



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" of criminals!

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

Rcvd 4 Dec.

(NB: If the linked documents don't open, try with **Internet Explorer**)

02 December 2015

Our Ref: SV/12820

Dear Ms Klosterkotter-Dit-Rawe,

See next page

**RE: 3 Jefferson House 7-13 Basil Street
GROUND RENT**

Please find enclosed our "Request for Payment" for the Ground Rent together with a Section 166 Notice (as is required by the Commonhold and Leasehold Reform Act 2002) with respect to the above property.

To further assist you we are now able to take payment from you over the telephone using your Debit/ Credit card. If you have any queries please do not hesitate to call us.

If you are making a payment direct into our bank account (Account: 61747696, Sort Code: 60-10-10) please make sure you use first line of your address as your payment reference.

Please note that the payment is due as per Section 166 Notice and should we not hear from you, you will be automatically charged the Late Payment Fees. However, we are sure you will make every endeavour to ensure that the payment is with us by return.

Should you have already paid the enclosed please kindly ignore this demand.

The usual comments from the extremely sick psychos

Yours sincerely

New policy of not putting the name of the "**very seriously trained**" (see last doc in his pack) **henchmen and henchwomen**.
No problem: many have already been identified.

Management Assistant
MARTYN GERRARD ESTATES AGENTS
blockmanagement@martyngerrard.co.uk

Encl.

See my enclosed 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 Klosterkotter-Dit-Rawe
3 Jefferson House
11 Basil Street
London
SW3 1AX

Tenancy Code: 12820
Invoice Date: 02-12-2015
Ref: 2569

Request for Payment

As previously - I will put the £300.00 into my specially set-up account (my 07.02.12 letter to Gerrard (MG # 5) - when it is due. (Nearly 2 years on, it has failed to respond to my ('Special Delivery Next Day') 10.02.14 document - that also contains a 21-day Notice about being provided with the name of my landlord)

Re: 3 Jefferson House 7-13 Basil Street London	Net	VAT	Gross
01-01-2016 Ground Rent (25/12/2015 - 23/06/2016)	300.00	0.00	300.00
Total Amount	300.00	0.00	300.00
Arrears as at 02/12/2015			43861.65
Total Amount Due			44161.65

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 mafia is back to asking for the ground rent:

- It did *not* for the previous 6 months of Jun-Dec 15; therefore, unless asked, I do **not have to pay it**;
- As to the previous 6 months: Dec-Jun 15 it sent me a credit card payment receipt with "*kind regards*" - that was *not* my credit card. **As 'somebody' paid for it: I do NOT owe it.**
- The objective in sending this, more than 3 weeks before it is due is **also aimed at keeping up the criminal psychological harassment - by stating "Arrears: £43,862"**
- The previous correspondences were **2 demands that continued with the policy of not providing information:**
 - **08.10.15** "service charge";
 - **05.10.15** "electricity"

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

02 December 2015

Our Reference: 12820

COMMONHOLD AND LEASEHOLD REFORM ACT 2002,
SECTION 166
NOTICE TO LONG LEASEHOLDERS OF RENT DUE

To: **Ms Klosterkotter-Dit-Rawe**

This notice is given in respect of: **3 Jefferson House 7-13 Basil Street London**

It requires you to pay rent of £300.00 on 01 January 2016

This rent is payable in respect of the period **25/12/2015 to 23/06/2016**

In accordance with the terms of your lease the amount of **£300.00** is/was due on **25 December 2015**

Payment should be made to: **Martyn Gerrard**
"Martyn Gerrard House"
197 Ballards Lane
Finchley
London N3 1LP

This notice is given by **Greyclide Investments Ltd**, Martyn Gerrard House
197 Ballards Lane
Finchley
London
N3 1LP

NOTES FOR LEASEHOLDERS

Read this notice carefully. It sets out the amount of rent due from you and the date by which you must pay it. You are advised to seek help immediately, if you cannot pay, or dispute the amount. Those who can help you include a citizen's advice bureau, a housing advice centre, a law centre and a solicitor. Show this notice and a copy of your lease to whoever helps you.

