

Date (At 3 Nov 16)	Total (£)	Description	"Arrears" (£)	"Service charges" (£)	Cumulative "SC" (£)	'Period'	'Detail' (A)	Electricity (£) (B)	Ground rent (£) (C)	"Admin charges" (£)
--------------------	-----------	-------------	---------------	-----------------------	---------------------	----------	--------------	---------------------	---------------------	---------------------

Overview of fraudulent "service charge" demands

From the "RICS, ARMA, ALEP et.al [NOT] regulated" [Martyn Gerrard](#) ([my assessment of its decorations](#)), and its client [Andrew David Ladsky](#). (See e.g. [CKFT-Intro](#) for proof that he has been driving activities for a long time at Jefferson House, 11 Basil St, London SW3 1AX). **Compiled by Noëlle Klosterkotter-Dit-Rawé** (www.leasehold-outrage.com).

(NB: Latest version of [summary of "service charges"](#); see also my summary of: (1)- [the unsupported demands "for electricity"](#); (2)- [the ground rent demanded / not demanded](#))

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



	Date	Total (£)	Description	"Arrears" (£)	"Service charges" (£)	Cumulative "SC" (£)	'Period'	'Detail' (A)	Electricity (£) (B)	Ground rent (£) (C)	"Admin charges" (£)
1.	10.07.09 (MRJ) (MG bckgrnd)	24,034.42	B/ forward balance	24,002.35	24,002.35 (1)	21,602 (1)	Assumed: Jan07-Dec10	None provided		Not asked during period	
			Electricity				14Apr-8July10		32.07 (3)		
2.	01.11.10 (MRJ)	24,066.87	B/ forward blcn	24,034.42				It ignored my 15.07.10 letter			
			Electricity				18 (sic) July - 13Oct10		32.45 (3)		
3.	18.01.11 (MRJ)	24,104.71	B/ forward blcn	24,066.87 (2)				It ignored my 17.11.10 and 16.12.10 letters			
			Electricity				14Oct10-11Jan11		37.84 (3)		
4.	16.02.11 (MG # 2)	27,834.55	B/ forward blcn	24,066.87 (3)							
			Sch1: 1.732% = £2,959.12 (3a) ; Sch2: 1.956% = £508.56		3,467.68 (3b)	25,069.68	1Jan-31Dec11 (1 year)	Version 1 (1)- List of items with a global sum for each; split into 2 "schedules" – with no info on their meaning, nor on how 1.732% arrived at			

	Date (At 3 Nov 16)	Total (£)	Description	"Arrears" (£)	"Service charges" (£)	Cumulative "SC" (£)	'Period'	'Detail' (A)	Electricity (£) (B)	Ground rent (£) (C)	"Admin charges" (£)
			Ground rent				25Dec10-23Jun11	(2)- No landlord name and address= breach of s.47(2) of the Landlord & Tenant Act 1987= demand not due until compliance		300.00	
5.	23.06.11 (MG # 3)	28,134.55	Arrears	27,834.55							
			Ground rent				24Jun-24Dec11			300.00	
6.	12.01.12 (MG # 5)	31,902.23	Arrears	28,134.55							
			Sch1: 1.732% = £2,959.12 ; Sch2: 1.956% = £508.56		3,467.68 (3b)	28,537.36	1Jan-31Dec12 (1 year)	Identical to previous year (# 4, above) - including failing to state entity to which "estimates" relate			
			Ground rent				25Dec11-23Jun12	My 07.02.12 letter to Gerrard that, until it provides me with proof of landlord's identity, I am placing the GR amounts into a specially set-up bank account		300.00	
7.	17.07.12 (MG # 6)	32,202.23	Arrears	31,902.23							
			Ground rent				24Jun-24Dec12			300.00	
8.	07.12.12 (MG # 8)	32,502.23	Arrears	32,202.23							
			Ground rent				24Dec12-24Jun13			300.00	
9.	11.01.13 (MG # 9)	33,639.20	Arrears	32,502.23							
			Request for payment		1,136.97 (4)	29,674.33	1Jan-30Jun13 (6 months)	New version = # 2: (1)- 18-item list; each with amount claimed from me; part of a			

	Date (At 3 Nov 16)	Total (£)	Description	"Arrears" (£)	"Service charges" (£)	Cumulative "SC" (£)	'Period'	'Detail' (A)	Electricity (£) (B)	Ground rent (£) (C)	"Admin charges" (£)
								ploy – see item # 25; (2)- no mention of "schedules"			
10.	16.08.13 (MG #13)	35,076.16	Arrears	33,639.20							
			- Schd1- £1,039.16; - Schd2- £97.80		1,136.96 (5)	30,811.29	1July-31Dec13 (6 months)	New version = # 3 as: (1)- no supporting information; (2)- "schedules" have reappeared – but only as a mention			
			Ground rent				24Jun-24Dec13			300.00	
11.	02.12.13 (MG # 16)	35,376.16	Arrears	35,076.16							
			Ground rent				25Dec13-23Jun14			300.00	
12.	23.12.13 (MG # 17)	39,539.89	Arrears	35,076.16 (6)							
			Major works-Boiler 2014		3,504.82 (6a)	34,316.11					
			- Schd1- £929.57; - Schd2- £29.34		958.91 (6b)	35,275.02	1Jan-30Jun14 (6 months)	New version = # 4 Similar to demands # 4 and # 6, as it is now back to using a global sum against each item – however: there are no items listed under "Schd 2"			
13.	27.01.14 (A reminder! "Accounts details between 1 Jan 13 and 27 Jan 14) (MG # 19)	39,929.89	Arrears	32,502.23 (7a)							
			Service charges (7b)	1,136.97							
			Service charges (7c)	1,136.96							
			Ground rent-24Jun-24Dec13 (7d)	300.00							

	Date (At 3 Nov 16)	Total (£)	Description	"Arrears" (£)	"Service charges" (£)	Cumulative "SC" (£)	'Period'	'Detail' (A)	Electricity (£) (B)	Ground rent (£) (C)	"Admin charges" (£)
			Ground rent-25Dec13-23Jun14 (7e)	300.00							
			SC (7f)	4,463.73							
			Admin fee for chasing outstanding: £60.00; Late payment chrg: £30.00 (7g)					New version = # 5 The racketeers have finally added their long-threatened "charges"			90.00
14.	16.06.14 (MG # 22)	40,229.89	Arrears at 16/06/2014	39,929.89				Racketeers ignored my ('inconvenient') 10.02.14 correspondence			
			Ground rent				24Jun-24Dec14			300.00	
15.	No demand for 2 nd half of 2014	(Assumed) 41,188.79	Assumed "service charge"	(Assumed) 40,229.89	958.91	36,233.93	Assumed 30Jun-31Dec14 (6 months)	No demand received for 2 nd half of 2014; see next item			
16.	22.12.14 (MG # 24)	40,816.45	Arrears	41,188.79 (8)				New version = # 6 Failing to send a demand while nonetheless adding £1,258.91 to "the arrears" – assumed to include "SC £958.91" + £300.00 GR (# 14)			
			Schd 1 Service chrg adjustment for period 01/01/2013 to 31/12/2013		(229.22) (8a)	36,004.71					
			Schd 2 Service chrg adjustment,		(143.12) (8a)	35,861.59					

	Date (At 3 Nov 16)	Total (£)	Description	"Arrears" (£)	"Service charges" (£)	Cumulative "SC"(£)	'Period'	'Detail' (A)	Electricity (£) (B)	Ground rent (£) (C)	"Admin charges" (£)
			for period 01/01/2013 to 31/12/2013								
17.	18.12.14 (MG # 24(3))		This is an "approved" 'credit receipt' stating: " Ground rent received 3 Jefferson House, Kind regards " – which Martyn Gerrard had <u>not</u> asked for. The extremely sick sociopaths (¹) / psychos (²) did this hoping to worry me. At the time, I reported on my website that, as it is not my credit card (I have <u>never</u> given its number to Gerrard), and 'somebody' paid the ground rent for "25Dec14 - 23Jun15" for me, I therefore do <u>not</u> owe it. To save face, 1.5 years later , the psychos sent a 08.08.16 'reminder' showing a " Rent received £300 " (item # 25 ; note (15a))							Paid by 'somebody' = not owed	
18.	No "estimates for year 2015"	43,688.69 (assumed)	No detail		2,542.24 (9) and (15b)	38,403.83	1Jan-31Dec15	Half-yearly amounts for "service charges" and (newly introduced) "reserve fund" provided <u>only</u> 1.5 years later in 08.08.16 'reminder' + addition of "£30 late payment charge" (See notes (9) and (15b))		No demand for 24Jun-24Dec 15 = <u>not</u> owed (15b)	30.00
19.	08.10.15 (MG # 28)	43,861.65	Arrears	43,688.69 (9)				Version # 6 cont'd: Failing to send a demand while nonetheless adding £2,872.24 to "the arrears" (9) and (15b)			
			Service chrg adjustment for period 01/01/14 to 31/12/14		172.96 (9a)	38,576.79		New version = # 7 - as it does not specify the "schedule/s" to which "adjustment" applies			
20.	02.12.15 (MG # 29)	44,161.65	Arrears	43,861.65							
			Grnd rent (10)							300.00	

