

Our ref: RLS/BDF/Steel

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

WITHOUT PREJUDICE

25 June 2003

Dear Ms Rawe

Steel Services Limited v Yourself & Others
Claim number: WL203537
Flat 3, Jefferson House, Basil Street London SW1

The next step is to implement it - instead of trying to get away with the need to do it - by striking a deal

Further to our conversation yesterday at court, our client has asked us to contact you to invite you to attend a meeting for the purposes of discussing the LVT decision.

It is our view and that of our client that to continue with enormously expensive legal proceedings make no sense whatsoever, particularly now that the LVT have given their decision.

Save for the improvements, the LVT allowed virtually all of our client's proposals. You have indicated that the costs of your responding to those proceedings were enormous. It seems to us pointless to continue to waste further money, particularly as you indicated in the LVT proceedings that you are in agreement that the building needs refurbishing.

A fascinating way of describing a reduction of nearly 70% (inc. contingency fund)

The net result of the proceedings is that substantial sums have been expended by all parties on legal costs which, in your particular case, could have been used to carry out the full original work which everybody, including yourself, agrees needs to be done.

Any amount which was not expended would have, and still will be returned to you once a final account, post completion is prepared.

Our client has informed us that they invited you to attend a meeting last year where a very full, frank and meaningful discussion took place with a large number of residents who subsequently paid their service charges in full. Apparently, you chose not to attend this meeting which could have resolved any concerns you had without going through the costly LVT process which has now resulted in a percentage uplift in the contract figure and a significant delay to the project.

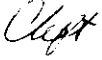
Firstly, not my responsibility (key to the delay is the fact that its client wants to have closure on all the leaseholders listed on the claim, while securing as much money as possible through the courts)
Secondly, its client and his aides should have thought of this before attempting to defraud me of the sum of £10,000 (US\$17,700) (and considerably more for some of the other leaseholders)

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OF COURSE! TO STRIKE A DEAL
This is NOT how the terms of my lease operate - nor
statutory requirements

We should, therefore, **strongly, urge you to meet with our client and ourselves** and trust that you will contact the writer to arrange a convenient time. You are, of course, welcome to bring your legal representative or your surveyor if you so wish. !!

Yours faithfully



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