

	2005	2006 (Estimates) (NO a/cs)	2007 (2)	2008 (3)	2009	2010 (4)	2011 (Estimates) (5)	Increase 2006 to 2011	Increase 2004 to 2011	NOTES (1)
General repairs & maint.		7,500.00					15,000.00	100.00%	56.05%	<p>Early 2002: 'Steel Services' = Andrew David Ladsky ('ADL') - managing agents, Martin Russell Jones ('MRJ') issued a 'condition survey' by ADL's surveyor, Brian Gale, identifying "repairs and maintenance works". I challenged it by stating that it entailed the construction of a penthouse flat as a planning application had been filed. MRJ vehemently denied it. I was immediately subjected to ongoing harassment e.g. anonymous phone calls, objects thrown at my windows late at night, etc.</p> <p>July 02: MRJ sent a demand for the global sum of £736,200 - with no breakdown of costs. 'My share' was £14,400. As the demand caused a mini-revolt MRJ-ADL filed an Application, in Aug 02, with the London Leasehold Valuation Tribunal to "determine the reasonableness of the global sum demanded". At an Oct 02 pre-trial hearing leaseholders were specifically told to "not pay" the sum demanded until the tribunal had issued its determination - and it had been implemented (it did on 17 Jun 03). (Court of Appeal case: Daejan v London LVTs). ADL attended the hearing claiming he was "just a tenant".</p> <p>1 month later, ADL had his solicitors CKFT file a Nov 02 claim in West London County Court against 14 flats, including mine (with the statement of truth endorsed by MRJ in serious breach of Civil Procedure Rules).</p> <p>The tribunal: (i) ignored MRJ's non-compliance with its directions; (ii) it turned a blind eye to the lies in Brian Gale's Expert Witness reports and MRJ's communications; (iii) it failed to perform its remit by NOT including a summary of its assessment on the global sum demanded. Costing me another £1,800 on top of the £28,000 it had cost me as a result of its collusion with ADL-MRJ, my surveyor determined that the outcome of the hearings was a reduction of £500,000 in the sum demanded (incl. £144k contingency fund which the tribunal said should be used)..</p> <p>(Notes cont'd next page)</p>
Lift repairs & maintenance		1,000.00					2,500.00	150.00%	55.44%	
Boiler repairs & maint		7,500.00					10,000.00	33.33%	64.34%	
Window cleaning										
Gas		8,000.00					16,000.00	100.00%	116.80%	
Electricity		5,500.00					9,000.00	63.64%	83.53%	
Insurance - Building		9,500.00					32,000.00	236.84%	326.49%	
Insurance - Engineering		1,500.00					500.00			
Insurance - Terrorism		3,500.00								
Insurance claims										
Entryphone		1,800.00					3,000.00	66.67%	74.41%	
Door entry surveillance		1,800.00					2,000.00	11.11%		
Pest control		2,500.00					2,500.00	0.00%	0.43%	
Professional fees - Legal fee		1,000.00					10,000.00	900.00%	-29.63%	
Management fees		11,326.00					15,000.00	32.44%	46.01%	
Audit / Accountants' fees		1,050.00					3,000.00	185.71%	168.76%	
Bank charges							350.00		171.99%	
Less interest received										
Porter		26,691.00					34,500.00	29.26%	24.95%	
Water monitoring fees										
Sundry expenses		500.00					20,000.00	3900.00%	7982.44%	
Gardening - Plant maintenanc		1,000.00					1,200.00	20.00%		
Fire risk assessment							300.00			
Sinking fund							20,000.00			
TOTAL		90,667.00					196,850.00	117.11%	120.09%	
Porter (included above)										
Wages / and expenses		20,500.00					28,000.00	36.59%	49.80%	
Rent / Office rent		4,750.00					5,500.00	15.79%	-17.29%	
Electricity										
Telephone		641.00					1,000.00	56.01%	182.13%	
Sundry expenses										
Cleaning materials		500.00								
Light bulbs		300.00								
Holiday relief										
Water rates										
Repairs & renewal										
General expenses										
Total porter (inclcd. above)		26,691.00					34,500.00	29.26%	24.95%	
Insurance costs (included :										
Insurance - Building		9,500.00					32,000.00			
Insurance - Engineering		1,500.00					500.00			
Insurance - Terrorism		3,500.00								
Total insurance (inclcd.above)		14,500.00					32,500.00	124.14%	333.16%	

