

Mr Sandy McDougall
Tenancy Relations Officer
Housing and Social Services
The Town Hall
Hornton Street
London W8 7NX

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

(By Recorded Delivery)

6 June 2004

Dear Mr McDougall

Landlord, Steel Services, and managing agents, Martin Russell Jones, are, in spite of my rights under Landlord & Tenant legislation ignoring my repeated requests to supply me with year-end accounts for Jefferson House, as well as copy of the trustee accounts

We were in contact 2 years ago when you tried, in vain, to determine the name of the directors for the ownership of Jefferson House. I am sure that it will not surprise you to hear that things went from bad to turning into an absolute nightmare.

The issues for which I require your kind assistance are that Martin Russell Jones / Steel Services / their solicitors, Cawdery Kaye Fireman & Taylor (CKFT), have been ignoring my numerous requests over the last year to supply me with:

1. the year-end accounts for Jefferson House for year 2002 – to which must now be added year 2003 (i.e. I have not been provided with year-end accounts since 2001)
2. copy of the trustee accounts (with which I have never been provided)

I am attaching the letter I sent to Martin Russell Jones on 19 May 2004 (to which I have not received a reply) as it details the history of my requests for this information¹. Please, let me know if you require copy of this correspondence.

In relation to the year-end accounts, in addition to being in breach of the L&T Act 1985, Section 21 (4), they are also in breach of my lease as it states:

Clause 2 (i)

"As soon as practicable after the end of each financial year of the Lessor the Lessor shall furnish to the Lessee an account of the Service Charge payable by the Lessee for such financial year together with a copy of the Accountant's Certificate..."

My lease also contains the following in relation to the trustee accounts:

Clause 5 (7)

"...to pay the Contingency Payment into a designated Account to be maintained by the Lessor with a Joint Stock Bank..."

Many thanks in anticipation of your assistance

Yours sincerely

N K-Dit-Rawé

¹ My letter to Martin Russell Jones, dated 19 May 2004

