



BLOCK MANAGEMENT DEPARTMENT
Martyn Gerrard House, 197 Ballards Lane, Finchley, London N3 1LP
T: 020 8343 4340 ext 4 E: bm@martyngerrard.co.uk
DX 57278 Finchley 2 www.martyngerrard.co.uk

"50 years of fulfilling dreams"

Ms N Y S Klosterkötter-Dit-Rawe
3 Jefferson House
11 Basil Street
London
SW3 1AX

Rcvd 10 Oct.

Unlike in its e.g. 22.12.14 demand, it makes no reference to the fact that it also enclosed the so-called "accounts" - this time, "for 2014"

Our ref: : SV/12820

08 October 2015

Dear Ms N Y S Klosterkötter-Dit-Rawe,

RE: 3 Jefferson House 7-13 Basil Street

Please find enclosed "Request for Payment" towards deficit in the budget for the latest Service Charge period, based on the actual expenditure.

Should you have any queries please do not hesitate to contact us, at the numbers on the letter head.

Yours sincerely,

...and give us the opportunity to add to our extremely sick, insatiable need for sadistic kicks

(NB: 2 days earlier, this mafia sent me its 9th unsupported demand "for electricity": 05.10.15

Sasha Vrba
Management Assistant
Block Management Department
MARTYN GERRARD ESTATE AGENTS
bm@martyngerrard.co.uk

Another who specialises in dishing out criminal psychological harassment

See the end of this pack for my assessment of these decorations



Martyn Gerrard

197 Ballards Lane Finchley Central London N3 1LP
T: 020 8343 4340 F: 020 8343 1470

Ms N Y S Klosterkötter-Dit-Rawe
3 Jefferson House
11 Basil Street
London
SW3 1AX

Tenancy Code: 12820
Invoice Date: 08-10-2015
Ref: 1958

See my attached COMMENTS

Request for Payment

Re: 3 Jefferson House 7-13 Basil Street London	Net	VAT	Gross
01-01-2014 ADJ Y/E 2014 for the period 01/01/2014 to 31/12/2014	172.96	0.00	172.96
Total Amount	172.96	0.00	172.96
Arrears as at 08/10/2015			43688.69
Total Amount Due			43861.65

PLEASE MAKE CHEQUES PAYABLE TO:- "MARTYN GERRARD"

Please note payments not received within 14 days will automatically incur a Late Payment charge of £30.00. Each and every time it is necessary for us to chase payment you will incur a further Administration cost of £60.00

NOTICE IS HEREBY GIVEN pursuant to the Landlord and Tenant Act 1987 Section 48 that all notices (including notices in proceedings) may be served upon the Landlord:
Greyclide Investments Ltd, Martyn Gerrard House, 197 Ballards Lane, Finchley, London, N3 1LP

The usual criminal psychos' threats... they have already implemented - at least once: 27.01.14 demand (my 10.02.14 reply)

(If the linked PDF documents don't open, try with: 

1 Introduction

Having had - yet again - confirmation that they continue to have the unfailing endorsement of their criminal activities by some of Her Majesty's ministers and other MPs, as well as her police (*)...

... – the “[RICS and ARMA regulated – AND award-winning agency](#)” [Martyn Gerrard](#) and its client [Andrew David Ladsky](#) have – therefore – *continued* with their criminal activities against me – including [criminal psychological harassment](#).

(*) My [25.11.14](#) letter to [Theresa May, Home Secretary \(Home Office # 3\(3\)\(4\)\)](#) – copied to [David Cameron, Prime Minister](#) - et.al. - including all the then members of the [Home Affairs Select Committee](#), as well as to: the Commissioner of the Metropolitan Police; the Head of the Mayor's Office for Policing and Crime = 19 letters – I sent twice, two weeks apart...

...as their only 'response' has been a [continuation of the persecution by Her Majesty's police](#) – that has continued to operate in tandem with [the Ladsky mafia](#), behaving ([like all the rest](#)) like its lapdogs.

(NB: On the [Persecution page, under # 6](#), I have included extracts from media reports on the **Jewish lobby** in this island-Kingdom. Under [Home Office # 3\(4\)\(5\)](#) I highlight Jewish individuals in position of authority involved in my case.

I also highlight that, with the objective of getting the closure of [my website](#), in 2007, [Her Majesty's Kensington police](#):

- sent two emails to my (priceless) US website Host, HostDime: [16.03.07](#) and [20.03.07](#) **accusing me** (among other) of having “**committed a crime**” – *without* providing any evidence in support – and “[of being] **a Nazi**” “**because of my franco-german (sic) origin**” (both contain my Comments);
- it processed a so-called “[crime report](#)” against me in which it repeats the outrageous, highly defamatory, racist, xenophobic accusation against me – **likewise, without providing an iota of evidence** in support of its accusations: [16/03/2007-18h56](#) entry, and [16/03/2007-19h07](#) entry – both **by Simon J Dowling** – who also sent the emails to my website Host).