¹ Concise Oxford English dictionary (COED) definition of 'sociopath': "A person with a personality disorder manifesting itself in extreme antisocial attitudes and behaviour"

² COED definition of 'psychopath': "A person suffering from chronic mental disorder with abnormal or violent social behaviour"

	Date (At 3 Nov 16)	Total (£)	Description	"Arrears" (£)	"Service charges" (£)	Cumulative "SC" (£)	'Period'	'Detail' (A)	Electricity (£) (B)	Ground rent (£) (C)	"Admin charges" (£)
21.	21.01.16 (MG # 30)	45,506.47	Arrears	44,161.65							
			Service chrg for period 01/01/16 to 30/06/16 (11)		1,150.19	39,726.98	1Jan-30Jun16 (6 months)	New version = # 8 (1)- list of items, each with a global amount; (2)- <u>not</u> split between "schedules"; (3)- new addition: "leaseholder contribution per flat"; some missing; a new one added; deliberate 'miscalculation' of amount claimed from me. (4)- 3 different addresses given for 'the landlord' (Continued thereafter)			
			Reserve fund for period 01/01/16 to 30/06/16 (11a)		194.63	39,921.61	1Jan-30Jun16 (6 months)				
22.	26.05.16 (MG # 32)	45,806.47	Arrears	45,506.47							
			Ground rent (12)				24Jun-24Dec16			300.00	
23.	27.05.16 (A 'reminder') (MG # 32)	45,596.47	Arrears	45,506.47							90.00
			Admin fee for chasing: £60.00; Late payment chrg: £30.00 (13)								
24.	05.07.16 (MG # 30)	47,241.28	Arrears	45,896.47 (14)							
			Service chrg 2016 (14a)		1,150.19 (14b)	41,071.80	Assumed to be for 1July-31Dec 16 (6 months)				
			Reserve fund 2016		194.62	41,266.42					
25.	08.08.16 (MG # 33) (A 'reminder:)	47,241.28	53 items; reference to "service charges" only								
								For first time, revealed main groups of demand "for year 2015" = 1.5 yrs later -			

	Date (At 3 Nov 16)	Total (£)	Description	"Arrears" (£)	"Service charges" (£)	Cumulative "SC" (£)	'Period'	'Detail' (A)	Electricity (£) (B)	Ground rent (£) (C)	"Admin charges" (£)
	"Accounts details between 21/Mar/2012 and 08/Aug/2016")		from 2013 (15)					and fact it added a "£30 late payment charge" (15b)			
			(Item 1 of 53): 21/03/12-Balance B/F	26,402.23				No detail; sum of items # 1 & 2 of 53 is £31,902.23 - same as 2 months earlier: 12.01.12 demand (item # 6) (15)			
			(Item 2 of 53): 21/03/12-Ground rent balance B/F	5,500 (15a)				None provided; amount is false; fraudulently adds 4.5 yrs of "ground rent" to the 4 yrs I do not owe – as cover-up for the particularly outrageous 2011 and 2012 demands (15a)			
26.	19.10.16 (MG # 34)		Ground rent (16)				24Jun-24Dec15			300	
	TOTAL					41,266.42			64.52	3,300	210

Summary and graphs

	(£)	(US\$)
Fraudulent "service charges"	41,266.42	72,765
Fraudulent "admin charges"	210.00	370
Ground rent	3,300.00	5,820
Electricity	64.52	114
Total	44,840.94	77,860
Difference with 05.07.16 demand of £47,241.28	2,400.34	4,230

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

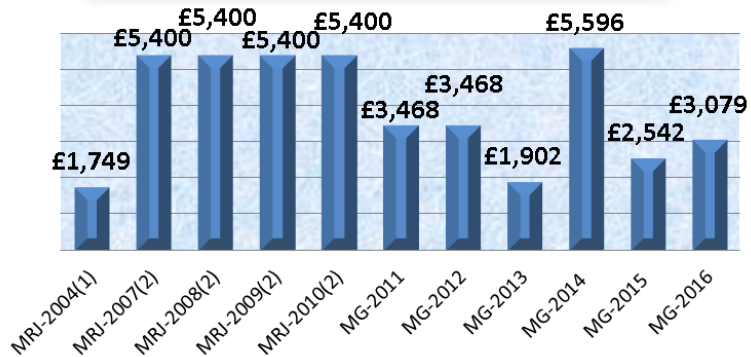
Made up of ground rent not owed: £2,400 pre MG

And, to add to the fun: shyster ⁽³⁾ and [sole practitioner Mark Henry Wagner, Wagner & Co](#), 25 Church Crescent, Whetstone, London N20 0JR, decided to join the mob of [assassins](#) - by – *illegally* - threatening me with prosecution in his [19.10.16](#) correspondence if I did not pay ALL the fraudulent demands – see [Advisors # 5A](#)

³ COED dictionary definition of 'shyster': "A person, especially a lawyer, who uses unscrupulous methods"

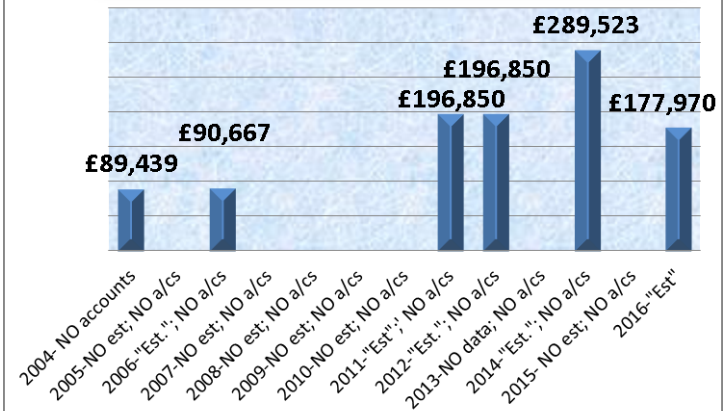
Date (At 3 Nov 16)	Total (£)	Description	"Arrears" (£)	"Service charges" (£)	Cumulative "SC" (£)	'Period'	'Detail' (A)	Electricity (£) (B)	Ground rent (£) (C)	"Admin charges" (£)
--------------------	-----------	-------------	---------------	-----------------------	---------------------	----------	--------------	---------------------	---------------------	---------------------

Yearly "service charges" demands from me from Andrew David Ladsky's agents MRJ and Martyn Gerrard

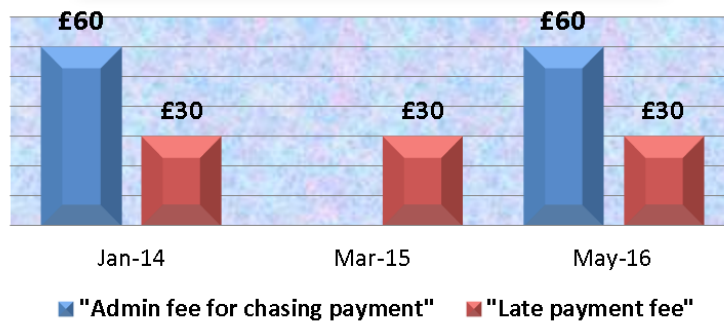


(1)- At start of "major works"; (2)- Assumption that £21,600 'might' be for 4 yrs (instead of previous assumption of 3.5 yrs); impossible to say as no data.

2004-2016 'supporting evidence' to "global service charges for Jefferson House" from Andrew Ladsky's agents MRJ and Martyn Gerrard



"Charges" to me from Andrew David Ladsky's agents Martyn Gerrard for my refusing to pay the fraudulent demands



Notes on fraudulent “service charges”

(A)- See below, at the end of these notes, “year-end accounts”; (B)- [Summary of demands “for electricity”](#); (C)- [Summary of ground rent demands and my payments](#)

(NB: The exchange rate used is at the launch of my website, in Sep 06: £1 = US\$1.76329)

(1)- The period covered by the [10.07.09](#) demand ‘might be’ 3.5 years, or 4 years. It is impossible for me to tell, as I was *never supplied with any information* – in spite of my requests.

The [then Martin Russell Jones \(MRJ\)](#)’s preceding demand of [01.03.07](#) was for £8,712.11 v. 3 days earlier, the fraudulent [27.02.07](#) claim filed against me by [Andrew David Ladsky](#)’s corrupt⁴ solicitor, [Jeremy Hershkorn, Portner and Jaskel](#), in [West London County Court](#) for £8,937.28 ([my analysis](#) of the claim, as it was, deliberately, a mess). In fact, *the same claim* was also for £10,356.59 ([Home page # 10](#)).

The claim ended with “[Rootstock Overseas Corp / Steel Services / Sloan Development](#)” = Ladsky issuing me with a [06.06.08](#) Notice of Discontinuance of “*All the claims against [me]*” i.e. of **ALL** the charges, “service charges, reserve fund and ground rent” – **up to and inclusive of 31 Dec 06**.

