

Mr J.C. Sharma JP FRICS
Mr David Stewart
Leasehold Valuation Tribunal
London Rent Assessment Panel
10 Alfred Place
London WC1E 7LR

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

Via special delivery

Your Ref: LVT/SC/007/120/02

This was my 3rd letter to the Tribunal stating that Martin Russell Jones (MRJ) was not complying with the 29 Oct 02 directions: 25 Nov 02; 18 Dec 02

12 January 2003

Dear Mr Sharma and Mr Stewart

Flats 1-35 Jefferson House, 11 Basil Street, London SW3
Landlord and Tenant Act 1985 – Section 19 (2a)

But 'THE MAFIA' ignored my request - and proceeded with the hearing... leading it to be caught out as I turned up with a surveyor, a solicitor and a barrister... who batted for me

Further to the pre-trial hearing held on 29 October 2002, I am now writing to ask that the 5 February trial be postponed, to explain the reason for this request and to enlist your continued support.

Unfortunately, Martin Russell Jones (MRJ) has still not, as of 12 January 2003, provided me with copies of any of the detailed estimates of the independent contractors it claims have tendered to carry out the remedies specified in the Schedule of Condition issued by Brian Gale Associates on 20 February 2002.

None of the documents furnished by MRJ to date contains detailed third-party costings (i.e. on a remedy-by-remedy basis, in the format of the schedule of condition) that would enable an independent assessment of the reasonableness of the costs associated with each remedy and, thus, of the total charges to be paid.

As a result, I am unable to instruct an expert witness to determine the reasonableness of the cost of specific remedies and thus determine specific items of dispute for the trial.

Even if this information were furnished today, I am concerned that my expert witness will not have sufficient time to review and opine on the reasonableness of the costs before the trial. I am also concerned that MRJ may seek to produce this critical, third-party information for the first time at the 5 February hearing and that, in some way, the Tribunal may expect me to reach summary agreement on specific costs, without the proper review and advice of my professional adviser.

I am, therefore, politely requesting that the 5 February trial be postponed until after my expert review has been carried out which, I am sure you will appreciate, can only be started once MRJ makes the above documents available.

To enable this matter to reach a just conclusion, I urge you to compel MRJ to make these documents available with immediate effect. For your information, I am enclosing my latest letter to MRJ.

Yours sincerely


Noëlle K-Dit-Rawé

cc Joan Hathaway, Martin Russell Jones, 5 Watford Way, Hendon Central, London NW4 3JL
Enc. My 12 January letter to Joan Hathaway, MRJ

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