(In spite of my numerous attempts at ending the [illegal processing](#) of this (and other so-called “[crime report](#)” against me): [Overview # 18](#) – to this day, the “[we are at the service of criminals](#)” [Kensington police](#) is *still processing* – and *circulating widely* – these libellous, highly vicious, malicious and perverse so-called “*crime reports*” against me).

2 THE 8 Oct 15 “REQUEST FOR PAYMENT”

2.1 Background

In the [22.12.14](#) fraudulent demand, the alleged “*arrears*” were stated as “**£41,188.79**”.

As explained in my Comments to the demand, figuring out how this amount of “**£41,188.79**” was arrived **required my making an assumption – as I had not received a demand for the second half of 2014.**

Reason: [the mafia](#) very clearly ‘did not like’ my (‘Special Delivery Next Day’) [10.02.14](#) reply to its [27.01.14](#) demand – as it undermined its and [Jewish-Freemason supporters \(Persecution # 6\)](#) - obvious Machiavellian plan to forfeit the lease on my apartment ([copy of definition of forfeiture](#)) ([MG # 17](#)).

Indeed, **nearly 2 years later**, the mafia’s *only* ‘response’ has been to add to the fraudulent demands and concurrent regime of [criminal psychological harassment](#) through numerous reprisals (as related above, also involving the British police and related agencies) ([MG # 28](#))...

...– thereby **endorsing undeniably the content of my [10.02.14](#) document ([MG # 19](#))**, as well as conclusions as to the intended (typically) Machiavellian plan.

I also assume that the immense fury of the mafia and of its ‘brothers’ stems also from all of them losing face among their equally criminal male fraternity – due to my being: a woman; of very limited financial means (a consequence of their actions: [Case summary](#)); with no influential connections. = In their view, a non-entity, a piece of dirt that can be trampled on – at will.

It is a safe bet to assume that they had been boasting that they were about to ‘get me’ (as [Andrew David Ladsky](#) told me, with a lot of venom in his voice...back in 2003: [on 3 Jan 03](#): “*I am going to get you this year!*”).

Further, it **also undermines the lies** they feed to those only too happy to swallow whatever they are told - that:

- “*I owe the service charges claimed.*”
- “*The problem is that I do not want to recognise that I must pay service charges that cannot be specified in advance*”.

The above script is based on the conversation I had with one of the mafia’s scumbag who approached me on the platform, as I stepped off a train at Knightsbridge underground station, on [12 Oct 15](#), at 21h20. (On [the recording, placed on YouTube](#), I can be heard talking to him).

Add to that [Andrew Ladsky](#)’s equally evil and criminal henchmen in [Her Majesty’s Kensington, Chelsea & Notting Hill police](#) who have libellously been disseminating *the same lie* against me since 2003 – in their so-called “*crime reports*”:

[25/01/03-13h55 entry](#)- “*The victim [Ladsky!!!] states that the reason why she is being like this is because she does not want to pay...*” (As I reported in my Supplemental Metropolitan Police Witness Statement of [29.08.11](#), this entry had been redacted when the police first supplied me with an even more redacted version of the report, [in 2009](#)).

In its “[2007 crime report](#)”, [the police mafia](#) continued to portray me libellously as an individual who defaults on her contractual obligations (I also raised the following in my Supplemental [29.08.11](#) MPS Witness Statement):

15/03/2007–16h14 entry - “*The reason why the victim [Ladsky] believes he has become a target for abuse on the web site is that the victim was involved with the business who was carrying out the repairs and improvements that were paid for with the service charge*”.

(Contrast that with [Ladsky’s actual role](#) – and note also “[the repairs and improvements](#)”...that were indeed “[paid for \[through the fraudulent\] service charge \[demand\]](#)”).

16/03/2007-18h56 entry - “*Each household was to pay a certain amount of costs through the service charge. The suspect [!!!] took exception to this and went to a tribunal to get this charge reduced*” (See [Brian Gale # 5](#) for extracts from the tribunal’s findings).

15/03/2007–16h14 entry - “*Since this she has been extremely upset and is seeking compensation and retribution for her time, money and effort*” (¹)

2.2 “Arrears as at 8 Oct 15: £43,688.69”

Following my *not* receiving a demand for the 2nd half of 2014 (as discussed above), I then **did NOT** receive any “*estimates*” for 2015 - of whatever shape or form ([Andrew Ladsky](#) - [Martyn Gerrard](#) have demonstrated that they use a very wide range of formats – motivated by their very sick, insatiable need to add to their sadistic kicks).

(Hence, since the [23.12.13](#) demand, that stated “*services charges for the period January to June 2014*” – **NONE** of the subsequent demands have specified the amount attributed to “service charges”).

¹ **The police’s excuse** for capturing – and *continuing* to process these outrageous and libellous accusations? From [Steve McSorley, Head of ‘Professional Standards’ at Kensington police](#), in his [20.11.09](#) ‘reply’ to my letter: “*With regard to the wording of the crime reports, I am satisfied that this represents an accurate account of what police were told at the time even if you do not agree with what was said by third parties. Consequently... I will not be making any alterations to the various crime reports...*” YEP! [HM’s taxpayer-funded Kensington police](#): *definitely* ‘at the service of criminals’!