I am assuming that the assumed period covered includes the **ground rent** – although I **never** received a legislation-compliant demand. Consequently, I do **not** owe it. For the purpose of isolating the “service charges”, I calculate the total amount of ground rent over the period at **£2,400**. (I had previously calculated at £2,100 i.e. based on 3.5 years).

(As can be seen from [my Lease](#), Third Schedule (pg 31), the yearly ground rent is £600. Hence: £600 for each of year 2007, 2008, 2009 and 2010 = **£2,400**). (In its [16.02.11](#) demand (item # 4), [Martin Gerrard](#) included “£300 GR for 25 Dec10-23Jun11” i.e. the next ground rent).

Note that in its [08.08.16](#) ‘reminder’ (item # 25), Gerrard fraudulently added more than 4.5 years of “ground rent”: £2,800 (US\$4,940) to the 4 years I do **not** owe – with the objective of covering up its particularly outrageous 2011 and 2012 “service charge” demands).

Hence: the £24,002 demand - £2,400 = £21,602. It means that, assuming a 4-year period, the **yearly average** amount of “service charges” for **years 2007 to 2010** is **£5,400** (US\$9,520).

(The discrepancy with some of my earlier documents is due to my previously calculating on the basis of 3.5 years, instead of 4 yrs. However, (and repeating that I was **never** provided with information) since the [27.02.07](#) fraudulent claim), it ‘might’ be argued that the [09.07.10](#) demand ‘includes’ “the service charges for the second half of 2010”).

Prior to the start of the “[major works](#)” (started in Sep 04 and finished in 2006), that entailed a complete overall of the block, as well as addition of 4 other apartments (BUT: see item # 25, note # 15, below), including a massive penthouse (that was “[categorically not going to be built](#)”; “[because it was not a viable proposition](#)”)...

- my (rip-off) “**1 Jan – 31 Dec 04 share of the service charges** [was] **£1,749**” (US\$3,100). MRJ supplied this information to me two years later, with the so-called “[2004 year-end accounts](#)”.

⁴ COED definition of ‘**corrupt**’: “*Willing to act dishonestly in return for money or personal gain*”

Hence: the yearly average of “£5,400” amounts to (among other) **blatant fraud** ([Fraud Act 2006](#)) and **false accounting** ([section 17 of the Theft Act](#)).

- (2)- By then [Martin Russell Jones \(MRJ\)](#) (= [Andrew David Ladsky](#)) had been *ignoring* 3 letters from me asking for supporting evidence: [15.07.10](#), [17.11.10](#) and [16.12.10](#).
- (3)- The [16.02.11](#) demand represents the first demand by [Martyn Gerrard](#) – and **version 1**. As can be seen from this document, there have been many other versions since.

In this demand, it included the first two electricity demands by MRJ, of **£32.07** and **£32.45**. For the third one, of £37.84, it then included it in separate demands ([my summary](#)). Hence, **ALL of Martyn Gerrard’s subsequent “service charge” demands include “£64.52 for electricity”**.

- (3a)- In relation to the 2 “schedules”, each stating a global sum for each item, followed by a “percentage share”: under header 14.1 of my [03.06.08](#) Witness Statement, I emphasised: “in breach of Clause 2(2)(c)(i) of [my Lease](#) I have not been informed of the impact on my 1.956% share of the service charges of the addition of 4 flats to Jefferson House in 2005”. I highlighted that the penthouse is c.7 times the size of my apartment.

It was not, and has *never* been addressed. Hence, I have **never** been provided with any explanation about the “1.732%” used for “Schedule 1”.

On page 6 of my (“Special Delivery Next Day”) [10.02.14](#) correspondence to Martyn Gerrard, I also reported that I have *never* been informed as to the meaning of the “schedules”. (It *never* acknowledged my letter; note # 7, below).

- (3b)- The sum of **£3,467.68 for year 2011** (US\$6,110) is calculated from a total of **£196,850** (US\$347,100). It is outrageous as it is 2.2 times the total expenditure of **£89,439** (US\$157,700) recorded in the so-called “[2004 year-end accounts](#)” (and likely to be a rip-off). It is *impossible* that “the service charges” – over a 5-year period – increased by £107,327, or 120%. Further, I repeat my comments re. “[the major works](#)”, under note # 1, above.

In addition to the above, in breach of [section 47\(2\) of the Landlord and Tenant Act 1987](#), **Martyn Gerrard also fails to state the landlord’s name and address** for the “service charge estimates” (and did the same thing the following year). They could therefore be for anybody. Implication: demand not due until there is compliance.

I therefore assert - most categorically - that the £3,467.68 demand “for year 2011”, it repeated for year 2012 (item # 6)- which is double ‘my £1,749 (US\$3,100) share in 2004’ – **prior to the start of the “major works”**, amounts to blatant **fraud and false accounting by Martyn Gerrard**.

(= Following in the footsteps of its equally falsely claimed to be “RICS regulated” predecessor, the then MRJ) (my [02.02.05](#) complaint to the RICS against MRJ – [summary # 6.2](#)).

Adding supporting evidence to my position: because the amounts are so outrageous, in their [08.08.16](#) ‘reminder’ (item # 25), the multi-criminal racketeers (⁵) not only *fail* to provide detail of the 2011 and 2012 demands, they also hide the amounts by **fraudulently adding more than 3.5 years of “ground rent”**: **£2,200** (US\$3,820) **to the 4 years I do not owe** . See **note # 15**, below for their other ploy.

Also of note: neither of these 2 years have been amended through ‘adjustments’.

⁵ COED definition of ‘racketeer’: “A person participating in or operating a dishonest or illegal business, frequently practising fraud, extortion, intimidation, or violence”

Jewish Martyn Gerrard’s blatant objective in sending the outrageous demand was to kick-start its extremely cruel (⁶), vicious (⁷), perverse (⁸) and sadistic (⁹) regime of [criminal psychological harassment](#) - intended to:

(1)- break me into submission because of my profile: female; Franco-German origin, ‘making me, apparently’: “[a Nazi](#)”; single; no family in this country; source of income: through employment – which [Andrew David Ladsky](#) and his mates ensured [I lost](#); isolated in many ways, including through the British state interfering will [all my means of communication](#).

Hence: an ideal target to attack and abuse – because not expected to fight back against organized crime, as well as the extremely abusive (¹⁰), barbaric (¹¹) and hate-filled treatment.

(2)- as ‘retribution’ for ‘my daring’ to stand up to [its tribe](#) and [the other assassins](#) who have / continue to very actively assist the tribe, including protecting it from the legal consequences – because, they, ‘of course’, like Martyn Gerrard, perceive themselves as being ‘my victims’.

Hence, [Martyn Gerrard appointed itself as henchmen and henchwomen](#) – [operating with the full support and assistance of the British state](#) e.g. the 27 May 16 demand (Note 13, below).

In the process, to demonstrate from the start that it also feels *entirely free* to operate above the law of the land – as evidenced by, among other, the fact that it has *no concern whatsoever* about my reporting its [multi-criminal activities on my website](#), since 2011. (See also, below, ‘Overall conclusions’). Thus, providing support to my above conclusions.

(4)- This [11.01.13](#) demand of **£1,136.97** (US\$2,000) represents a **new version: version 2**. It lists 18 items, each with an alleged amount claimed from me; *no mention* of global sum against the items, nor of “schedules” – as I reported on pg 9 of my [10.02.14](#) correspondence to Martyn Gerrard (note # 7, below).

(See item # 25, **Note # 15b**, below, for the composition, and amounts in the 2013 demand. It was a **key step** in the implementation of the mafia’s (¹²) very sinister, Machiavellian plan – by listing amounts relating only to me).

(5)- The [16.08.13](#) demand (item # 10) is a **new version: version 3** – as: there is *no supporting information*; the “schedules” have reappeared, but only as a mention – as I reported on pg 10 of my [10.02.14](#) correspondence to Martyn Gerrard.

It brought the **total for year 2013** to **£2,273.93** (US\$4,000). Hence, relative to the previous years 2011 and 2012 (£3,467.68 each), **year 2013 is £1,194** (US\$2,100) **less**, or a 34.43% reduction. As there is *no data*, it is *impossible* to determine the reason/s.

Then, 1.5 years later, in the [22.12.14](#) demand (item # 16; note # 8(a)), the **year 2013** demand was reduced by “£372.24” = to “**£1,901.59**” (US\$3,350).

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”

⁸ COED definition of ‘**perverse**’: “Showing a deliberate and obstinate desire to behave unacceptably”

⁹ COED definition of ‘**sadism**’: “The tendency to derive sexual gratification or general pleasure from inflicting pain, suffering, or humiliation on others”

¹⁰ COED definition of ‘**abusive**’: “Involving illegality”

¹¹ COED definition of ‘**barbaric**’: “Savagely cruel”

¹² COED definition of ‘**mafia**’: “A group exerting a hidden sinister influence”

Providing undeniable endorsement of my conclusions as to the objective of the 2011 and 2012 demands, each of £3,467.68: relative to each, the year 2013 demand is **£1,566.17** (US\$2,760), or **45.2% less**. (The 2011 and 2012 demands have not been subsequently reduced).