The landlord may be able to claim additional sums from you if you do not pay by the date specified in this notice. You may have the right to challenge the reasonableness of any additional sums at a leasehold valuation tribunal.

See this copy of the definition of forfeiture

Section 167 of the Commonhold and Leasehold Reform Act 2002 and regulations made under it prevent your landlord from **forfeiting your lease** for non-payment of rent, service charges or administration charges (or a combination of them) unless the unpaid amount is more than £350 or consists of, or includes, an amount that has been outstanding for more than three years.

Summary “ground rent” demands (at 3 Nov 16)

By Noëlle Klosterkotter-Dit-Rawé (www.leasehold-outrage.com) of the supported / unsupported demands “for ground rent” from me – by the “[RICS, ALEP, ARMA et.al. \[NOT\] regulated](#)” [Martyn Gerrard](#) – [Andrew David Ladsky](#) (*) – and my payments – as appropriate – into the account I specially set-up. ([Latest version of summary](#))

(*) See e.g. [CKFT-Intro](#) for proof that Ladsky has been driving activities for a long time at Jefferson House, 11 Basil St, London SW3 1AX.

(NB: See also my summary of: (1)- [the fraudulent “service charge” demands](#); (2)- [the unsupported demands “for electricity”](#))

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



	Demand	Stated Period	Demand (£)	Cumulative (£)	Paid in special account		Cumulative in a/c (£)	
					Date	Amount (£)		
1.	16.02.11 (MG # 2)	25Dec10- 23Jun11	300					
2.	23.06.11 (MG # 3)	24Jun-24Dec11	300	600				
3.	12.01.12 (MG # 5)	25Dec11- 23Jun12	300	900	My 07.02.12 letter to Martyn Gerrard (1)	900		
4.	17.07.12 (MG # 6)	24Jun-24Dec12	300	1,200	26.07.12	300		
5.	07.12.12 (MG # 8)	24Dec12- 24Jun13	300	1,500	02.01.13	300	1,500.51 at 02.01.13	
6.	16.08.13 (MG # 13)	24Jun-24Dec13	300	1,800	12.07.13	300	1,802.21 at 12.07.13	
7.	02.12.13 (MG # 16)	25Dec13- 23Jun14	300	2,100	30.12.13	300	2,102.72 at 30.12.13	
8.	16.06.14 (MG # 16)	24Jun-24Dec14	300	2,400	25.06.14	300	2,403.50 at 25.04.14	
9.	18.12.14 (MG # 24)	25Dec14- 23Jun15	Falsely claimed to have taken payment of £300 “from my credit card”. With the objective of saving face, confirmed “payment” 1.5 years later (2)					
10.	19.10.16 (MG # 34)	24Jun-24Dec15	300 (3)	2,700	03.11.16	300		
11.	02.12.15 (MG # 29)	25Dec15- 23Jun16	300	3,000	06.01.16	300	2,717.97 at 26.02.16	
12.	26.05.16 (MG # 32)	24Jun-24Dec16	300	3,300	04.07.16	300	3,019.71 at 01.08.16	

My Comments

- (1)- In addition to the long-standing, numerous ongoing breaches of covenants in [my Lease](#) by 'the lessor' (landlord) - after receiving the 3rd demand for ground rent, in my ('Special Delivery Next Day') [07.02.12](#) correspondence to [Martyn Gerrard](#) - I wrote:

"Amount in specially set-up NatWest account # []. Will be released to my 'landlord' - as defined in my Lease - upon provision of strict legal proof of status - information I have been asking since July 2010."

As, in 2013, yet again, a new 'addition' was made to the collection of offshore shell companies (they are just a post box, and are used to hide the identity of the owner) (see [the Panama Papers and Mossack Fonseca](#) - used by Andrew David Ladsky e.g. for '[Steel Services](#)' and [Jefferson House](#))...

- deliberately leaving many questions unanswered ([MG # 12](#)) - with my [10.02.14](#) ('Special Delivery Next Day') document to Martyn Gerrard, I submitted a statutory Notice under the [Landlord & Tenant Act 1985](#) to determine the identity of my lessor.

Of course, in breach of legislation the ruffians (¹) - did **not** reply.