I submit that it is a continuation of the additional reprisals ([MG # 28](#)) for 'my daring' to issue the [10.02.14](#) document.

The mafia's obvious objective is to make it even more difficult for me to challenge how much it is – fraudulently - charging me...

...until the day it uses its [Jewish judiciary mates / judiciary lapdogs \(kangaroo courts\)](#) to seek a [forfeiture](#) order and other types of orders against me – knowing that, as in the case of the two previous fraudulent claims it filed against me ([Overview # 2, # 3, # 11 and # 12](#)) – Her Majesty's judiciary will suffer from sudden attacks of extreme blindness to the evidence and amnesia about the rule of law?

The [22.12.14](#) demand stated "**Arrears of £41,188.79**". They were reduced to "**£40,816.45**" by a so-called "*credit*" of **£372.34 for year 2013**".

In this demand, the "**arrears**" are stated as "**£43,688.69 as at 8 Oct 2015**" (US\$77,000) (Exchange rate at the time of the launch of my website: £1 = US\$1.76329).

The **difference** between these and the previous "**arrears**" is "**£2,499.90**" (£43,688.69 - £41,188.79).

2.3 What do the "**£2,499.90**" represent?

"**The service charges for 2015**" – as I have not been asked to pay ground rent (since the [16.06.14](#) demand, "*For 24Jun14 - 24Dec14*"):

For the period 25Dec14 – 23Jun15

[Martyn Gerrard](#) and [its client Ladsky](#) cannot claim that 'I owe the ground rent' – as, in Dec 14, Gerrard sent me this credit card receipt – **falsely** claiming that it 'used my credit card' for the payment of ground rent (it had not requested):



As 'somebody' paid for it: I DO NOT OWE IT!

For the period 23Jun – 24Dec 15

I did NOT receive a demand (as [legally required](#)). Hence, I do NOT owe it either.

(YEP! My [10.02.14](#) reply really did 'upset' the mafia...big time!).

The 8 Oct 15 demand claims: “**Total amount due: £43,861.65**”. Perhaps the mafia has included more of its “**Administration fee**” and “**Late payment charge**” – as it did in its [27.01.14](#) demand.

However, **as it stands**: the evidence demonstrates that the sum demanded “**for the 2015 services charges**” is **£2,499.90**

2.4 “Service charge adjustment, year-end 2014 – Plus £172.96”

In 2014, “**the annual service charge**” demand “**was £1,917.82**” (£958.91 x 2) ([23.12.13](#) demand for Jan-Jun 14 – plus (as discussed earlier on) my assumption of the same amount for the 2nd half year – as I did **not** receive a demand).

Adding the alleged amount of “**£172.96**” stated in this demand (I am not wasting my time looking at the enclosed so-called “accounts”) (see below) brings the **total for 2014 to £2,090.78**”

(NB: In the [22.12.14](#) demand, the “**adjustment**” for the previous year i.e. **2013**, was given for each of the 2 schedules (“**-£229.22**” and “**-£143.12**” – and reduced the amount to “**£1,901.59**”) (£2,273.93 - £372.34).

The demand for the 1st half year was “**£1,136.97**” ([MG # 9](#)), and “**£1,136.96**” for the 2nd half ([MG # 13](#)) - in *both instances*, **without any supporting data** ...TO THIS DAY)).

Continuing with its additional reprisals for my [10.02.14](#) document, of making it even more difficult for me to challenge its demand - in this – new, additional ‘approach’ – the mafia does **not** provide a breakdown between the ‘schedules’ for the additional “£172.96”.

(NB: On pages 6 & 7 of my [10.02.14](#) correspondence to [Martyn Gerrard](#) – I reported that my asking [Ahmet Jaffer, Portner and Jaskel](#), (in the context of the fraudulent [27.02.07](#) claim filed against me in [West London County Court](#)) ([06.06.08](#) Notice of Discontinuance of “ALL the claims”) **for an explanation of “the schedules” - had not been addressed.**

Nearly 8 years later, at the end of 2015 – my question remains **unanswered**.

Furthermore, **the impact on my share of the service charges of the addition of 4 apartments** to [Jefferson House](#), one of which, [the penthouse](#) is **c. 7 times** the size of my apartment - **has never been communicated to me**.

This is **in spite of my asking** – as I reported under Header 14.1 of my [03.06.08](#) Witness Statement; hence nearly 8 years ago).

My conclusion that “**the service charges for 2015 amount to £2,499.90**” means an increase of **£408.92 over 2014** (£2,499.90 - £2,090.78), or **a 19.6% increase**.

3 Service charges – Summary of tenants’ rights and obligations

I have included some Comments on the page.

4 “THE 2014 ACCOUNTS”

Not referred to in the 8 Oct 15 covering note (unlike e.g. in the [22.12.14](#) note).

These so-called “**Service charge statement for 2014**” (also described as) “**service charge accounts**”, produced again by [ERRINGTON LANGER PINNER](#), yet again, for an **unnamed** party - are, like those it produced: “**for 2012**” ([MG # 15](#)) and “**for 2013**” ([MG # 24](#)), **NOT** compliant with my Lease...