- (6)- In the [23.12.13](#) demand (item # 12), the **£35,076.16** (US\$61,850) “arrears” *exclude* the £300 ground rent demanded, 2 weeks previously, in the [02.13.13](#) demand (item # 11). Hence, the “brought forward balance” ‘should be’ **£35,376.16**. The psychos’ objective in doing this is to add confusion...although they would probably argue that the period for the ground rent starts on 24th Dec (not “25th” as stated in the demand).

(As can be seen, there is extensive variation in the start and end dates for the ground rent, often amounting to double counting of days).

This was done purposely, with the objective of adding confusion. Typically for the extremely sick psychos, **they waited a whole year – and 3 demands later - to add the amount – in the “arrears” in the [22.12.14](#) demand (item # 16).**

- (6a)- The “**£3,504.82** [US\$6,180] for *the boiler*” – ‘based on’ “1.956% of £179,182.80” (US\$316,000) amounts to yet **more fraud** by [Martyn Gerrard](#).

Indeed, as discussed under [Notices # 5\(2\)](#) - **I have paid for** (among many others, and under duress) “*the replacement of the boiler and all associated works*” - **by paying £6,350** (US\$11,200) – by Dec 03, “*in full and final settlement of my share of the costs of the works*” - as detailed in my [19.12.03](#) letter to Ladsky’s (other corrupt) solicitors, [CKFT](#).

- In his [10.01.14](#) letter, [Jon Wolbrom, MIRPM, Martyn Gerrard](#) wrote: “...we wish to complete the works **before the boiler reaches the end of its natural life**”; in his [16.01.14](#) letter: “...**the works are required...**”; “...this demand has been made to you as a one off charge for the boiler works”.
- In his [Feb 02](#) “Condition survey”, [Brian Gale, MRICS](#), wrote: “General- Property description”- “...with special regards to lifts, **plumbing and heating**. Again the majority of these components are showing their age and will need to be renewed as **they have reached or are reaching the end of their useful life.**”
- In his [c.Feb-Mar02](#) “Specification”, [Brian Gale, MRICS](#), wrote: Para.16.06 – “**Central heating installation**” – para.16.07 “The contractor is to (i)- **Remove and replace with new the boiler plant and all associated pipework**”; (ix)- **Once completed the contractor must ensure that the system operates efficiently enough to heat all parts of the building efficiently**”

Boilers last for at least 30 years. Hence, *cannot* be described – after 12 years - as “*having reached the end of their natural life*”.

Reality: as discussed under [Notices # 5](#), the boiler was not changed during ‘[the major works](#)’ – while nonetheless cashing in the cost e.g. ICAEW’s [29.08.06](#) letter to me.

The fact that **I paid for “the boiler” - in 2003:**

- In the [15.07.02](#) so-called ‘notice’, [Martin Russell Jones](#) stated: “Killby and Gayford: **£564,467 + VAT + fees = £736,206.09**”. With this, MRJ sent me a [17.07.02](#) demand “**For major works contribution: £14,400.19**” (US\$25,400) (1.956% of £736,206).
- The [07.08.02](#) application to [the then London Leasehold Valuation tribunal \(LVT\)](#) by MRJ-Steel Services (=Andrew David Ladsky) stated: “Statement of reasonableness: **Our client, [Steel Services](#), considers the works to be undertaken as essential...and...the price received from the contractor is reasonable**”

- In his [13.12.02](#) “Expert witness report” to the LVT, [Brian Gale, MRICS](#), wrote: Para.3.05- “**I confirm that, in my opinion, the extent of the works required is reasonable...and the cost of the works as detailed in the revised and final tender document provided by Kilby (sic) & Gayford on 8th June 2002 and totalling £564,467 [excludes VAT & fees] represents a reasonable assessment of the cost of carrying out all necessary works.**”

And, under para.4.01(3)(1.2)- “**Kilby (sic) & Gayford’s tender is based entirely upon the detailed [Specification](#) and Schedule of Works and Tender Documents and which is in turn entirely based upon the initial [Schedule of condition](#) and detailed building survey...**”

- In its [21.10.03](#) “Part 36 offer” to ‘my’ (equally corrupt solicitors, [Piper Smith Basham/Watton](#)), on behalf of “Steel Services”, [CKFT](#) stated: “...our client has, once again, reviewed the revised apportionment dated [24th June 2003](#)”; [NB: ‘From’ MRJ, stating an across-the-board 24.9% reduction in the sums demanded; in my case, from [£14,400](#), down to £10,917 (US\$19,250)].

“...our client is also prepared notionally to utilise the reserve fund to reduce the total figure and, accordingly, your client’s apportioned liability. Accordingly, the without prejudice reduced figures are: total amount revised: £466,662.58; less reserve fund: £141,977 = £324,685.58”.

“After applying your client’s percentage (1.956%), this leaves your client with a liability of **£6,350.58** [US\$11,200] plus interest [NB: I refused to pay] (of which **£2,255.07 was paid on 10 September 2003**)” (my [03.09.03](#) letter to Piper Smith Basham enclosing the cheque, following the [26.08.03](#) order by (corrupt) [District Judge Wright, West London County Court](#)).

(**Crooks**: Notice ‘the benefits’ of employing members of: (1)- the Royal Institution of Chartered Surveyors (RICS); (2)-Law Society; (3)- Institute of Chartered Accountants in England and Wales (ICAEW) – [summary of my complaints: # 6.2, # 6.1; # 2](#))...

...and then going to (4)- Her Majesty’s English courts ([kangaroo courts](#))...while passing through (5)- [her police](#) – [summary of my complaints # 1 and # 4](#)).

- (6b)- The [23.12.13](#) demand represents a new version: **version 4** – as it is now back to using a global sum against each item; however, there are no items listed under “schedule 2” and, of course, no explanation – as I reported on pg 12 of my [10.02.14](#) correspondence to Martyn Gerrard.

The “Budget” states that “[my] yearly contribution for schedule 1 is £1,859.13” and, “for schedule 2, £58.68” – thereby bringing (at the time) the yearly total for year 2014 to “**£1,917.81**” (US\$3,382) – amounting to a reduction of £1,550, or **44.7% less**, relative to the 2011 and 2012 demands of £3,467.68.

The “Budget for 2014” states: “Total Jefferson House- SC Schedule 1- 2014: £107,340.19; Schedule 2: £3,000” – which makes a total of “**£110,340.19**” (US\$195,000).

This is truly fascinating when compared to the 2011 and 2012 demands that claimed a yearly amount of £196,850 (US\$347,100) = a reduction of £86,510, or **43.95% less**.

At this point, it brought the total for the first half of year 2014 to **£4,463.73** (US\$7,870).

- (7a)- The [27.01.14](#) demand is ‘a reminder!’ “Accounts details between 1 Jan 13 and 27 Jan 14”

“Brought forward balance: **£32,502.23** (US\$57,310) – made up “Arrears as at 07/12/2012: **£32,202.23**” – in the [07.12.12](#) demand (item # 7), to which have now been added the £300 ground rent, demanded previously in the [02.13.13](#) demand (# 11).

- (7b)- “01/01/2013 service charges: **£1,136.97**” – in the [11.01.13](#) demand (item # 9);

- (7c)- “01/07/2013 service charges: **£1,136.96**” – in the [16.08.13](#) demand (item # 10);

- (7d)- "14/09/2013 ground rent (24/06/2013): £300.00" - in the [16.08.13](#) demand (item # 10);
- (7e)- "01/01/2014 ground rent (25/12/2013-23/06/2014): £300.00" - [02.12.13](#) demand (item # 11);
- (7f)- "01/01/2014 service charges: £4,463.73" – [23.12.13](#) demand (item # 12);
- (7g)- "27/01/2014 Administration fee for chasing outstanding: £60.00; "27/01/2014 Late payment charge: £30".

In 2014, these "charges" were **new additions** – making this **version 5**. The racketeers had finally added their long threatened "administration charges". **Absolutely unbelievable!** That multi-criminal vermin (¹³) and pestilence (¹⁴) is charging 'me' for "non-payment" of:

- its **fraudulent "service charges" demands since Jan 11** - that are in blatant breach of numerous covenants in [my Lease](#) - and of legislation - (end of [Martyn Gerrard page](#));
- **the ground rent** - while (in addition to its ongoing outrageous breaches of [my Lease](#)), it *ignores* my correspondence asking for proof of the identity of 'my lessor' (landlord) - as defined in my Lease.

[NB: (1)- 1.5 years after *failing* to make a demand for year 2015, in its [08.08.16](#) 'reminder' (item # 25, note # 15), the racketeers revealed that they had included a "**£30 late payment charge in 2015**"; (2)- the following year, in their [27.05.16](#) demand (item # 22), they added a further "**£60 administration fee for chasing**" + "**£90 late payment fee**"]

(A)- As discussed under [MG # 17 and # 19](#) - the timing of this 'reminder': exactly 3 years after the initial demand, added to: (B)- the unexplained 'reductions' - as the end of the 3 years got nearer, counting on the latter demands to carry the most weight against me; (C)- the first time addition of the long-threatened "administration charges"...