- (2)- The [18.12.14](#) "approved" 'credit receipt' stating: "**Ground rent received 3 Jefferson House, Kind regards**" – which Martyn Gerrard had **not** asked for. The extremely sick (²) sociopaths (³) / psychos (⁴) did this hoping to worry me.

At the time, I reported on my website: **it is not my credit card** (I have never given its number to Gerrard), and 'somebody' paid the ground rent for "25Dec14 - 23Jun15" for me, I therefore do **not** owe it.

To save face, **1.5 years later**, the psychos sent me a [08.08.16](#) 'reminder' showing a "**Rent received £300**" - see **note (15a)** on [my summary of "service charges"](#)

Hence, confirmation that 'somebody' paid the ground rent for me.

However, the psycho racketeers (⁵) were not going to leave at that.

They found another (⁶) shyster (⁷), [Mark Henry Wagner](#), [Wagner & Co](#), who, in his [19.10.16](#) letter, *illegally* demands payment of ALL the demands (ground rent, "[service charges](#)" and "[electricity](#)") - and threatens me with prosecution.

¹ Concise Oxford English dictionary (COED) definition of 'ruffian': "A violent or lawless person"

² COED definition of 'sick': "Having abnormal or unnatural tendencies; perverted"

³ COED definition of 'sociopath': "A person with a personality disorder manifesting itself in extreme antisocial attitudes and behaviour"

⁴ COED definition of 'psychopath': "A person suffering from chronic mental disorder with abnormal or violent social behaviour"

⁵ COED definition of 'racketeer': "A person participating in or operating a dishonest or illegal business, frequently practising fraud, extortion, intimidation, or violence"

⁶ Previous: [Cawdery Kaye Fireman & Taylor \(CKFT\)](#); [Portner and Jaskel](#)

⁷ COED definition of 'shyster': "A person, especially a lawyer, who uses unscrupulous methods"

In the “ground rent” pack enclosed with his letter, is...yes! A “25-12-2014” demand for the “25 Dec 14 – 23 Jun 15 ground rent”.

= Yet another example of how these rotten to the core vermin ⁽⁸⁾ racketeers ⁽⁹⁾ operate.

- (3)- Having *failed* to demand payment as legally required, 1.5 years later, the racketeers included the amount in their [08.08.16](#) ‘reminder’ (item # 42 on their list) - see **note (15b)** on [my summary of “service charges”](#).

Then, 2 months later, in the “ground rent” pack sent by shyster [Mark Henry Wagner](#), he included a “23-06-2015” demand for the “24Jun - 25Dec 15 ground rent” – which [Martyn Gerrard](#) had **not** sent me.

Hence, the ruffians did this – in an underhanded manner - **16 months later** – probably counting on my not seeing it!

As it is still within the statutory limit, I paid the amount into the special account.

Adding supporting evidence to my position that the 2011 and 2012 “service charge” demands are even more fraudulent than the others is the following:

with the objective of covering up the particularly outrageous demands, in their [08.08.16](#) ‘reminder’, the racketeers state: “*Ground rent balance brought forward: £5,500*”.

I presume that the claimed amount includes Gerrard's demands of 16 Feb 11, 23 Jun 11 and 12 Jan 12 - as they are not referred to anywhere.

The racketeers have therefore **fraudulently added more than 3.5 years of “ground rent”**: **£2,200** (US\$3,820) (¹⁰)...

...to the 4 years, pre Martyn Gerrard, i.e. **£2,400 - I do not owe** (£5,500 - £2,400 - £900 (the 3 Gerrard demands) = £2,200).

(This is discussed under **note (15a)** of [my summary](#)).

(With the same objective, their other ploy is to provide detail of *only* the “half year 2013” demand ([printscreen](#))).

