

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

Ms Noëlle Rawé  
3 Jefferson House  
11 Basil Street  
London SW3 1AX

**By Special Delivery** (on 26 June)

25 June 2004

Dear Mr Hutchings

**Getting the landlord, Steel Services and managing agents, Martin Russell Jones, to comply with my rights under Landlord & Tenant legislation to be provided with the year-end accounts for Jefferson House, as well as copy of the trustee accounts**

### Background information

Thank you for your correspondence dated 21 June 2004.

You indicate that you intend to familiarise yourself with my case. As I am sure you will appreciate, there have been many developments since I was last in contact with Mr McDougall.

I think that the best way for me to provide you with this update is by means of my attached Witness Statement, dated 19 October 2003.<sup>1</sup>

Because, more recently, it seemed that there might be a possibility of my case ending-up in a court hearing, I also started to write a Supplemental Witness Statement. Please see attached – which is still at the draft stage<sup>2</sup>.

As you will see from my draft Supplemental Witness Statement, my ex. solicitors sent a reply to Steel Services which did not include the points we had agreed. I eventually opted to write directly to CKFT on 19 December 2003. Please see attached<sup>3</sup>

The more recent developments – for which I attach the supporting correspondence - are:

- 1) On 26 May I sent a signed Consent Order to CKFT<sup>4</sup> I had amended relative to what they had sent me on 27 April 2004<sup>5</sup>
- 2) In a letter dated 28 May 2004, CKFT stated that they accepted it<sup>6</sup>
- 3) I replied on 8 June<sup>7</sup>
- 4) In a letter dated 15 June, CKFT said that they were sending the Consent Order for approval and endorsement by the court<sup>8</sup>. I have had no communication since.

Other key events

5. I received an invoice dated 24 May 2004 from Martin Russell Jones, stating a "*Brought forward balance*" of £13,430.50 – with no explanation whatsoever as to what this refers to<sup>9</sup>. The original

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<sup>1</sup> My Witness Statement, dated 19 October 2003

<sup>2</sup> My Draft Supplemental Witness Statement – not dated

<sup>3</sup> My Notice of Acceptance to CKFT, dated 19 December 2003 – as well as covering letter

<sup>4</sup> My letter of 26 May 2004 to CKFT, with Consent Order

<sup>5</sup> Consent Order from CKFT (sent in a correspondence dated 27 April 2004)

<sup>6</sup> Letter from CKFT, dated 28 May 2004

<sup>7</sup> My letter to CKFT, dated 8 June 2004

<sup>8</sup> Letter from CKFT, dated 15 June 2004

<sup>9</sup> Invoice from Martin Russell Jones, dated 24 May 2004-06-25

claim for the major works filed against me in court by Steel Services was for £14,400.19<sup>10</sup> - and Steel Services has now had £6,350 from me for many months – and the works have not yet been started.

Hence, this correspondence from Ms Hathaway of Martin Russell Jones was her reply to my letter to her dated 19 May 2004 (of which I have already sent you a copy).

6. Due to the fault of West London County Court, I did not attend the 28 May hearing. An Order has been made with which I disagree – point 4 of the attached<sup>11</sup> while another one, dated 9 June 2004 states that my case has been transferred to Wandsworth County Court for “*listing for trial before Circuit Judge*” – but does not provide any explanation whatsoever as to the reason for the the transfer<sup>12</sup>
7. I have written to the court on 20 June 2004 to ask for clarification<sup>13</sup>. To date, I have not received a reply.

I have also enclosed the following additional documents as further evidence:

- 1) My letter to West London County Court, dated 22 June 2003 in which I summarised the main findings from the 17 June 2003 determination by the LVT – and to which I attached copy of parts of the LVT report<sup>14</sup>
- 2) Letter from CKFT to me dated 25 June 2003<sup>15</sup>
- 3) My calculation (based on my surveyor’s assessment) (Mr Brock, LSM Partners, London) of the impact of the LVT determination of 17 June 2003 on my share of the costs. As you can see, only 32% of the original sum demanded was perceived by the LVT as reasonable. Viewed globally, it means that of the £736,206.08 demanded by Steel Services, £500,000.00 was actually deemed by the LVT as unreasonable<sup>16</sup>
- 4) Martin Russell Jones ‘Major works apportionment 24 June 2002’ – for 6 flats including mine giving ‘original’ and ‘revised’ cost – given to me and the court by CKFT at the 24 June 2003 court hearing. It amounts to a reduction of 24.19% relative to the original amount demanded<sup>17</sup>
- 5) Another document with the same heading ‘Major works apportionment 24 June 2002’ – this time covering all the 35 flats in the block<sup>18</sup>. It was handed to me and the court by CKFT at the 26 August 2003 court hearing. There is only one sum per flat, in each instance it has been reduced by 24.19%.
- 6) My calculations of the impact of this reduction for the whole block<sup>19</sup>
- 7) Steel Services offer to me, dated 21 October 2003<sup>20</sup>

I hope that these documents prove helpful.

Please, let me know if you need anything else.

Thank you in anticipation of your assistance. As you can see, I desperately need it.

Yours sincerely

Noëlle Rawé

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<sup>10</sup> Details of claim against me court by Steel Services on 27 November 2002

<sup>11</sup> West London County Court ‘General form of judgment or order’, dated 8 June 2004

<sup>12</sup> Notice of transfer of Proceedings, dated 9 June 2004

<sup>13</sup> My letter to West London County Court, dated 20 June 2004

<sup>14</sup> My letter to West London County Court, dated 22 June 2003

<sup>15</sup> Letter from CKFT, dated 25 June 2003

<sup>16</sup> My calculation of the impact of the 17 June 2003 LVT determination on my share of the costs

<sup>17</sup> Martin Russell Jones’ ‘Major works apportionment 24 June 2002’, covering 6 flats

<sup>18</sup> Martin Russell Jones’ ‘Major works apportionment 24 June 2002’, covering the 35 flats

<sup>19</sup> My calculations of the impact on the whole block of the reductions detailed by Martin Russell Jones

<sup>20</sup> Steel Services offer to me, dated 21 October 2003

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