

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

Tel (work) 0 [REDACTED]

By Recorded Delivery (on 3 July)

2 July 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

Thank you for taking the time to write to Martin Russell Jones and CKFT, and sending me a copy of this letter, dated 25 June.

Trustee accounts

I note that in your letter you do not make a reference to the provision of trustee accounts which I have requested on several occasions.

Isn't there legislation that compels landlords / managing agents to provide lessees with a copy of the trustee accounts on request? I thought that this was covered under the L&T Act 1987 – or under L&T Act 1985 (?) Section 22 (?)

As a contributor and beneficiary to the trust fund in which contributions to service charges are held (which should include the £6,350 Steel Services has now had from me for many months) – surely I must have a right to be provided with copy?

I have asked MRJ at least 3 times to be provided with a copy. See enclosed my letters of: 15 May 2003¹; 1 June 2003²; 6 July 2003³. This is in addition to my letter to West London County Court, dated 9 August 2003, on which I copied CKFT⁴.


Eventually, in a letter dated 19 August 2003, MRJ replied to me: "... you have requested copies of the bank statements in respect of the money held for the major works. This is in the form of a Bradford and Bingley savings account and as such we do not receive statements except tax ones in due course"⁵.

In spite of the implication of this statement, it cannot be that Bradford & Bingley does not issue statements of the account. Who receives these statements, and hence, **who is controlling this account?**

Payment of half yearly ground rent to December 2004

Lastly, I would also like to bring to your attention the fact that MRJ have not sent me demand for regular service charges for over a year. While I would not pay them because they have not provided me with year-end accounts, I am concerned about the payment of the ground rent given the forfeiture laws. As you can see from the enclosed, I sent MRJ a cheque on 31 December 2003 for the half year to the end of June 2004⁶. I think I should do the same thing now for the half-year to December 2004.

Yours sincerely


Noëlle Rawé

details of where your item is going	
Name	John Hutchings Tenancy Rel Officer
Building name, number and street	11 Basil Street London
Postcode complete in full	W8 7NX
Reference	DT 7310 5659 5GB

barcode label to top left of package

¹ My letter to MRJ, dated 15 May 2003

² My letter to MRJ, dated 1 June 2003

³ My letter to MRJ, dated 6 July 2003

⁴ My letter to District Judge Wright, West London County Court, dated 9 August 2003

⁵ Letter from MRJ to me, dated 19 August 2003

⁶ My letter to MRJ, dated 31 December 2003