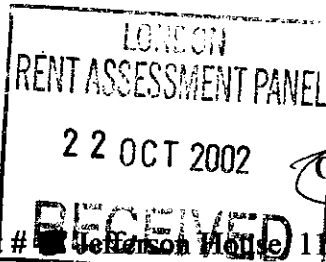


Mr.D. Stewart  
Clerk to the Tribunal  
Leasehold Valuation Tribunal  
London Rent Assessment Panel  
10 Alfred Place  
London WC1E 7LR

cc: MARTIN RUSSELL JONES

Ref. LVT/SC/007/120/02

To The Tribunal:



October 19, 2002

My name is [REDACTED], lessee of Flat # [REDACTED] Jefferson House 11 Basil Street, London, SW3. The Title to the flat was registered on 11 September 1985. I am responding to Mr. D Stewart's letter of 10 October 2002.

All lessees of Jefferson House were informed by letter from Martin Russell Jones dated 26 March, 2002 that surveyors indicated that the cost of works is likely to be in excess of Lb 1 million. I was shocked. This amount far exceeds the total costs for work in the previous 17 years. This does not mean a lack of maintenance during that time period. I know that maintenance was performed on a regular and timely basis.

I had several phone conversations with MRJ requesting an executive summary of the planned work such as "Description of Work Item" "Cost" "Priority". I never received such a summary. My objective was to determine if all of the work and costs had to start immediately or if the work could be performed over a period of time.

In August I was informed that my share of the renovations was Lb 16,127. I am unable to come to London in the near future. I don't have a legal representative in London and do not wish to be involved in a lawsuit. Therefore I made a federal funds wire transfer in the amount of Lb 16,127 to the RYL BK SCOTLAND/GBP/ to the account of MARTIN RUSSELL JONES.

"SPECIFIC DIRECTIONS THAT YOU WISH TO SEEK FROM THE TRIBUNAL"

1. Assistance in establishing openness, trust and communications between the parties.
2. Review the scope of work to determine if it excessive and timely.
3. Require a timely reporting system to cover work status and expenditures.
4. Require an accounting system that includes the cost of money and interest. (+or-)
5. Require an audit committee including an outside auditor and a lessee.

Thank you for your attention to this matter.