⁸ COED definition of ‘**vermin**’: “*Very unpleasant and destructive people*”

⁹ COED definition of ‘**racketeer**’: “*A person participating in or operating a dishonest or illegal business, frequently practising fraud, extortion, intimidation, or violence*”

¹⁰ Exchange rate used at launch of my website, in Sep 06: **£1 = US\$1.76329**

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

1. Frequent changes in Martyn Gerrard's letterhead decorations must make its printer a very happy person ⁽¹⁾ e.g.

(1)- [31.03.14](#)



Those on the right were:

- “Silver – London medium **estate agency** of the year 2013”
- “Silver – The Negotiator awards 2013 – **Website** of the year”
- “Bronze – The Negotiator awards 2013 – Medium independent **estate agency** of the year”

(2)- [08.10.15](#)



Those on the right were

- “Gold – Estate agency of the year 2014”
- “Gold – Negotiator awards 2014 – **Marketing campaign** of the year 2014”
- “Silver – London medium **estate agency** of the year 2014”

(3)- [02.12.15](#)



(4)- [27.05.16](#)



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441909.
Registered Office: 35 Ballards Lane, London N3 1XW. Company Secretary: B. Peters
Directors: S.E. Gerrard MNAEA MARLA, D.H. Smith RUAEA MARLA, W.A. Price MNAEA, S.M. Gerrard MA MNAEA RIBA, G. TSLIATAN MARLA.

Regulated by RICS

(5)- [05.07.16](#)



(6)- [08.08.16](#)



For this one, using an earlier version: 27 May 16 (above). Is it a case of using 'the old stock'?

¹ Like the printer for another one of the [Andrew David Ladsky gang: Portner and Jaskel, solicitors](#), who went through at least 5 reprints over a period of 17 months – as I explain under the Introduction.

2. The “professional” memberships



As an introduction to all of them: see the [outcome of my 50+ legitimate 'cries for help' and complaints](#) over the years, covering the professions, the courts, the police, etc., and their so-called 'regulators': **only 3 were actioned**; of these, only one to my expectations.

= This island-kingdom is totally unregulated.

Leaseholders: You have been warned!

As to the crooks: Welcome to “fantastically corrupt” Britain...with the City being [the world's biggest laundrette](#) of dirty money! Yep! Paradise for you!

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

Based on my experience with the RICS, following my [02.02.05](#) complaint against the then [Martin Russell Jones \(MRJ\)](#) (snapshot under [Complaint summary # 6.2](#)) – 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.

In fact, in the Aug 16 FT article, “[Leasehold flats: what estate agents won't tell you](#)”, the RICS is quoted as saying: “*the RICS new code cannot strike off managing agents or other “unfit persons” responsible for levying unreasonable charges because there is no compulsory register*”.

The excuse is ridiculous. Further, why does the RICS not take action to ensure that the code is “compulsory”? It does not have far to go to petition for this, as it is located on the other side of the square from Parliament. **Reality**: because there is a *deliberate* policy of laissez faire = ensure that the crooks in the residential leaseholder sector are left free 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.

On its letterhead, [Martyn Gerrard](#) claims that it is “*Regulated by the RICS*”.

2.2 3 new additions

- NAEA – [National Association of Estate Agents](#). This one first appeared in May 16.
- ARLA - [Association of Residential Letting Agents](#). This one has just made its appearance.
- ICBA – [Institution of Commercial and Business Agents](#) – ditto in the case of this one.

It is a case of ‘get 3 for the price of 1’ – as *all* state:

- the same address: Arbon House, 6 Tournament Court, Edgehill Drive, Warwick, Warwickshire CV34 6LG;

- the same "Registered in England and Wales No: 00897907" - in the name of an umbrella organisation: The National Federation of Property Professionals.

2.3 [National Federation of Property Professionals \(NfoPP\)](#)

(At end Jun 16) – its website states that:

It is "**an umbrella organisation for NAEA, ARLA, ICBA, NAVA** [National Association of Valuers and Auctioners], **and APIP** [Association of Professional Inventory Providers]".

[On their individual website, each states: "*The National Federation of Property Professionals – Registered in England and Wales No: 00897907*".

"**Regulation** - All members of the NAEA, ARLA, NAVA, ICBA and APIP are required to adhere to high standards of professional conduct.

Under, "[Find out more about our guidance, code of practice and the other ways we regulate our members](#)" – it states:

"In order to maintain professional standards within the profession, we regulate companies where there is a member of the NAEA, ARLA, ICBA, or NAVA who has relevant company responsibilities"

"**Firms regulated by the RICS**" [NB: Note, in light of the comment by the RICS, on the previous page!] are **exempted** from rules 1 to 11 of its '**Code and membership rules**' (= most of it)...