...had led me to the conclusion that the monsters (¹⁵) were preparing a Machiavellian plan to unlawfully forfeit my Lease i.e. take the apartment away from me (copy of [forfeiture legislation](#)) – with the ever-ready assistance of its evidence-and-rule-of-law-blind-courts ([kangaroo courts](#)).

Having got the evidence to place the noose very tightly around its neck - that would send others straight to prison - I replied to ALL its demands since 2011, in this ('Special Delivery Next Day') [10.02.14](#) document – in the process, highlighting its multiple breaches of my Lease and legislation.

With this, I enclosed a **£514.34** (US\$907) **cheque** for - my calculated amount of electricity ([my summary](#)) - and *no* other sum.

I also submitted a **Notice under the [Landlord & Tenant 1985](#)** to determine - as per my rights - the identity of my lessor (landlord). Of course, in breach of legislation - it did **not** reply.

[Martyn Gerrard](#) never acknowledged my document (*) - nor did it cash my cheque within the 6-month statutory limit. WHY NOT?

In fact, its only 'response' (and that of its "fantastically corrupt" [assassin](#) mates in the British state) - has been to dish out an ever growing number of reprisals ([MG # 28](#)) - concurrently with the Martyn Gerrard ruffians (¹⁶) not only repeating the fraudulent demands - but also adding to them – as can be seen from the above summary.

¹³ COED definition of 'vermin': "Very unpleasant and destructive people"

¹⁴ COED definition of 'pestilence' / 'pestilent': "Harmful to morality or public order; unhealthy; destructive"

¹⁵ COED definition of 'monster': "An inhumanly cruel or wicked person"

¹⁶ COED definition of 'ruffian': "A violent or lawless person"

This endorses - undeniably - my conclusions in the [10.02.14](#) document, as well as my above assumption as to their (and [Jewish-Freemason Brotherhood supporters \(Persecution # 6\)](#)) (typically) sinister, Machiavellian plan i.e. [to forfeit](#) my lease.

(*) Like Martyn Gerrard **never** replied to: (1)- my [07.07.11](#) ('Recorded delivery') letter challenging the MRJ demands ([MG # 3](#)) (to which, as can be seen, Gerrard has since been adding other large amounts); (2)- my [07.02.12](#) ('Special Delivery Next Day') letter asking for proof of the identity of my 'landlord' (MG # 5). **WHY NOT?**

(8)- The [22.12.14](#) demand represents a **new version: version 6**. I have **not** been provided with information on how the sum of **£41,188.79** (US\$72,630) was arrived at as:

- the last demands were the [27.01.14](#) 'reminder' for £39,989.89 (item # 13), followed by the [16.06.14](#) demand for £300 ground rent, in which the same amount of £39,989.89 was repeated (item # 14);
- I did **not** receive a demand for the **second half of 2014**. (This is part of the reprisals ([MG # 28](#)) for my [10.02.14](#) document).

Relative to these last two demands, this one represents an **increase of £1,258.91** (US\$2,200). **For what?**

I assume: "£958.91 for the **2nd half of 2014**" - as the [23.12.13](#) demand states a demand of "£958.91 for 1Jan-30Jun14" (item # 12), and "yearly contribution for Schd 1 and 2: £1,917.81" - plus, £300 for the Jun-Dec14 ground rent in the [02.12.13](#) demand (item # 11).

The **total** "for **year 2014**" is thus: "**£5,595.60**" (US\$9,870) – made up of: "service charges **£1,917.82**" (£958.91 x 2) + "**£172.96** adjustment" subsequently demanded in the [08.10.15](#) demand (item # 19) + "**£3,504.82** for the boiler" (item # 12).

(8a)- A **minus "adjustment of £229.22"** - I am not wasting my time looking at the so-called "[2013 accounts](#)" (see **note A**, below these notes). It means that the "**revised amount for year 2013**" ([11.01.13](#) demand, item # 9 and [16.08.13](#), # 10) – 'is now' "**£1,901.58**" (£2,273.92 - £372.34) (US\$3,350).

(9)- Following my not receiving a demand for the 2nd half of 2014, I then **did not receive any "estimates for 2015"** (items # 18). Again, it is part of the reprisals for my [10.02.14](#) document that has very clearly 'upset' the mafia.

The [22.12.14](#) demand (item # 16) is for "£40,816.45". In this demand, the "arrears" are stated as "**£43,688.69** [US\$77,000] **as at 8 Oct 2015**". The difference is "**£2,872.24**" (US\$5,065).

(NB: Some of my previous documents include an error due to my mixing up the amounts demanded, and the "arrears" – leading me to quote the sum of £2,499.90, instead of £2,872.24. This will have given the monsters (and their equally extremely sick "arslikhan" (¹⁷) [supporters](#)) endless sadistic; the more time I have to spend attempting to figure out the demands, the greater the number of kicks they derive).

Previously, I asked what the amount represents, and concluded "the service charge for 2015" - as I had **not** been asked to pay for ground rent since the [16.06.14](#) demand (item # 14).

I then added: Of course, it may be that the "total amount due" includes more of the mafia's "Administration fees" and "Late payment charges" - as it had, by then, included in its [27.01.14](#) demand (item # 13). **I was right!** See **note # 15b**, below.

(9a)- "Service charge adjustment for 2014: **£172.96**". It represents a **new version: version 7**.

¹⁷ "Arslikhan": one of [Private Eye](#)'s unique expressions.

Unlike for the “2013 adjustments” in the [22.12.14](#) demand (item # 16), this time, with the objective of making it even more difficult for me to figure out how much the racketeers are claiming, they do not state the “schedule/s” to which “adjustment” applies. However...as these “schedules” have *never* been explained to me (see note 11, below)... it ‘makes no difference’.

Not referred to in the 8 Oct 15 demand, with it, Gerrard sent me 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. As with those: “for 2012” (MG # 15) and “for 2013” (MG # 24), they are not compliant with my Lease. See **Note A**, below these notes.

Hence, I repeat that I will not waste my time looking at these “accounts”- other than note that the “[RICS et.al. regulated](#)” **Martyn Gerrard** is charging the sum of **£15,000** (US\$26,450) to inflict its criminal activities, while the “[ICAEW regulated](#)” [Errington Langer Pinner](#) is charging **£2,200** (US\$3,820) for aiding and abetting. **Isn’t the life of crooks swell in this island-kingdom!**

Adding the “**£172.96**” to the “**£958.91**” in the [23.12.13](#) demand (item # 12), and making the assumption that the [22.12.14](#) demand (item # 16) includes the same amount in the “arrears” - brings the total for 2014 to **£2,090.78** (US\$3,690) + “**£3,504.82** for the boiler” (item # 12) = “**£5,595.60 for year 2014**”

- (10)- The mafia is back to asking for the **ground rent**. As discussed under note 15b, below: it did not for the previous 6 months of Jun-Dec15...until **16 months later!** See Note 16, below.

As to the previous 6 months: Dec14-Jun15, as discussed under item # 17 (18 Dec 14), it sent me a credit card payment receipt that was not my credit card. As ‘somebody’ paid for it: I do not owe it.

(NB: Having been caught at their own game, to save face, the racketeers **deducted** it in their [08.08.16](#) ‘reminder’ – note # 15a, below...and 2 months later? They were back asking for it! Note # 16)

- (11)- The [21.01.16](#) demand represents a **new version: version 8**.

The “**anticipated service charges**” of “**£1,150.19** [US\$2,030] for the **first 6 months of 2016**” is a list of items, each with a global amount. There is **no longer a split between “schedule 1 and schedule 2”** – unlike e.g. in the [16.02.11](#) (item # 4) and [12.01.12](#) (# 6) demands.

The reason for the disappearance of the “schedules” (that were last referred to by Gerrard in its [22.12.14](#) demand (item # 16))? Of course: **it has not been communicated to me**. But then, nor has an explanation as to their meaning – 8 years after my first raising the issue (pages 6 & 7 of my (‘Special Delivery Next Day’) [10.02.14](#) document to Gerrard).

What was under “schedule 2”: gas and boiler, is now part of the items. Of what was under “schedule 1”: some items have disappeared: “gardening and legal fees”, while others have been lumped together; one new item ‘cleaning’ has been added.

I presume that the latter relates to the company that every so often vacuums the corridors. (The porter, Pawel Smiglelski, used to perform this task. Evidently, it is now ‘beneath him’, following his demonstrating being ‘worthy’ of the status of ‘mafia’s henchman’ for the block e.g. demonstrating his skills at flooding my apartment: [My Diary 18 July 14](#) / [YouTube video](#)). (However, for, among other, external consumption: he sometimes sweeps in front of my windows. I have also seen him watering the plants on the railings...and, in the process, my windows). I presume, another part of the “cleaning cost” is for the company that occasionally hoses down the windows with water.