		(Continuation of Note 1)
General repairs & maint.		<p>...Both, West London County Court and the tribunal ignored the abuse of process (I went out of my way to bring it to their attention). The intimidation and bullying tactic worked as (based on an August 2006 letter from the Institute of Chartered Accountants for England & Wales) (ICAEW) (supplied - including MRJ's "Major works apportionment" supplied for the 24th June and 26th August 2003 West London County Court hearings (which were lies), and my analysis of the amount paid by each flat) - the majority of the leaseholders ended-up paying the full amount demanded - when in fact their contribution should have been capped at £250 each due to the breach of consultation procedure.</p>
Lift repairs & maintenance		
Boiler repairs & maint		
Window cleaning		
Gas		
Electricity		
Insurance - Building		
Insurance - Engineering		
Insurance - Terrorism		
Insurance claims		
Entryphone		<p>In my case, the claim was preceded, in October 2002, by ADL asking CKFT to threaten me with "forfeiture, costs and contacting my mortgage lender" if I failed to pay immediately the £14,400 demanded.</p> <p>In October 2003, ADL made me an 'offer' for £6,350 (v. the £14,400 demanded) (supplied). Although, legally, I did NOT owe this amount either, I accepted it and paid it "for the sake of bringing the dispute to an end".</p> <p>The Consent Order was endorsed in July 2004 by Wandsworth County Court (supplied). 3 months later, MRJ sent me another invoice for £14,400 (with no explanation), (supplied) and a repeat demand 3 weeks later (supplied). Hence: as though no offer had been made, accepted, paid and endorsed by the court. I ignored them and opted to file a complaint with the Law Society against CKFT; the Royal Institute of Chartered Surveyors against MRJ; the ICAEW against the accountants, Pridie Brewster, etc. I battled for 2 years - ALL IN VAIN - as ALL concluded that there had "not been misconduct".</p> <p>As soon as the works started in Sep 04, so did the construction of a penthouse flat (photograph supplied) and addition of 3 other flats. The works were described by Brian Gale and Mansell Construction Services as "replacing asphalt roofs, redecoration external and internal, replacement of lift". I believe it also entailed a new boiler (the leaseholders paid for that)</p> <p>Of note: in spite of the works taking place, the 2004 accounts were still charging for e.g. 'repairs & maintenance': £9,600 (nearly £5,000 more than for 2003)</p>
Door entry surveillance		
Pest control		
Professional fees - Legal fee		
Management fees		
Audit / Accountants' fees		
Bank charges		
Less interest received		
Porter		
Water monitoring fees		
Sundry expenses		
Gardening - Plant maintenanc		
Fire risk assessment		
Sinking fund		
TOTAL		(2)
Porter (included above)		<p>In February 2007, ADL had his solicitors, Portner & Jaskel, send me a letter threatening me with "bankruptcy and forfeiture" unless I paid immediately the sum of £8,937 to "Rootstock Overseas Corp" - a company I had never heard of.</p> <p>Ignoring my reply asking for clarification, Portner filed a £10,357 claim against me in West London County Court on behalf of "Landlord: Roostock (sic) Overseas Corp" (supplied). The Particulars of claim, based on an invoice from MRJ, demanded payment of £8,933 in the name of: "Landlord: Steel Services, c/o of CKFT, solicitors". My very clearly highlighting this to the court was ignored... in the same way that the court ignored the blatant breaches of statutes, of Civil Procedure Rules, etc.</p> <p>(3)</p> <p>After a 16-month battle, in June 2008, Portner sent me a Notice of Discontinuance of "ALL" of the claim against me (supplied). It meant that ALL the charges, including ground rent to year-end 31st December 2006 were wiped off (supplied).</p>
Wages / and expenses		
Rent / Office rent		
Electricity		
Telephone		
Sundry expenses		
Cleaning materials		
Light bulbs		
Holiday relief		
Water rates		
Repairs & renewal		
General expenses		
Total porter (incl. above)		(Notes cont'd next page)
Insurance costs (included :		
Insurance - Building		
Insurance - Engineering		
Insurance - Terrorism		
Total insurance (incl. above)		

SUPPORTING DOCUMENTS SUPPLIED				
General repairs & maint.		1	03.10.21	CKFT 'offer' to me for £6,350
Lift repairs & maintenance		2	04.07.14	CKFT to supply Consent Order endorsed by Wandsworth County Court
Boiler repairs & maint		3	04.10.21	Martin Russell Jones invoice for £14,450
Window cleaning		4	04.11.16	Martin Russell Jones invoice for £14,450+
Gas		5	06.08.29	Institute of Chartered Accountants for England & Wales letter; contribution paid by flat;
Electricity				my analysis of contributions paid; Martin Russell Jones' "Major works apportionment"
Insurance - Building				supplied for 24th June and 26th August 2003 West London County Court hearings
Insurance - Engineering		6	05.09.xx	Photographs of back of Jefferson House showing addition of a penthouse flat
Insurance - Terrorism		7	06.01.xx	Martin Russell Jones "2006 estimates of service charges"
Insurance claims		8	07.02.27	West London County Court claim, Particulars of claim and my version
Entryphone		9	08.06.06	Notice of Discontinuance of "All" the claim against me
Door entry surveillance		10	10.07.09	Martin Russell Jones invoice for £24,000
Pest control		11	10.07.15	My reply to Martin Russell Jones
Professional fees - Legal fee		12	10.11.01	Martin Russell Jones invoice for £24,000
Management fees		13	10.11.17	My reply to Martin Russell Jones
Audit / Accountants' fees		14	10.12.16	My chaser letter to Martin Russell Jones
Bank charges		15	10.12.16	My letter to Grant Shapps, Housing Minister
Less interest received		16	11.01.18	Martin Russell Jones invoice for £24,000
Porter		17	11.02.16	Correspondence from Martyn Gerrard, including "2011 estimates of service charges"
Water monitoring fees				
Sundry expenses				
Gardening - Plant maintenanc				
Fire risk assessment				
Sinking fund				
TOTAL				
Porter (included above)				
Wages / and expenses				
Rent / Office rent				
Electricity				
Telephone				
Sundry expenses				
Cleaning materials				
Light bulbs				
Holiday relief				
Water rates				
Repairs & renewal				
General expenses				
Total porter (incl. above)				
Insurance costs (included :				
Insurance - Building				
Insurance - Engineering				
Insurance - Terrorism				
Total insurance (incl. above)				