...- thereby **implying**, yet again, **that they are also FRAUDULENT** - and in relation to which **it yet again LIED** by claiming that it followed the [ICAEW’s TECH 03/11](#) – as it very clearly states that **the requirements of the Lease take precedence**.

(On the [Martyn Gerrard page, under # 15](#), I have included extracts from [my Lease](#) that relate to the accounting requirements (Clause 2). I have also included the extracts on page 2 of my [10.02.14](#) correspondence to Martyn Gerrard).

Hence: as with the previous so-called “accounts” **(1)**, I am not wasting my time looking at them – other than note that [Martyn Gerrard](#) is apparently **demanding** payment – *from the Jefferson House leaseholders* – of the sum of **£15,000... to inflict its criminal activities!** **(2)**...while [ELP](#) is **charging £2,200 for aiding and abetting!**

I consequently repeat ALL of my other Comments under [MG # 15](#) - as they apply equally (and provide the below graphic summary).

(1)- While, in its [16.02.11](#) demand, Martyn Gerrard demanded payment of “**£3,467.68 for year 2011**” – it **did NOT** send me “accounts” for 2011 – and **has never communicated any “adjustment”**. The only information I have been provided with in relation to “year 2011” is in “[the 2012 accounts](#)”.

(2)- As listed at the [end of the Martyn Gerrard page](#) (and linked to [this page](#)):

1. Fraud Act 2006 (= criminal offence);
2. Theft Act – s.17 False accounting (= criminal offence);
3. Protection from Harassment Act 1997 - including s.7(3A) by wilfully aiding and abetting the harassment by its client (= criminal offence);
4. Malicious Communications Act 1988 (= criminal offence);

The section also lists other breaches of legislation by Martyn Gerrard.

I highlight that **I have not been provided with Lease-compliant accounts since [the 1993 accounts](#) = more than 20 years!...**

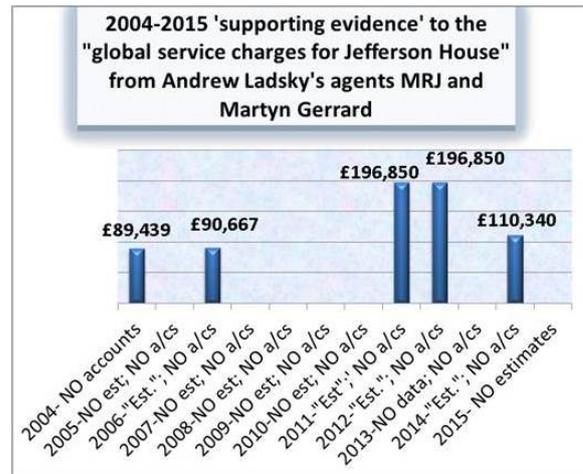
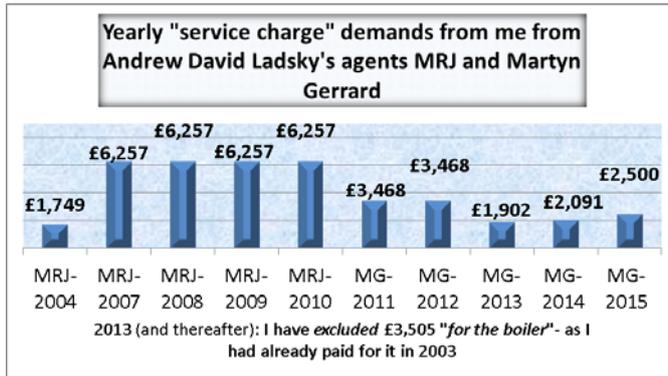
...in spite of my raising this endlessly - including in the context of the fraudulent claims against me i.e. evidence provided to [HM’s judiciaries \(Kangaroo courts\)](#).

This latest action amounts to a continuation of [Errington Langer Pinner](#) being in cahoots with [the Ladsky mafia](#) to add to [the criminal psychological harassment regime through provocation](#).

= YET MORE “[contributions](#)” from them (Theresa May, Home Secretary, # 3.1(5)).

Gosh, am I ‘blessed’!

5 Graphical overview of “service charges” demands, and of ‘supporting evidence’



6 Overall conclusion on the mafia

[This mafia](#) is the personification of evil on earth.

In the *same category*, I also place ALL those who have / are currently aiding and abetting its criminal activities ([Persecution # 6](#))

7 GOT THE OVERALL MESSAGE?

AVOID [RESIDENTIAL LEASEHOLD PROPERTY](#) LIKE THE PLAGUE

- Service Charges - Summary of tenants' rights and obligations

- 1) This summary, which briefly sets out your rights and obligations in relation to variable service charges, must by law accompany a demand for service charges. Unless a summary is sent to you with a demand, you may withhold the service charge. The summary does not give a full interpretation of the law and if you are in any doubt about your rights and obligations you should seek independent advice. **My Lease does NOT state that I have to pay FRAUDULENT "service charges"**
- 2) **Your lease sets out your obligations to pay service charges to your landlord in addition to your rent.** Service charges are amounts payable for services, repairs, maintenance, **improvements**, insurance or the landlord's costs of management, to the extent that the costs have been reasonably incurred. **NOR that I have to pay for 'improvements' - Extracts**
- 3) You have the right to ask a **First-tier Tribunal** to determine whether you are liable to pay service charges for services, repairs, maintenance, improvements, insurance or management. You may make a request before or after you have paid the service charge. If the tribunal determines that the service charge is payable, the tribunal may also determine-
 - who should pay the service charge and who it should be paid to;
 - the amount;
 - the date it should be paid by; and **That will help the landlord rip you off...BIG TIME!**
 - how it should be paid.