... – leaving **rule 12 'General duty to uphold high standards of ethical and professional behaviour'** – in particular, under 12.1:

"No member shall do any act (whether in business or otherwise) which:

"Involves dishonesty, deceitful behaviour, or misrepresentation; or"

"Involves unprofessional practice or practice that is unfair to members of the public; or"

"In any other way brings the NfoPP or any of its divisions or subsidiaries into disrepute."

Under "[Company obligations](#)" - the page refers to [Money laundering regulations](#) – and states:

"If you are a Principal, Partner or Director Member, then NFOPP require your company(ies) to be registered with HM Revenue & Customs for anti-money laundering (AML) purposes if applicable" - stating that it is applicable to:

[Trust or Company Service Providers \(TCSPs\)](#). This includes firms engaged in **block management** [i.e. [Martyn Gerrard's case](#)]

[Estate Agency Businesses](#), including sales and/or acquisitions of residential and commercial land and/or property on behalf of a third party, and some lettings/property management firms" [[Gerrard's case as well](#)]

It also states: "*Compliance with the Money Laundering Regulations is taken very seriously by the authorities*". This is a risible claim considering e.g. what [the Panama Papers](#) have revealed. The City of London is the world's biggest launderette of dirty money (e.g. from dictators and oligarchs

who plunder their country's resources; drug-dealers and arm-smugglers; etc.), with a significant amount ending up in the British property market.

Also: "HMRC are responsible, as supervisors for Estate Agents, TCSP and other business areas, to ensure that companies they supervise are complying with their obligations under the legislation and they maintain a register of their supervised population."

'[Registering](#)' is one thing; HM Revenue & Customs "supervising" - and taking action is another: it does *not*...unless it concerns one of 'the little people' doing a bit of creative accounting (²).

Under "[What to do if you are a consumer and have a complaint about one of our Members](#)"

Surprise, surprise: "NFOPP Regulation will investigate a complaint, however **we are limited to the imposition of one of our disciplinary sanctions.**"

In fact, it refers complainants to: "[The Property Ombudsman Scheme](#), the [Ombudsman Services: Property](#) or the [Property Redress Scheme](#) in the first instance."

"In the first instance" – which, reading between the lines (and considering my experience with ombudsmen (referred to below)), means: 'and the last one' as well'. Hence: *no responsibility* for handling of complaints.

Further, in the light of the frequent complaints reported in the media against estate agents - that have led some people to file a class action e.g.:

"[Give us our fees back Foxtons, says the man lining an £80m lawsuit](#)", The Guardian, 25 Jun 16;

"[Foxtons commission charge sparks legal action from landlords](#)", The Guardian, 7 Jun 15

...you get the distinct impression that the 'code and membership rules' are ignored by the members. Talking of which...

2.4 What are the Martyn Gerrard directors members of?

Directors: **S.E. Gerrard** MNAEA MARLA, **D.H. Smith** FNAEA MARLA, **W.A. Price** MNAEA,

S.M. Gerrard MA MRICS FICBA, **G. Tsuman** MARLA (Sourced from letterhead)

On the respective websites (as relevant) (e.g. [NAEA](#), [ARLA](#) and [ICBA](#)) they are listed under '[The North London Network Limited](#), 197 Ballards Lane, London N3 1LP' i.e. the address for 'Block management' that keeps on sending me [the ever-growing fraudulent demands](#),

and / or e.g. 'Martyn Gerrard Estate Agents' e.g. [NAEA](#) site and [ARLA](#) site - and also giving '197 Ballards Lane'.

(On the Company Check website, for '[Martyn Gerrard Surveyors Ltd](#)', [Simon Gerrard](#) is also

² [Private Eye](#) has been reporting ad nauseam about HMRC's failure to act e.g. issue 1386, **20Feb-6Mar15**, pg 8: "Under the current and previous governments, those at the bottom of the pyramid of tax crime face the toughest punishment". "Imprisonment followed for dodgers of around £50,000. Offshore evaders on a far larger scale, by contrast, have been left peacefully in their beds and offered further amnesties". In this, and other issues, Private Eye also discusses HMRC's failure to act following the **Swiss HSBC files** leaked by whistleblower Hervé Falciani; same situation re. the leak of [The Luxembourg Tax Files](#).

listed at '197 Ballards Lane', while [Saul Maurice Gerrard](#) is listed at '35 Ballards Lane').

