

APPLICATION TO THE LONDON LEASEHOLD VALUATION TRIBUNAL

Address of the property **JEFFERSON HOUSE**  
**11 BASIL STREET**  
**LONDON SW3 1AX**

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On which aspect of the service do you require a determination? (1)  
 Complete the box below as appropriate, indicating the year to which the charges relate.

|   |                                     | Year |
|---|-------------------------------------|------|
| (a) costs to be incurred                          | <input checked="" type="checkbox"/> | 2002 |
| (b) standards and specification of works/services | <input checked="" type="checkbox"/> | 2002 |
| (c) amount payable before costs incurred          | <input type="checkbox"/>            |      |

Applicant (2)

Name **STEEL SERVICES LTD**  
 Address **C/O MARTIN RUSSELL JONES**  
**5 WATFORD WAY**  
**HENDON, LONDON NW4 3JL**

Applicant's representative (if any)

Name **MARTIN RUSSELL JONES**  
 Address **5 WATFORD WAY**  
**HENDON LONDON NW4 3JL**  
 Occupation **CHARTERED SURVEYORS.**

Where there is a recognised tenants' association (3)

Secretary's name  
 Address

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

A statement of the reasons why you consider the costs, standards or amounts to be reasonable  
 and the evidence, including any reports or other documents which you want the tribunal to consider in support of your case

enclosed



A copy of any notification of future charges showing the date when the charges will, or may be, due for payment



A statement showing how the service charge is made up:  
 - the individual items, or estimated items, included  
 - a breakdown of costs of each item to show how the service charge is calculated



(continued overleaf)



Jefferson House  
Statement of Reasonableness

A report on the condition of the building was carried out by Chartered Building Surveyors, Brian Gale and Associates a copy of which is enclosed.

The building is over 100 years old and although there has been routine maintenance at the building many of its components are coming to the end of their life.

Following the report a specification was prepared and placed out for competitive tender.

Three tenders were received and our client has decided to ask the lowest tendered to undertake the work.

The company concerned, Messrs Killby & Gayford have undertaken many such projects of refurbishment and have produced high standards of workmanship.

Our client, Steel Services, considers the works to be undertaken as essential to maintain a building of this age in this location and that the price received from the contractor is reasonable.

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Steele Services Ltd

Jefferson House, 11 Basil Street, London SW3

| <u>Flat</u> | <u>Percentage</u> |
|-------------|-------------------|
| 1           | 3.767             |
| 2           | 1.956             |
| 3           | 1.956             |
| 4           | 2.124             |
| 5           | 1.780             |
| 6           | 1.780             |
| 7           | 2.283             |
| 8           | 2.124             |
| 9           | 2.124             |
| 10          | 2.124             |
| 11          | 1.956             |
| 12          | 2.124             |
| 13          | 2.124             |
| 14          | 1.956             |
| 15          | 2.283             |
| 16          | 2.283             |
| 17          | 2.187             |
| 18          | 2.283             |
| 19          | 2.124             |
| 20          | 2.124             |
| 21          | 2.124             |
| 22          | 1.956             |
| 23          | 1.956             |
| 24          | 1.956             |
| 25          | 1.956             |
| 26          | 2.283             |
| 27          | 1.956             |
| 28          | 1.956             |
| 29          | 2.124             |
| 30          | 2.124             |
| 31          | 2.124             |
| 32          | 8.757             |
| 33          | 8.422             |
| 34          | 9.252             |
| 35          | 7.592             |
|             | -----             |
|             | 100.00%           |