However, you do not have these rights where-

- a matter has been agreed or admitted by you;
 - a matter has already been, or is to be, referred to arbitration or has been determined by arbitration and you agreed to go to arbitration after the disagreement about the service charge or costs arose; or
 - a matter has been decided by a court.
- 4) If your lease allows your landlord to recover costs incurred or that may be incurred in legal proceedings as service charges, you may ask the court or tribunal, before which those proceedings were brought, to rule that your landlord may not do so.
 - 5) Where you seek a determination from the First-tier Tribunal, you will have to pay an application fee and, where the matter proceeds to a hearing, a hearing fee, unless you qualify for a fee remission or exemption. Making an application may incur additional costs, such as professional fees, which you may also have to pay..
 - 6) The First-tier Tribunal and the Upper Tribunal (in determining an appeal against a decision of the First-tier Tribunal) have the power to award costs in accordance with section 29 of the Tribunals, Courts and Enforcement Act 2007.
 - 7) If your landlord-
 - proposes works on a building or any other premises that will cost you or any other tenant more than £250, or
 - proposes to enter into an agreement for works or services which will last for more than 12 months and will cost you or any other tenant more than £100 in any 12 month accounting period,
 - your contribution will be limited to these amounts unless your landlord has properly consulted on the proposed works or agreement or the First-tier Tribunal has agreed that consultation is not required.
 - 8) You have the right to apply to the First-tier Tribunal to ask it to determine whether your lease should be varied on the grounds that it does not make satisfactory provision in respect of the calculation of a service charge payable under the lease.
 - 9) You have the right to write to your landlord to request a written summary of the costs which make up the service charges. The summary must- **My Lease REQUIRES the landlord to automatically issue me with ("certified") accounts**
 - cover the last 12 month period used for making up the accounts relating to the service charge ending no later than the date of your request, where the accounts are made up for 12 month periods; or
 - cover the 12 month period ending with the date of your request, where the accounts are not made up for 12 month periods.

The summary must be given to you within 1 month of your request or 6 months of the end of the period to which the summary relates whichever is the later.

- 10) You have the right, within 6 months of receiving a written summary of costs, to require the landlord to provide you with reasonable facilities to inspect the accounts, receipts and other documents supporting the summary and for taking copies or extracts from them.
- 11) You have the right to ask an accountant or surveyor to carry out an audit of the financial management of the premises containing your dwelling, to establish the obligations of your landlord and the extent to which the service charges you pay are being used efficiently. It will depend on your circumstances whether you can exercise this right alone or only with the support of others living in the premises. You are strongly advised to seek independent advice before exercising this right.
- 12) Your lease may give your landlord **a right of re-entry or forfeiture** where you have failed to pay charges which are properly due under the lease. However, to exercise this right, the landlord must meet all the legal requirements and obtain a court order. A court order will only be granted if you have admitted you are liable to pay the amount or it is finally determined by a court, tribunal or by arbitration that the amount is due. The court has a wide discretion in granting such an order and it will take into account all the circumstances of the case." **See the absolute barbarity of that law**

(Recvd on 10 Oct with 8 Oct 15 letter)

S

[See my Comments](#)

**JEFFERSON HOUSE, 11 BASIL STREET,
LONDON SW3**

SERVICE CHARGE STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2014

JEFFERSON HOUSE, 11 BASIL STREET, LONDON SW3

SERVICE CHARGE STATEMENT TO THE LESSEES FOR THE ACCOUNTING YEAR ENDED 31 DECEMBER 2014

Accountant's report of factual findings to the Landlord of Jefferson House, 11 Basil Street, London SW3.

You have stated that an audit of the service charge accounts in accordance with International Standards on Auditing is not required under the terms of the residents leases for Jefferson House, 11 Basil Street, London SW3.

In accordance with our engagement letter, we have performed the procedures agreed with you and enumerated below with respect to the service charge statement of account set out in this document in respect of Jefferson House, 11 Basil Street, London SW3 for the year ended 31 December 2014 in order to provide a report of factual findings about the service charge accounts that you have issued.

This report is made to the Landlord for issue with the service charge accounts in accordance with the terms of our engagement. Our work has been undertaken to enable us to make this report to the Landlord and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Landlord for our work or for this report.