The amount stated for my apartment, under “Leaseholder contribution per flat”, is “**£2,689.63** for 2016”. On this basis, the “**half year contribution**” ‘**should be**’ “**£1,344.815**” (US\$2,370).

Yet, the demand is for “£1,150.19” i.e. £194.625 less (US\$340) – which is the same amount as “the half year amount for the reserve fund” (“1.73% of £22,500” = “£389.25 for the year”; half = “£194.625 for 6 months” – which, in the demand, has been rounded up to “£194.63”)

= Amount “for first half year service charges” is (deliberately) ‘miscalculated’ by “£194.63” i.e. ‘should be’ “£1,539.44”. (The same thing was done in the next demand of [05.07.16](#) (item # 23)).

No doubt, the [Martyn Gerrard](#) psychos are doing this in anticipation of adding to their extremely perverse and sadistic games at a later stage: aim to cause me difficulties in my calculations, as well as make me amend what I wrote. I am prepared vermin!

“**Leaseholder contribution per flat**” is a new addition. It is the outcome of the shysters noting my comments on my website that I have **not** had Lease-compliant (but unverified) accounts since the ‘[1993 accounts](#)’ – while, of course, taking the opportunity to add to their sadistic kicks.

Relative to e.g. the list supplied by [Andrew David Ladsky-MRJ](#) in their [07.08.02](#) application to the [then London Leasehold Valuation Tribunal \(LVT\)](#):

- The individual percentage “shares” have all been reduced within a range of -0.23 to -4.90 percentage points.
- The -4.9 percentage point relates to **apartments 34 and 35** that had a respective share of 9.252% and 7.592%. (These were **Ladsky’s apartments**: in 2002: [# 34, Land Registry # NGL450907](#), and [# 35, LR # NGL421710](#). This was *still* the case in early 2006 as “[the major works](#)” were continuing: [# 34](#) and [# 35](#)) (more detail under [Owners identity # 4](#)).

These apartments have **now been combined**, stating a “share of 11.94%” (the sum of their original share is 16.844%).

- The **penthouse** is the apartment that was “**categorically not going to be built**” ([Brian Gale, MRICS](#), under section 4- 1.4 of his [13.12.02](#) “Expert witness” report to [the LVT](#)) - “**because it was not a viable proposition**” ([Joan Doreen Hathaway, MRICS, of the then Martin Russell Jones](#) in ‘her’ [04.03.03](#) letter to Gale, that was given to the tribunal); (see “[Major works](#)”).
- “**36 Jefferson House**” is a **new addition**; well it is the first time that this is communicated to me. Amount: “.5%”. What is this meant to represent?

The area in the entrance corridor assigned to ‘the porter’? (Apartment 21, where the porter resided, was sold by Ladsky e.g. [LR BGL37920](#). In breach of the Lease, a substitute was not supplied). And/or does it account for the lower ground floor toilets used by the porter?

- Also of note: **3 apartments have ‘disappeared’ / get away with not paying anything: # 18A – LR BGL56546 ; 33A – LR BGL56358 ; 35A LR BGL56122**. (See “[Major works](#)”).

Might there be a connection with the major works that took place between Oct 14, and at least, Mar 15 – in relation to which [Kensington & Chelsea Planning](#) replied, in its [23.03.15](#) letter to me, that “*there has not been a breach of planning control in this case*”? ([Planning applications from # 4](#))

(11a)- **“Reserve fund break down”**

The “reserve fund” (£194.63) (US\$340), providing some detail - makes its first-time appearance.

With the “£155,470 anticipated charges”, it brings the **total** (at this stage) “**for 2016” to “£177,970**” (£155,470 + £22,500) (US\$313,810).

The “**landlord’s address**” – Desperate as ever to add to their sadistic kicks, the extremely sick, perverse psychos are now giving **3 addresses**:

- (1)- **Jefferson House**;
- (2)- **89 Claude Road** – without, of course, giving a post code (there are 3 ‘Claude Road’ in London – in E(ast) 10, E(ast) 13, and S(outh) E(ast) 15); (it will add to the psychos’ kicks to know I have looked it up);
- (3)- **197 Ballards Lane** (the location that issues the fraudulent demands).

The previous demand e.g. [02.12.15](#) only gave the address as "Martyn Gerrard House, 197 Ballards Lane, Finchley, London N3 1LP"

It represents the **5th version** since [Martyn Gerrard](#) took over in 2011. Indeed, I have had:

- (1)- **no address (and no name)** for the landlord for e.g. the [16.02.11](#) and [12.01.12](#) “service charge estimates”; [04.01.12](#) re. “electricity”;
- (2)- "**Head lessee:- Rootstock Overseas Corporation**, Edificio PH Plaza 2000, Calle 50, Apartado 6307, **Republic of Panama** (¹⁸), address for service in the UK **c/o Martyn Gerrard estate agents**" e.g. [16.02.11](#) (item # 4); [23.06.11](#) (item # 5); [12.01.12](#) (# 6);
- (3)- "**Rootstock Overseas Corp, C/o Martyn Gerrard House**, 197 Ballards Lane..." e.g. [17.07.12](#) (item # 7);
- (4)- After "**a transfer of the freehold by Rootstock Overseas Corp to Greyclide Investments Ltd**" ([16.08.13](#) letter to me from Saul Maurice Gerrard; [Freehold # 2](#)) (Yes: “Rootstock Overseas Corp”, “the head lessee”, had mysteriously transformed into “the freeholder”) - I have had "**Greyclide Investments Ltd, Martyn Gerrard House**, 197 Ballards Lane..."

Surprise, surprise: there is a **link between ‘Greyclide Investments’ and Martyn Gerrard**. On the [Company Check website](#), ‘Greyclide Investments Ltd’ is reported to have '**Sheila Greyclide Investments Ltd**' (!!!) as a director and shareholder (20 £1 shares) of **G.H. Investors Ltd** – for which the address is that of Martyn Gerrard.

Providing 3 addresses has *continued* in the subsequent demands.

- (12)- Continuation of asking for the ground rent (see note # 10, above). However, this [26.05.16](#) demand, “for 24Jun-24Dec16”, was sent *one month before*. It was part of a ploy; see next note.
- (13)- The [27.05.16](#) demand (item # 23) is a repeat of the addition of “**£90.00 charges for non-payment**” – as first done in the [27.01.14](#) demand (item 13) – following which the multi-criminal racketeers ignored my [10.02.14](#) (‘Special Delivery Next Day’) correspondence. I repeat my comments under note # 7. In fact, by then, **they had already been done it a second time, in 2015** – see **note 15(b)**, below.

This demand adds yet more evidence that Her Majesty’s very sick and “fantastically corrupt” assassins in the police and related agencies, including GCHQ ([Persecution # 4](#)), continue to operate hand in glove with the Ladsky assassins – acting as their “arslikhan” lapdogs: this demand (posted 1st class) was delivered on 28th May 16, day of my departure for a two-week holiday in France, to visit my family and friends.

¹⁸ This is the address of a sham director, fronting an offshore, shell company (that amounts to just a letterbox). These ‘directors’, or ‘nominee directors’ - who *each* act for thousands, even tens of thousands of ‘companies’ (and are usually paid a pittance) – are used to hide the identity of the owners (see [the Panama Papers and Mossack Fonseca](#) - used by [Andrew David Ladsky](#) e.g. [for ‘Steel Services’](#) and [Jefferson House](#)).

The sham directors sign documents they do not understand, on behalf of the beneficial owner; or, as reported in the book ‘The Panama Papers’ by Bastian Obermayer and Frederik Obermaier, of [Süddeutsche Zeitung](#), “*sign masses of blank pages...[which] could, in theory, become anything*”.

The goons knew about my trip, as I had arranged it through emails (ALL my means of communications are monitored and interfered with by the British State since at least 2005: [Persecution # 3](#); my [19.07.11](#) Witness Statement to [Theresa May, then Home Secretary](#); [Home page # 18](#); [Queen’s Bench Division # 6](#)).

Why send this now - and on its own – supported by extracts from legislation? **The objective was to add to the [criminal psychological harassment](#)**, hoping to worry me whilst I was away (my life-destroying, horrendous experience with Her Majesty’s corrupt courts since 2002: [kangaroo courts](#) – added to [forfeiture legislation](#)) = ruin my holiday.

Oh! And for good measure, the assassins also sent the above [26.05.16](#) demand for ground rent. Best to add to the fun by having 2 letters arrive on the same day!

(14)- “Arrears £45,896.47” (US\$80,930) is made up of: the “£45,506.47” in the [21.01.16](#) demand (item # 21) + “£300.00” in the [26.05.16](#) demand (# 22) + “£90.00” in the [27.05.16](#) demand.

(14a)- “Service charge 2016” - I assume that ‘it is for the 2nd half of 2016’ – see [21.01.16](#) (item # 20). It brings the “year 2016 service charges to **£2,689.63**” (US\$6,010).

