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MARTYN GERRARD
SALES • LETTINGS • COMMERCIAL

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

"50 years of fulfilling dreams"

SEE MY ATTACHED COMMENTS

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

Our Ref: 12820/

27 March 2015

Dear Ms Klosterkotter-Dit-Rawe,

RE: 3 Jefferson House 7-13 Basil Street London

Please find enclosed the 1st Section 20 consultation notice for major works to be carried out over the summer at Jefferson House.

We are going to have the internals and externals of the block re-decorated and any repairs made that are needed. We are also going to implement some of the suggestions highlighted in the fire risk assessment that was recently carried out.

We would be hopeful that the majority of the works will be covered by the reserve fund but there may be a small contribution to the works to be made by way of an invoice to be sent prior to the works commencing but we will clarify this once we have received all of the quotes.

Please take the time to read through the notice. If you have any questions regarding the contents of this letter please feel free to contact me at the office on 0208 343 4340 or alternatively by email on bm@martyn Gerrard.co.uk and one of the team or I will be happy to assist.

Yours sincerely,



Gavin Putney AIRPM
Block Management Department
MARTYN GERRARD ESTATES AGENTS
bm@martyn Gerrard.co.uk



Notice of intention to carry out work

To all leaseholders of Jefferson House, 7-13 Basil Street, London, SW3 1AX

1. It is the intention of Greyclyde Investments Limited to enter into an agreement to carry out works in respect of which we are required to consult leaseholders (see Note 1 below).
2. The works to be carried out under the agreement are as follows: Internal and External redecorations and repairs and works recommended by the fire risk assessment.
3. We consider it necessary to carry out the works because they are required to ensure that the property remains in good appearance, repair, safe and watertight.
4. We invite you to make written observations in relation to the proposed works by sending them to Gavin Putney, Martyn Gerrard House, 197 Ballards Lane, London, N3 1LP. Observations must be made within the consultation period of 30 days from the date of this notice. The consultation period will end on Sunday 26th April 2015 (see Note 3 below).
5. We also invite you to propose, within 30 days from the date of this notice, the name of a person from whom we should try to obtain an estimate for the carrying out of the proposed works described in paragraph 2 above (see Note 4 below).

Should you have any questions please do not hesitate to contact me on 0208 343 4340 opt 4.

Yours sincerely,

Signed:



Gavin Putney AIRPM

Martyn Gerrard Estate Agents Block Management Department, duly authorised agent of Greyclyde Investments Limited

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

Date: 27th March 2015

Notes

- 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 20ZA 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)
 - a) 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.
 - b) 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:
 - i) from the person who received the most nominations; or
 - ii) 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
 - iii) in any other case, from any nominated person.
 - c) 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
 - i) from at least one person nominated by a leaseholder; and
 - ii) from at least one person nominated by the association, other than a person from whom an estimate is sought as mentioned in paragraph (a).

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



Letter

1. ***"internals and externals of the block re-decorated and any repairs made that are needed."***

As happened in during the last "[repair and maintenance works](#)" in 2004-06...

...that ACTUALLY entailed [the construction of a massive penthouse that was "categorically not going to be built"](#), as well as [addition of 3 other apartments](#)?

2. ***"going to implement some of the suggestions in the fire risk assessment"***

Note the **"some"** – that is missing in the notice.

3. ***"We would be hopeful..."***

An 'interesting' expression!

4. ***"...there may be a small contribution..."***

The [Andrew David Ladsky mafia](#)'s definition of this?

5. ***"...take the time to read the notice..."***

Which will not take you too long - as it is, of course, as per the format ([Commonhold and Leasehold Reform Act 2002 - s.151](#)) dictated by the sacrosanct landlord lobby to [its flunkies in Parliament](#) ([My Diary 2011 – State's credentials in the residential leasehold sector](#)).

6. ***"...contact me one of the team or I will be happy to assist"***

Translation: And WE WILL IGNORE your communications - as we did with:

- your [07.07.11](#) letter ([MG # 3](#))
- your [07.02.12](#) letter ([MG # 5](#))
- your [10.02.14](#) correspondence, that also includes a statutory notice ([MG # 19](#))

Notice of Intention to carry out work

7. ***"...intention of Greyclyde Investments Limited..."***

= The paper company that has "[Sheila Greyclyde Investments Ltd](#)" (!!!) as a [director and shareholder of G.H. INVESTORS Ltd - for which the address is Martin Gerrard](#). ([Freehold # 2](#)).

8. "...**internal and external redecorations and repairs...**"

I repeat my Comments under # 1, above.

9. "...**works recommended by the fire risk assessment**"

Contrast that with the letter that states "**some of**"

10. "...**to ensure the property remains in good appearance...**"

...while hiding [the bunch of crooks who control it \(EXTORTION\)](#).

11. "...**to ensure the property... [is] watertight**"...

...of course, **aside from the multiple criminal floodings (latest [18 July 14](#)) we instigate against leaseholders who dare challenge us on our multi-criminal activities or...**

...as our most esteemed friend, [the Home Secretary, Theresa May](#) puts it: [our "cherished contributions" \(HO # 3.1\(4\)\)](#)

12. "**We invite you to make written observations**"

I repeat my Comments under # 6, above.

13. "**within 30 days propose the name of a person from whom we should try to obtain an estimate**"

On the basis of the information given: HOW CAN YOU GET SOMEBODY TO PROVIDE AN ESTIMATE? IMPOSSIBLE! (Consider also the range of expertise potentially required).

Also, consider that it is [Martyn Gerrard](#) that "**obtains the estimates**" (see Legislation page).

In fact, the legislation states: "must try to obtain". No points for guessing what would happen.

So, what do you do?

- **Write?** You won't get a reply.
- **Go north of town to the mafia's office to inspect 'the specifications'** - needing to make an appointment first - and in relation to which you will, for sure, be messed around.
- If you manage to get to that stage - ([based on past experience, with Brian Gale](#)), you'll then discover that 'the specifications' are totally useless = you CANNOT get independent parties to quote for the works.

YEP! That's the product of the landlords' flunkies in Parliament!