

To **Mr David Stewart** From Noëlle Rawé
Clerk to the Tribunal
Organisation Leasehold Valuation
Tribunal
Fax 020 7637 1250 Telephone
Date 24 October 2002 Fax
Ref Page 1 of 4
Subject **Jefferson House – CKFT knew that Steel Services had applied to your Tribunal**
REF: LVT/SC/007/120/02

Dear Mr Stewart

Thank you for confirming that you received my documents.

In my letter to you of 22 October 2002 I stated in 4.1 that Steel Services had attempted to usurp the jurisdiction of the LVT as:

- their solicitors, CKFT, threatened to start legal proceedings against me by 10:00 on Monday 14 October unless I paid (among other) the sum of £14,400.19 – which is my share of the costs being contested – and for which Steel Services have made an application to your Tribunal

I have had confirmation that they knew - at the time of writing the letter - that Steel Services had applied to your Tribunal (attached their letter to me of 21 October)

Other points in their letter:

- 2.2 I wish to emphasise that, having looked at my lease, both the Federation of Private Resident Associations and LEASE have highlighted the requirements to have the service demand certified by an accountant
- 2.3 Their claim to “*being satisfied that Steel Services exists*” is, as I am sure you will agree, a totally unsatisfactory answer.

In their last paragraph, they yet again profess threats in relation to my paying the share of the alleged costs. As to their point about late payment of service charge and associated threat: I have been living at Jefferson House throughout the period that MRJ, (previously known as Spyer Johnston Evans), took over the management of the block in 1989. I have a very thick file from which I can further - and very comprehensively - back-up my claim of their incompetence in managing the block. (Whatever I have reported to them in terms of repairs required has taken c.

two years, and sometimes more of battling to get things done, leading me to e.g. in one instance, employ a firm of chartered surveyors, Frank Morris Associates, to get works done)

A question has occurred to me:

- if Steel Services backs-out of its application to your Tribunal/ does not show up on 29 October. What will you do then?

The reason I am asking is that I think Steel Services may be using the application as a ploy to determine the level of evidence we are able to put forward. (As you will have no doubt discovered, a substantial number of the tenants actually reside overseas. Steel Services is counting on this fact, plus their lack of knowledge of the uniquely British leasehold system, and of their meagre rights under this system).

Steel Services also know that, because of lack of information on the identity of the owners of Jefferson House – and our knowledge that at least some of these flats are owned by people connected with the headlease – namely, Andrew David Ladsky, we have been unable to set-up a formally recognised Residents Association.

Best Regards

Noëlle Rawé

PS. I have sent a copy of my letter to you of 22 October 2002 to Sandy McDougall, Tenancy Relations Officer at the Kensington & Chelsea town hall

MEMORY TRANSMISSION REPORT

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Organisation	Leasehold Valuation Tribunal	Department	
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