(On the [Companies House website](#) several 'companies' are listed giving the "correspondence address" as 'The North London Network Ltd' e.g. (1)- [Kelcourt Ltd](#); (2)- [53 Alexandra Grove Ltd](#); (3)- [Abbots View Management Ltd](#); (4)- [Oaktree Lodge \(Enfield\) Ltd](#))

- **Simon Gerrard** – MNAEA, MARLA

In fact, according to the [NAEA website](#) (at end Jun 16) it should be 'PPNAEA (Honoured)'...

...I assume, because... [in Jun 14, he was made President of the NAEA](#) (!) (Gerrard's letterhead paper was not amended to reflect this). What did he have to say about it?

"He was especially keen to encourage the public to seek out NAEA members".

That he "*would be writing to all members with regard to an on-line petition, calling on the Government to consider regulation and extolling the virtues of NAEA members.*"

...I am passionate about the property industry..."

You could not make it up! Consider his appointment – and his claim about "regulation" - in the light of the conduct of his firm – in the 'Block management' section (see below, # 2.1) – and of the above extracts from the NfoPP's rules of conduct....not to mention the RICS 'code of conduct'!

(The site also states: "[Mr Martyn Gerrard \(MARLA, FNAEA\)](#) - *The Member you were looking for doesn't exist in our database*"). (Father, who started the business; reported in a local Jewish paper to have died in Mar 16; and also reported that [Simon Gerrard is running the business](#)). (On the [Company Check website](#), it gives his address as - 4th Floor, 7/10 Chandos Street, London, W1G 9DQ). (I think it is the address of a secretarial company).

- **Saul Maurice Gerrard** – MA, MRICS, [FICBA](#)

(Like Simon Gerrard, he evidently derives immense pleasure from inflicting [criminal psychological harassment](#) on his victims (*) e.g. he sent me the [16.08.13](#) letter informing me that "Greyclde Investments Ltd" was my "new landlord". For issues about this see [Freehold ownership # 2](#)).

(*) As I wrote in my [24.07.16](#) letter to Chief Rabbi Ephraim Mirvis – et.al.

- **David Smith** – [FNAEA](#), MARLA
- **Warren Price** - [MNAEA](#)
- **Gregory Tsuman** – [MARLA](#)

2.5 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**.

2.6 The Property Ombudsman

I do not know anything about this ombudsman. However, if my experience with:

- the [Parliamentary Ombudsman](#) ([summary of my complaint- # 1.10](#));

- the [Local Government Ombudsman](#) ([summary of my complaint- # 5.4](#));
- the then [Legal Services Ombudsman](#) ([summary of my complaints- # 3](#))

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 successive governments) *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).

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

As can be seen at the beginning of this document, this decoration first appeared in 2015. By July 16, it had disappeared. The following month, Aug 16, it was back on; it continued [in Sep](#).

However, while the logo had disappeared, **at 22 July 16, Gerrard could still be found** under ['Locate an ALEP practitioner'](#) - stating:

[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, “*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.*”

As 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 ³ in the path of unwary leaseholders.

Yet more proof that the British State is actively helping ‘the professions’ rip-off leaseholders: “**[LEASE should not pitch callers into ALEP's 'den of cheque books'](#)”, Jan 16, from the [Leasehold Knowledge Partnership website](#):**

"Out-of-hours callers to LEASE can be put in contact with solicitors who are members of ALEP ... The service has been on offer since July [2015]"

³ Concise Oxford English dictionary (COED) definition of ‘**racketeer**’: “*Person engaging in fraudulent business dealings*”

3. The 'awards'



ETC.

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)...

– as is glaringly obvious when you look at the black-on-white evidence I have compiled on [Martyn Gerrard](#) since its appointment as 'managing' agents for [Jefferson House](#), in 2011 - by, what can only be the equally multi-criminal Rachman ([Extortion](#)) [Andrew David Ladsky](#) (see e.g. solicitors [CKFT-Intro](#) for proof that he has been driving activities for many years).

