



BLOCK MANAGEMENT DEPARTMENT
Martyn Gerrard House, 197 Ballards Lane, Finchley, London N3 1LP
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The award-winning agency ... where integrity counts

Our Ref: SMG/MDR/JEFFERS/003

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

16 August 2013

IDENTICAL to 11 Feb 11 Notice re 31 months / 2.6yrs AGO - stating "It would appear that there is no doubt!!!) that works need to be carried out this year to ensure the heating system will function correctly next winter" - giving until 23 Feb 11 to respond
= ANOTHER SCAM BY THE LAOSKY GANG OF FRAUDSTERS - who walked for 2013 Daegan case FURTHER! costs ALREADY PAID in 2002-04

For subsequent events, see my 10.02.14 issue document to the mafia

STAGE 1 NOTICE OF INTENTION TO CARRY OUT WORK AT JEFFERSON HOUSE.

11 BASIL STREET, LONDON SW3 1AX

Another one loaded to collection of offshore Cos

It is the intention of Martyn Gerrard on behalf of Greyclide Investments Limited to enter into an agreement to undertake works in respect of which we are required to consult the leaseholders (see Note 1 overleaf). This Notice represents part 1 of a three part consultation process.

The works to be carried out under the agreement are Renewal of boilers and the overhauling of the central and domestic heating system for Jefferson House, 11 Basil Street, London SW3 1AX.

We invite you to make written observations in relation to the proposed works by sending them to Mr. Saul Gerrard:- Martyn Gerrard Estate Agents, Block Management Department, Martyn Gerrard House, 197 Ballards Lane, Finchley Central, London N3 1LP. The Notice/consultation period will end on 20 September 2013 (see Note 3 overleaf).

You are also invited, if you wish to propose within 30 days of the date of this Notice, the name of the person from whom we should try to obtain an estimate for carrying out the proposed works as outlined above. Please be aware that we can only consider contractors who can provide professional references, financial history, have the appropriate insurances and fully illustrate that they are compliant with relevant Health & Safety Regulations.

Yours sincerely,

**Saul Gerrard MA FICBA MRICS
Director**



Landlord and Tenant Act 1985 (as amended)

1. Section 20 of the Landlord and Tenant Act 1985 (as amended) (the 1985 Act) provides that a landlord (as defined by Section 30 of the 1985 Act) must consult leaseholders who are required under the terms of their leases to contribute (by payment of service charges) to costs incurred under qualifying works, where the contribution of any one leaseholder will exceed £250. 'Qualifying works' are defined by Section 20A of the 1985 Act.
2. Where a notice specifies a place and hours for inspection:
 - a. the place and hours so specified must be reasonable; and
 - b. a description of the proposed works must be available for inspection, free of charge, at that place and during those hours.

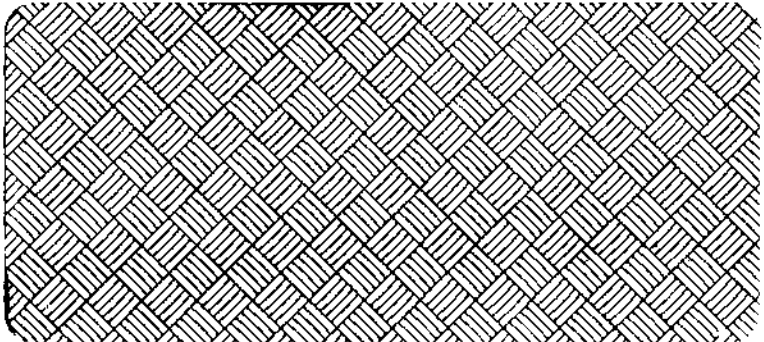
If facilities to enable copies to be taken are not made available at the times at which the description may be inspected, the landlord shall provide to any leaseholder, on request and free of charge, a copy of the description.

3. The landlord has a duty to have regard to written observations made within the consultation period by any leaseholder or recognised tenants' association. 'Recognised tenants' association' is defined by Section 29 of the 1985 Act.
4.
 1. Where a single nomination is made by a recognised tenants' association (whether or not a nomination is made by any leaseholder, the landlord shall try to obtain an estimate from the nominated person.
 2. Where a single nomination is made by only one leaseholder (whether or not a nomination is made by a recognised tenants' association), the landlord shall try to obtain an estimate from the nominated person.
 3. Where a single nomination is made by more than one leaseholder (whether or not a nomination is made by a recognised tenants' association), the landlord shall try to obtain an estimate:
 - a. from the person who received the most nominations; or
 - b. if there is no such person, but two (or more) persons received the same number of nominations, being a number in excess of the nominations received by any other person, from one of those two (or more) persons; or
 - c. in any other case, from any nominated person.

Where more than one nomination is made by any leaseholder and more than one nomination is made by a recognised tenants' association, the landlord shall try to obtain an estimate

- a. from at least one person nominated by a leaseholder; and
- b. from at least one person nominated by the association, other than a person from whom an estimate is sought as mentioned in paragraph (a).

Newcastle
16.8.13



**Martyn
Gerrard**

Return Address:
Martyn Gerrard House,
197 Bellards Lane, London N3 1LP

16th = Friday

00017050



GREAT BRITAIN
0033
FU3115413
POSTAGE PAID

Delivered on
Wed. 21 Aug.