(14b)- As the amounts are identical, it also suggests that “service charges for the 2nd half year” are (deliberately) ‘miscalculated’ by “£194.63”; see explanation under note # 11, above. Hence, (as it stands), “**the year 2016 services charges**” ‘should be’ “**£3,078.88**”

(15)- **For sure**, the trigger to the [08.08.16](#) ‘reminder’ was my [24.07.16](#) letter to **Chief Rabbi Ephraim Mirvis**; also sent to Archbishop Justin Welby - et.al. ([My Diary 24 July 16](#))

The racketeering ruffians communicated their fury by also re-sending the following demands: [26.05.16](#), [27.05.16](#) and [05.07.16](#).

In addition to ‘reminding me’ that (like the rest of [the Andrew David Ladsky gang of multi-criminals](#)) [Martyn Gerrard](#) has across-the-board protection from the “fantastically corrupt” Establishment ([My Diary # 2.5](#)), I view the other objective as aiming to communicate to its et.al. “arslikhan” corrupt flunkies and lapdogs that ‘the demands are perfectly’ reasonable’.

(E.g. the scum [on 12 Oct 15](#) who regurgitated to me the slanderous story he had been fed: “Surely, [!] *must understand that [!] have to pay service charges that cannot be specified in advance*”).

The ‘reminder’ is a [list of 53 items](#) – that refer to “service charges” *only* from 2013. The first two are “[21/03/2012- Balance B/F: £26,402.23](#)” and “[21/03/2012- Ground rent B/F- £5,500](#)”.

The sum of these items is **£31,902.23** - **same** as 2 months earlier: [12.01.12](#) demand (item # 6). Item 3 of 53 is GR £300, the [17.07.12](#) demand (item # 7), and 4th is GR £300, [07.12.12](#) (item 8).

Thus, **not detailed** are the [16.02.11](#) and [12.01.12](#) “service charge” demands (items # 4 & 6) + GR demand of [23.06.11](#) (item 5).

As items 5 to 22 of 53 refer to “[the 1st half-year 2013](#)” demand– **WHY NOT** do the same for these demands?

The following explains the reasons ([Printscreen](#)):

Notes to Noëlle Klosterkotter-Dit-Rawé (www.leasehold-outrage.com) summary of fraudulent “service charge” demands from Martyn Gerrard–Andrew David Ladsky (3Nov16)- Page 20 of 25

Item on 08.08.16 'reminder'	How items were described at the time	1/2 Yr 2013 (11.01.13) (£)	Full Yr 2013 (+16.08.13) (£)	Full YR 2011 (16.02.11 demand)		Full Y/R 2012 (12.01.12 demand)	
				Schd 1 (£)	Schd 2 (£)	Schd 1 (£)	Schd 2 (£)
5	Management fee	129.90	259.80	259.80		259.80	
6	Lift maintenance	21.65	43.30	43.30		43.30	
7	Communal electricity	25.98	51.96	155.88		155.88	
8	Door entry surveillance	17.32	34.64	34.64		34.64	
9	Insurance	149.70	299.40	554.24		554.24	
10	Insurance engineering	2.68	5.36	8.66		8.66	
11	Entryphone	23.36	46.76	51.96		51.96	
12	Gardening	17.32	34.64	20.78		20.78	
13	Pest control	26.85	53.70	43.30		43.30	
14	Accountants fees	15.59	31.18	51.96		51.96	
15	Office rent	47.63	95.26	95.26		95.26	
16	Porters expenses	242.48	484.96	484.96		484.96	
17	Porters telephone	6.93	13.86	17.32		17.32	
18	Supplies and expenses	8.66	17.32	?		?	
19	General repairs	129.90	259.80	?		?	
20	Sinking fund	173.20	346.40	346.40		346.40	
21	Gas supply	48.90	97.80		312.96		312.96
22	Building maintenance & repair	48.90	97.80	259.80		259.80	
	Legal fees	?	?	173.20		173.20	
	Fire risk assessment	?	?	5.20		5.20	
	Bank charges	?	?	6.06		6.06	
	Sundry expenses	?	?	346.40		346.40	
	Boiler repair & maintenance	?	?		195.60		195.60
Sub-totals		1,136.97		2,959.12	508.56	2,959.12	508.56
Sub-totals			£2,273.94				
Reduction in 22.12.14 demand			-£372.34				
Total year			£1,901.60	£3,467.68		£3,467.68	
		(US\$	3,353	6,115			

Year 2013 is £1,566 (US\$2,760), or 45.2% LESS than the previous 2 years = £130 less per month

(15a)- Pre [Martyn Gerrard](#), the ground rent (that was not asked by [the then Martin Russell Jones](#)) was £2,400 (note # 1, above).

Hence the claimed “Ground rent B/F of £5,500” – I presume include the Martyn Gerrard’s demands of 16.02.11, 23.06.11 and 12.01.12, or a total of £900 ([my summary of the ground rent demands](#)) - is not true – by £2,200 (US\$3,820).

The thoroughly evil racketeers’ objective in **fraudulently adding more than 3.5 years of “ground rent” to the 4 years I do not owe** is to cover-up their particularly outrageous 2011 and 2012 “service charge” demands.

Note that, having been caught as their own game, in Dec 14, by sending me “[a credit card receipt for £300 ground rent](#) for 25Dec14 – 23Jun15” (item # 9; note # 10, above), **to save face, the psychos deducted £300 ground rent** - claiming, under [item 38 of 53](#) “**Rent received: £300.00**”. In fact, as part of the cover-up, the dates are wrong, and the item should be item # 35.

However, the racketeers were not going to leave it at that – see Note 16, below.

(15b)- [Items 39 to 44](#) of 53 relate to the “**2015 demand**” the racketeers never sent me. Hence, **they waited 1.5 years to supply ‘some information’; so much more fun to do that!** It reveals that the demand is ‘composed of’:

- # 39- “Reserve fund 2015: £194.63”
- # 40- “Service charge: £1,076.50”
- # 41- “Late payment charge: £30.00” (Yep! Another one!)
- # 42- “Ground rent – 24Jun15 - 24Dec15: £300.00”

- # 43- “Reserve fund 2015: £194.62”
- # 44- “Service charge 2015: £1,076.49”

The “service charge” demand “for year 2015” is thus (as it stands) £2,152.99 (£1,076.50 + £1,076.49) + £389.25 (£194.63 x 2) = **£2,542.24** (US\$4,480) – **without, of course, providing any detail.**

Excluding “the boiler” (£3,504.82 – [23.12.13](#) demand, item # 11, **note 6**), the (‘final’) “service charges for 2014” were “**£2,090.78**” (“£1,917.82” + “£172.96 adjustment”).

Hence, **relative to “year 2014”**, “year 2015” represents a **£451.60** (US\$800), or **21.6% increase.**

And, **relative to “year 2013”** of £1,901.59, a **£640.74** (US\$1,130), or **33.7% increase.**

As to the “**late payment charge of £30**”: ‘perhaps’ as the shysters did not send a demand, they opted to exclude a “£60 admin fee for chasing payment” (by 2015, item # 13)?

Re. the “**£300 ground rent**”: as payment was **not** asked - as legally required - **I did not owe it.**

(16)- As reported above, under the ‘summary and graphs’ section, the racketeers found [another](#) shyster, [Mark Henry Wagner](#), 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.

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](#)” – Note 15a above.

In the pack, there is also a “[23-06-2015](#)” demand for the “[24Jun - 25Dec 15 ground rent](#)” – which Martyn Gerrard had **not** sent me (Notes 10 and 15, above). Hence, the ruffians did this – in an underhanded manner - **16 months later** – probably counting on my not seeing it!

Overall conclusions

It is **absolutely undeniable** that I do **NOT** owe the claimed “service charges”.

Consequently, it is also **absolutely undeniable** that, in asking for payment of these “charges” Martyn Gerrard, shyster [Mark Henry Wagner](#), in his [19.10.16](#) correspondence – and their client, ‘the landlord’ – are committing criminal offences against me that are punishable by imprisonment (end of [page on Gerrard](#)).

Yet, (like the rest of [the multi-criminal Ladsky gang](#)) they are currently free as a bird; laughing their head off at me, and have very clearly *no concern whatsoever* about my placing the evidence on my website i.e. in the public domain, for many years. **WHY?**

Their conduct, like that of the rest of the Ladsky gang of racketeers, conveys to me: **Venimus, vidumus, vicimus** (We came, we saw, we conquered)...‘because we saw 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*”’?

In fact, the Jews have formed a state within the state – see [Advisors- Introduction and section B](#) for detail.

[Martyn Gerrard](#) knows that the “fantastically corrupt” laissez-faire English Establishment ([My Diary # 2.5](#)) will *not* lift a little finger to help its victims - giving it (like the rest of [the Ladsky gang of racketeers](#)) carte blanche to do as it pleases – because, of the set up, and because the Establishment does not give a damn about ‘the little people’, as its only interest is money – and power.