Examples I looked at towards the end of 2015.

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

Best London Lettings Agency

Medium
Martyn Gerrard

Family-run Martyn Gerrard has really nailed its business offering. Providing very strong evidence of best practice in the written submission, this agency enjoys high market share in key operating areas. All staff possess technical qualifications and new starters must sit their exams within six months of joining.
[Find a property with Martyn Gerrard here.](#)

MG50
MARTYN GERRARD
HIGH-LETTERS-COMMERCIAL

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 multi-criminal activities since February 2011. The information contained above, under section 1.4 - Directors, supports this conclusion.

Yep, through its directors, it certainly has “*nailed its business offering*” as ‘managing agents’.

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

[3]- As demonstrated in my summaries of its: “[service charges](#)”, “[electricity](#)” and “[ground rent](#)” demands - 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;
- Theft Act – s.17 False accounting;
- Protection from Harassment Act 1997;
- Malicious Communications Act 1988;
- Protection from Eviction Act 1977

([Link to these Acts, as well as to Extortion](#)),

...as well as breach covenants in leaseholders' leases.

It does it with impunity because *it knows* it has [the “fantastically corrupt” Establishment \(My Diary # 2.5\)](#) on its side. E.g. added to the [outcome of my 50+ legitimate ‘cries for help’ and complaints – in vain](#): the fact that it *continues* to add to its criminal actions – *knowing* that I will continue (as I have done, since 2011) to place the evidence in the public domain.

Martyn Gerrard's conduct, like that of others in the [Ladsky gang of racketeers](#), conveys to me: **Venimus, vidimus, vicimus** (We came, we saw, we conquered)...because we saw that we could have a *totally unhindered* run of the place...and because our Torah states that “*God chose us to be a light to all humankind*”?

This was yet again confirmed by ‘the response’ to my [24.07.16](#) letter to ‘the faith leaders’: Gerrard immediately sent me another fraudulent ‘reminder’: [08.08.16](#) (for £47,240) ([MG # 33](#)).

(More detail in my ‘Overall conclusions’ on the [summary of “service charges”](#)).

3.2 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. its demands of [27.01.14](#), [27.05.16](#) and of [08.08.16](#)) (re. the first one: my ‘Special Delivery Next Day’ [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." [= Thereby also breaching the [Defamation Act](#)]

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



(To save face, 1.5 years later, in its [08.08.16](#) ‘reminder’ it claimed to have “received payment”!)

The above claims redefine the concept of fiction.

What these thoroughly evil ⁽⁴⁾, barbaric ⁽⁵⁾, unbelievably cruel ⁽⁶⁾, vicious ⁽⁷⁾, sadistic ⁽⁸⁾, perverse ⁽⁹⁾, rapacious ⁽¹⁰⁾ vultures ⁽¹¹⁾ and monsters ⁽¹²⁾ will do to portray themselves as ‘pillars of society’ - is unbelievable – and repulsive to the extreme.

⁴ COED definition of ‘evil’: “Extremely wicked and immoral”

⁵ COED definition of ‘barbaric’: “Savagely cruel”

⁶ COED definition of ‘cruel’: “Disregarding or taking pleasure in the pain or suffering of others”

⁷ COED definition of ‘vicious’: “Morally or practically condemnable; reprehensible; cruel or violent; Literary - Immoral”

3.3 Gold award –The Negotiator award 2014

Zoopla Property Group also sponsors this event.

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](#).

It is very clearly milking that one as well to the maximum e.g. sourced from the [27.05.16](#) demand:



1809.

Regulated by RICS

⁸ COED definition of 'sadism': "The tendency to derive sexual gratification or general pleasure from inflicting pain, suffering, or humiliation on others"

⁹ COED definition of 'perverse': "Showing a deliberate and obstinate desire to behave unacceptably"

¹⁰ COED definition of 'rapacious': "Aggressively greedy"

¹¹ COED definition of "vulture": "A contemptible person who preys on or exploits others"

¹² COED definition of 'monster': "An inhumanly cruel or wicked person"