Basis of report

Our work was carried out having regard to TECH 03/11 "Residential Service Charge Accounts" published jointly by the professional accountancy bodies with ARMA and RICS. In summary, the procedures we carried out with respect to the service charge accounts were:

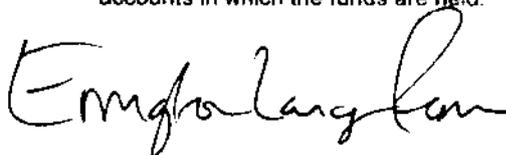
1. to check whether the figures contained in the accounts were extracted correctly from the accounting records maintained by or on behalf of the Landlord;
2. to check, based on a sample, whether entries in the accounting records were supported by receipts, other documentation or evidence that we inspected; and
3. to check whether the balance of service charge monies for this property agreed or reconciled to the bank statements for the accounts in which the funds are held.

Because the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review Engagements, we do not express any assurance on the service charge accounts other than in making the factual statements set out below.

Had we performed additional procedures or had we performed an audit or review of the financial statements in accordance with International Standards on Auditing (UK and Ireland) or International Standards on Review Engagements, other matters might have come to our attention that would have been reported to you.

Report of factual findings:

- (a) With respect to 1 we found the figures in the statement of account to have been extracted correctly from the accounting records.
- (b) With respect to 2 we found that those entries in the accounting records that we checked were supported by receipts, other documentation or evidence that we inspected.
- (c) With respect to 3 we found that the balance of service charge monies for the property shown in these service charge accounts agrees or reconciles to the bank statements for the accounts in which the funds are held.



Errington Langer Pinner
Chartered Accountants

Date

27 July 2015

Pyramid House
956 High Road
Finchley
London N12 9RX

JEFFERSON HOUSE, 11 BASIL STREET, LONDON SW3

**SERVICE CHARGE INCOME AND EXPENDITURE ACCOUNT
FOR THE ACCOUNTING YEAR ENDED 31 DECEMBER 2014**

	2014		2013	
	£	£	£	£
Expenditure relating to the period				
Schedule 1				
Buildings repair and maintenance				
General repairs and maintenance	21,228		22,259	
Lift	3,166		6,679	
Entryphone	5,180		5,316	
Pest control	1,708		3,330	
Health & Safety	3,454		-	
Risk assessment	659		-	
Refuse removal	317		-	
Gardening	1,964	37,675	3,467	41,052
Utilities				
Electricity	9,538		2,779	
Less: Recovered from lessees	(3,410)	6,127	(5,995)	(3,216)
Administration				
Management fees	15,000		15,000	
Administration fee section 20 works	2,160		-	
Accountancy	2,202		2,280	
Administration fee for debt recovery	1,830		-	
Legal and professional fees	-	21,192	1,200	18,480
Insurance		20,203		17,595
Porter's expenses:				
Porterage services	28,645		27,128	
Rent	5,500		5,500	
Telephone	256		203	
Sundries	315	34,716	-	32,831
		119,913		106,742
Schedule 2				
Boiler repairs and maintenance	2,250		2,196	
Gas	-	2,250	487	2,683
Schedule 3				
Major works	163,560		-	
Management fees re major works	16,115	179,675	-	-
Total service charge costs		301,838		106,742
Contributions transferred to/(from) Working capital account		(20,937)		(40,140)
Total expenditure		280,900		69,285
Less:				
Service charges demanded on account for the period	110,250		130,071	
Service charge adjustment	(20,552)		(60,936)	
Boiler works levy	179,183		-	
Administration fees demanded	1,830		-	
Bank interest received	106	270,817	150	(69,285)
(Surplus)/deficit at end of period		10,083		-

JEFFERSON HOUSE, 11 BASIL STREET, LONDON SW3

**BALANCING STATEMENT
AS AT 31 DECEMBER 2014**

		2014		2013	
	£	£	£	£	£
Assets					
Arrears owed by lessees	47,441		24,982		
Other debtors	13,056		22,302		
Deficit to be collected	10,083		-		
Sums paid in this period but relating to subsequent period	425		20,628		
Net bank balances held	(3)	<u>395,370</u>	466,375	<u>418,488</u>	486,400
Less:					
Liabilities					
Matched lessees deposits held	51,798		49,277		
Other creditors	1,410		510		
Due to freeholder	15,438		25,938		
Costs relating to the period but not yet paid	<u>17,126</u>	(85,772)	<u>9,134</u>	(84,859)	
Net assets		<u>380,604</u>		<u>401,542</u>	
Working capital account					
Balance brought forward from 1 January 2014		401,542		441,682	
Transfer from service charge account during the year		-		-	
Less:					
Transfer to service charge account during the year		(20,938)		(40,140)	
Balance at 31 December 2014	(4)	<u>380,604</u>		<u>401,542</u>	

JEFFERSON HOUSE, 11 BASIL STREET, LONDON SW3

NOTES TO THE SERVICE CHARGE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2014

1. Accounting policies

The accounts are prepared on the accruals basis.

2. Tax provided on bank interest received

A Service Charge Trust has been established by Section 42 of the Landlord and Tenant Act 1987. Interest earned on service charge monies held on deposit is taxable at the basic rate of income tax. The rate of tax applied to any interest received during the year was 20% (2013 - 20%).