Gerrard can get confirmation of this by just looking at the [summary of my 50+ legitimate ‘cries for help’ and complaints – in vain](#) - including against most of the others in the Rachman (¹⁹) ([Extortion](#)) [Andrew David Ladsky](#)’s gang of multi-criminal parasitic (²⁰) ruffians and shysters.

The contemptible conduct of many in the British Establishment – starting with the Parliamentarians – who, as legislators, fall over backwards to accommodate the demands of the lobbyists in exchange for their ‘generosity’, including securing employment opportunities (²¹) (²²) – has, unsurprisingly, resulted in their hangers-on treating them with utter contempt.

For example, (Jewish) **Sir Philip Green** demonstrated this when he faced a joint committee of MPs in Jun 16 “for his role in the collapse of BHS that led to 11,000 people losing their job” - “[The appalling Philip Green is just part of the system. That’s the real scandal](#)”, Owen Jones, The Guardian, 15 Jun 16

“[The Guardian view on BHS: the tainted love of business and politics](#)”, 15 Jun 16 – “*Knighthood by Tony Blair, sought out by David Cameron almost as soon as he became leader of the Conservative party, Sir Philip is one of a long cast of business people that has been feted rather than challenge by governments*”.

(Of course, nowadays, it is not unique to the UK. In the US, other examples of this type of behaviour can be seen in e.g. the excellent documentary film on the financial crisis, [Inside Job](#) - detail under [Advisors # B3](#) – including about Goldman Sachs aka “The Great Vampire Squid” that also feeds at the expense of the British taxpayer).

If you are one of ‘the little people’ thinking about buying property in this island-kingdom, the overall message from my experience should be very loud and clear to you:

AVOID RESIDENTIAL LEASEHOLD PROPERTY LIKE THE PLAGUE (*)

(*) Don’t be fooled by those who try to sell you the concept that “a long lease is better”.

Whether it is 99 years, or 999 years (as talked about by some) - **it is STILL a lease** i.e. you **still** do **not** have control over your home – as you are **still** at the mercy of, more often than not, racketeer landlords and their equally racketeer ‘advisors’.

If my experience has not convinced you enough, see [Home page- Note # 9](#) that includes extracts from media reports on the residential leasehold sector.

¹⁹ COED definition of ‘**rachmanism**’: “*The exploitation and intimidation of tenants by unscrupulous landlords; 1960’s after the notorious [Jewish] landlord Peter Rachman*”

²⁰ COED definition of ‘**parasite**’: “*A person who habitually relies on or exploits others and gives nothing in return*”

²¹ E.g. [Private Eye](#), issue 1426, 2-15Sep16 (from pg 19) - “**Public servants, private paydays – How ministers and mandarins make life after government pay – a Revolving Door Special**” – by Richard Brooks and Solomon Hughes. [John Harris](#), Guardian journalist, referred to this special report in his 3 Sep article, “[Politics can’t heal until politicians stand clear of the revolving door](#)”

²² E.g. **Keith Hill**, Secretary of State for Housing, who was rewarded for, among others, endorsing [forfeiture legislation](#) – by being “*appointed as the independent regulator for the Association of Residential Managing Agents (ARMA)*” ([ARMA “regulates” Martyn Gerrard!](#)). As Private Eye wrote (previous reference, above): “...**the revolving door creates the uniformity of thinking between gamekeeper and poacher, purchaser and provider or even regulator and the regulated...**”

Most recently by the newspaper, the FT, both in Aug 16: (1)- “[Leasehold flats: what estate agents won't tell you](#)”, (contrast ‘the options for challenging service charges’ v. [my experience](#)); (2)- “[Conveyancing Association demands leasehold sector overhaul](#)”.

And from the [Leasehold Knowledge Partnership](#) in Aug 16: “[Leasehold sales are bedevilled with ‘extortionate’ charges and game-playing, says the Conveyancing Association](#)”.

The Guardian had already reported on this 4 years previously, on 6 July 12: “[Unregulated admin fees hit leaseholders as they try to sell](#)”.

What did you expect? Of course the rapacious²³ greed-ridden²⁴ vultures²⁵ will have their claws sunk deep into you until the very end – because *they know* that, in this context as well, there is *nothing* to stop them from ripping you off. (Under [Business model # 29](#), I have been highlighting this practice since the launch of my website in 2006).

(A)- “Year-end accounts”

In addition to being in **breach of legislation** (false accounting, fraud, etc. – [MG end of page](#)) **NONE** of the “service charge” demands are compliant with [my Lease](#).

I emphasised this in my [10.02.14](#) (‘Special Delivery Next Day’) correspondence to [Martyn Gerrard \(MG # 19\)](#) – including stating “*I have not been provided with accounts for Jefferson House since 2004*”.

I then explained (pages 1 & 2) that, as I reported in my [03.06.08](#) Witness Statement, these so-called “[2004 accounts](#)” were not, in the view of the ICAEW ([29.08.06](#) letter), reflective of the situation.

Outcome: I have not received Lease-compliant (although, I have not had them unverified) **since the [1993 accounts](#)**.

From [my Lease](#):

Clause 2(2)(d) - “...after the end of each financial year... the lessor shall cause the amount of the service charge payable by the lessee for such financial year to be determined by an accountant...”

Clause 2(2)(e) - “... the costs expenses and outgoings incurred by the lessor...shall be deemed to include not only the costs expenses and outgoings which have been actually disbursed incurred or made by the lessor during the relevant year...”

...but also the sum or sums (...the ‘contingency payment’) on account of any other costs expenses and outgoings (not being of an annually recurring nature) which the lessor shall have incurred at any time prior to the commencement of the relevant financial year or shall expect to incur at any time after the end of the relevant financial year...

...as the accountant may in his reasonable discretion consider it reasonable to include... in the amount of the service charge for the relevant financial year”

Clause 2(2)(f) - “...the accountant shall prepare a written statement containing a summary of the costs expenses and outgoings incurred by the lessor during the relevant financial year together with any future sums indicated by the accountant pursuant to Clause 2(2)(e)..

²³ COED definition of ‘**rapacious**’: “*Aggressively greedy*”

²⁴ COED definition of ‘**greed**’: “*Intense and selfish desire for wealth, power or food*”

²⁵ COED definition of ‘**vulture**’: “*A contemptable person who preys on or exploits others*”

...and specifying the amount of the service charge payable by the lessee...

...and in the accountant’s certificate **the accountant shall certify:**

(i) that in his opinion the said summary represents a fair summary of the said costs and outgoings set out in a way which shows how they are or will be reflected in the service charge

(ii) that in his opinion the said summary is sufficiently supported by accounts receipts and other documents which have been produced to him

(iii) that the sum specified represents the amount of the service charge payable by the lessee for the relevant financial year of the lessor"

The nature of the "Expenses and outgoings" that can be charged to the lessees by the lessor are defined under the 4th Schedule of the Lease.

Clause 2(2)(c)(ii): "The lessor will use its best endeavours to maintain the annual service charge at the lowest reasonable figure consistent with the due performance and observance of its obligations herein"

[NB: [section 19\(2\) of the Landlord and Tenant Act 1985](#): “Where a service charge is payable before the relevant costs are incurred, no greater amount than is reasonable is so payable, and after the relevant costs have been incurred any necessary adjustment shall be made by repayment, reduction or subsequent charges or otherwise”]

Clause 2(2)(h): "The lessee shall if required with every half yearly payment of rent pay service charge on account as the lessor or its agents shall specify at its or their discretion to be a fair and reasonable interim payment"

Clause 2(2)(i): "After the end of each financial year the lessor shall furnish to the lessee an account of the service charge payable by the lessee for such financial year together with a copy of the accountant's Certificate due credit being given in such account for any interim payment made by the lessee in respect of such financial year,

and upon the furnishing of such account there shall be paid by the lessee to the lessor the service charge or any balance thereof stated to be payable or there shall be repaid by the lessor to the lessee any amount which may have been overpaid by the lessee by way of interim payment..."

The so-called “accounts” I received from [Martyn Gerrard](#), drawn-up by the [ICAEW-endorsed accountants, Errington Langer Pinner \(ELP\)](#) “for”:

- [2012 \(MG # 15\)](#)
- [2013 \(MG # 24\(2\)\)](#)
- [2014 \(MG # 28\(2\)\)](#)

are **not** compliant with my Lease on several counts:

- ELP claims that, in issuing them: "***Our work was carried out having regard to [TECH 03/11](#) "Residential Service Charge Accounts".***

This is both *irrelevant and a lie*, as [my Lease](#) takes precedence - as very clearly stated at the beginning of Tech 03/11: "***the requirements of the lease take precedence***".

- They *fail* to “certify” the accounts (Clause 2(2)(f) of my Lease) – as ELP states: "***we do not express any assurance on the service charge accounts...***"
- They *fail* to state the name of ‘the landlord’.

While, in its (first) [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”.

(As to the “accounts” produced “for Jefferson House” by the previous accountants, [Pridie Brewster](#), see e.g. the summary of my complaint to the ICAEW, under [Doc library # 6.1](#). It explains why [ELP](#) feels free to dance to the tune of its multi-criminal masters).