3. Bank account

Service charge money was held in trust at National Westminster Bank plc, Harrow Town Centre Branch, 315 Station Road, Harrow, Middx HA1 2AD, under the following title and account number:»

The North London Network Ltd Re BIC NWBK GB 2L

85806072

4. Working capital account

The working capital account has been established to provide funds in order to pay for major repairs which are expected to arise in the future. The present level of the account may prove insufficient, given the uncertainty as to when such costs may arise.

Any shortfall in this account resulting from expenditure incurred will be charged to the income and expenditure account in that year.

JEFFERSON HOUSE, 11 BASIL STREET, LONDON SW3

WORKING CAPITAL ACCOUNT RECONCILIATION FOR THE YEAR ENDED 31 DECEMBER 2014

	2014		2013	
	£	£	£	£
Working capital account b/fwd	401,542		441,682	
Lessee arrears b/fwd	(24,982)		(129,020)	
		<u>376,561</u>		<u>312,662</u>
Received from lessees:				
In relation to arrears	24,982		129,020	
In relation to current year	<u>223,375</u>	248,357	<u>47,818</u>	176,838
		<u>624,918</u>		<u>489,501</u>
Expenditure less sundry income		(301,838)		(112,940)
		<u>323,080</u>		<u>376,561</u>
Lessee arrears c/fwd		47,441		24,982
Deficit to be collected		10,083		-
Working capital account c/fwd		<u><u>380,604</u></u>		<u><u>401,542</u></u>

Assessment of the decorations on [Martyn Gerrard](#)'s letterhead paper

1. The “professional” memberships



(NB: If the linked PDF documents

don't open, try with:



1.1 [ALEP – Association of Leasehold Enfranchisement Practitioners Limited](#)

I noticed this **new decoration** on [Martyn Gerrard](#)'s letterhead paper when it sent me the [10.07.15](#) demand “for electricity” (making it the 8th **unsupported demand** “for electricity”, since Dec 11; in my (Special Delivery) [10.02.14](#) correspondence to Martyn Gerrard, (to which it did not respond), I reported and discussed what were, by then, its first seven demand of this type).

On ALEP's website, Martyn Gerrard can be found under '[Locate an ALEP practitioner](#)'. Its entry states:

[Martyn Gerrard Estate Agents \(Valuer\)](#)

66-68 High Street
LONDON
N2 9PN

[On its website](#), ALEP describes itself as a “*professional association*” – claiming “**to exist to ensure that barristers, managing agents, project managers, solicitors and valuers involved in leasehold enfranchisement adhere to an agreed level of conduct and service.**”

Under '[About AEP](#)', it claims that “**being a member of ALEP is a badge of assurance to leaseholders and freeholders that they can be sure of a consistently high level of service, integrity and professionalism.**”

It has a '[Code of Practice](#)' - to which I have added my Comments in relation to [Martyn Gerrard](#) – concluding, from my experience since 2011 with this “family-run” bunch of thoroughly evil crooks, that they are **incapable of meeting the majority of the requirements.**

ALEP claims “[To leaseholders](#)” that “**it represents trusted and vetted practitioners experienced in the residential leasehold sector who will provide you with all the services you need to tackle any leasehold enfranchisement issues.**”

Considering that it counts [Martyn Gerrard](#) among [its members](#), ALEP's claims are very clearly - **not true.**

As to its “vetting process” – based on the information it asks on its [Application form](#) – including asking for just “*ONE reference from a client*”, I view it as insufficient for ALEP to back-up its above claims.

Overall conclusion:

In exchange for a £429 membership fee - [ALEP](#) is yet another “professional” organisation that is criminally putting the [Martyn Gerrard](#) gang of racketeers in the path of unwary leaseholders.

1.2 [RICS – The Royal Institution of Chartered Surveyors](#)

Based on my experience with the RICS, following my [02.02.05](#) complaint against [Martin Russell Jones \(MRJ\)](#) (snapshot under [Overview – Note 5](#)) – I can assert that:

- the RICS *absolutely* approves of criminal activity by its members;
- being a member of the RICS is a licence to rip-off leaseholders – AT WILL.

= The RICS is an organisation that is (with “Royal” endorsement) criminally putting the likes of [Martyn Gerrard](#), [Brian Gale](#) and [the then MRJ](#) in the path of leaseholders.

In the bottom, right hand corner of its letterhead [Martyn Gerrard](#) claims:

Regulated by RICS

1.3 ARMA – Association of Residential Managing Agents

I have not had dealings with it. (On my website, I refer to ARMA under the [entry for forfeiture](#)).

Based on what I have come across about ARMA e.g. on the [Leasehold Knowledge Partnership](#) website – it leads me to the conclusion that it is (of course) **in the same class as the RICS**.

1.4 The Property Ombudsman

I do not know anything about this ombudsman.

However, if my experience with:

- the [Parliamentary Ombudsman](#);
- the [Local Government Ombudsman](#);
- the then [Legal Services Ombudsman](#)

is indicative of what can be expected of the Property Ombudsman – then it is just another frill on Martyn Gerrard's letterhead paper (which, in this *deliberately* (by Her Majesty's ministers) *totally unregulated*, worse than Wild West environment, is likely to be). ('Worse' because there isn't even a sheriff for 'the little people' to call on).

2. The 'awards'

They amount to the property sector fraternity patting itself on the back (as opposed to being based on the results of market research among a statistically significant sample of end-users).

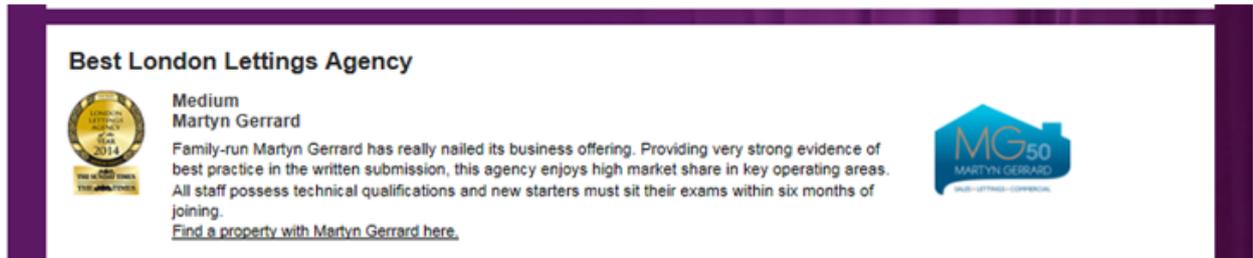


2.1 Gold award - Estate Agency of the year 2014

On [its website](#), Estate Agency Events states that it “*produces live events that **inform**, educate, communicate and **reward best practice in estate agency**”.*

That “*The Estate Agency of the Year Awards is the most highly regarded awards event in the estate agency industry; in effect these are the Oscars.*”

One of the players, **Zoopla Property Group**, who “sponsored the event” – reported, on [its website](#), the following about [Martyn Gerrard](#):



It states:

Best London Lettings Agency – Medium [size]

“Family-run [Martyn Gerrard](#) has really nailed its business offering.” [1]

“Providing very strong evidence of best practice in the written submission [2], this agency enjoys high market share in key operating areas.”

“All staff possess technical qualifications [3] and new starters must sit their exams within six months of joining.”

[1]- Being a “family-run business”, [Martyn Gerrard](#)'s method of operating *must be the same* as in its so-called “block management of leasehold properties” unit – from which I have been at the receiving end of its criminal activities since February 2011.

Yep, it certainly has “*nailed its business offering*” as so-called ‘managing agents’.

[2]- Considering its other “submission” (below), it must make a ‘fascinating’ read.

[3]- On [Martyn Gerrard](#)'s leasehold property ‘management’ side, the key “technical qualification” is the willingness to extort monies by any means i.e. breach legislation – including that which is punishable by imprisonment e.g.

Fraud Act 2006; Protection from Harassment Act 1997; Malicious Communications Act 1988 ([link to these Acts, as well as to EXTORTION](#)),

as well as breach covenants in leaseholders' leases.

2.2 Silver award - London Medium Estate Agency of The Year 2014

[Martyn Gerrard](#)'s entry on [the Estate Agency website](#) states:

“[Martyn Gerrard](#) opened his first branch 50 years ago, and to this day the firm holds fast to his vision of providing a friendly service that puts people before profit.”

“This commitment extends to raising professional standards and promoting best practice across the industry.”

“Training is taken very seriously...and there is a mixture of staff in each [training] session from board members to junior negotiators.”

“The staff are actively involved in the community – [Martyn Gerrard](#) sponsors one local school per office, and **supports two local charities.**”

“When they receive business as a direct consequence of their charity work, they donate a portion of the fee back to that charity – the judges thought this was a particularly nice touch.”



In the light of [Martyn Gerrard](#) issuing:

1. **unsupported, fraudulent “service charge” demands [of more than £40,000](#)** – to which it adds “administration fees” and “late payment charges” (e.g. my [10.02.14](#) correspondence it has opted to ignore);

2. **unsupported “[electricity](#)” demands;**

3. **“[accounts](#)” that are not compliant with my Lease;**

and, since February 2011, adding to the ongoing regime of [criminal psychological harassment](#) by regularly stating in its covering letters:

"To further assist you we are now able to take payment from you over the telephone using your Debit card."

and, on occasions:

"I am sure that the additional administration charges will not apply to you as you will endeavour to pay however since those who do not pay will be obliged to cover these costs we are duty bound to advise all lessees of these."

As well as *falsely* claiming that it ‘used my credit card’ for the payment of ground rent (it had not requested).



The above claims redefine the concept of fiction.

What these thoroughly evil, barbaric, unbelievably cruel, vicious, sadistic and perverse criminal parasites will do to portray themselves as ‘pillars of society’ - is unbelievable – and repulsive to the extreme.

2.3 Gold award –The Negotiator award 2014

This event is also sponsored by Zoopla Property Group.

In relation to the 'Marketing Campaign of The Year', [the website](#) states that:

"It is open to all estate and lettings agencies, management companies and auction houses. This award recognises a successful marketing campaign in the previous twelve months."

And, in relation to '[judging](#)', that ***"the awards are judged by leaders and experts in the residential property industry"***.

The website's '[Winners 2014](#)' lists [Martyn Gerrard](#).