

# MARTIN RUSSELL JONES

5 Watford Way,  
Hendon Central,  
London, NW4 3JL



Management Department  
Telephone: 020 - 8202 3858  
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e.mail: management@m-r-j.co.uk

CHARTERED SURVEYORS

See my 02.02.05 complaint against MRJ to the RICS that was, 'of course', DISMISSED! snapshot, OVERVIEW Note 5

(Ditto re. my complaints against the solicitors and 'my' barrister: OVERVIEW Notes 2 to 4)

To all flat owners  
Jefferson House  
Basil Street  
London SW3

**BEFORE FRAUD by CRIMINAL VERMIN, LED BY ANDREW DAVID LADSKY, actively protected and assisted by the British State**  
See OVERVIEW - covering: 15.07.02 demand; 'MAJOR WORKS' ; LONDON LVT & 17.06.03 report ; BRIAN GALE ; SALE OF APARTMENTS ; EXTORTION ; WEST LONDON COUNTY COURT ; PRIDIE BREWSTER, etc.

Ref: JH/MAN

21st December 2001

Dear Flat Owner

A TYPICAL TACTIC BY CRIMINAL LANDLORDS & THEIR AIDES: JUST BEFORE CHRISTMAS, TO PREVENT OPPOSITION - see NOTICES

Jefferson House, Basil Street, London SW3

See MAJOR WORKS PHOTO GALLERY

On the instructions of Steele Services Limited prices have been obtained from Surveyors and Service Consultants for an inspection of the block and the preparation of a Schedule of Works for the redecoration of the exterior of the above block of flats together with the associated repairs to the building and grounds.

In accordance with the requirements of the Landlord and Tenant Act 1985, as amended, we list below the estimates received for the works involved:

× Brian Gale Associates	£ 3,800.00 plus VAT
× Michael Jones & Associates	£ 1,200.00 plus VAT
Knight Frank	£ 6515.00 plus VAT
Corona Design	£ 2850.00 plus VAT

The Act provides that you have the right to make observations on these proposals, and they should be sent, in writing, to this office and must reach us by Monday 28<sup>th</sup> January 2002. Subject to any observations which we may receive, it is the intention of Steele Services to instruct Brian Gale Associates and Michael Jones & Associates to carry out the work. Photocopies of the estimates are enclosed with this notice.

We have to state that the sum quoted may be exceeded due to disbursements but these will be of a minor nature. Sufficient funds are held to cover the cost of the works within the Reserve Fund

We trust that the above is self-explanatory but if you have any queries please do not hesitate to contact us.

Yours sincerely

RACHMAN ANDREW LADSKY DECIDED OTHERWISE - see OVERVIEW # 1, 15.07.02 demand for £736,200 - (preceded by a 26.03.02 'warning' that it could be up to £1.5m - with the objective of scaring the leaseholders into leaving so that he could get the apartments at below market value).

JOAN HATHAWAY BSc MRI  
for MARTIN RUSSELL JONES

He 'needed' the money to build a penthouse + add 3 other apartments - so that he could make his multi-million £ jackpot...

...And they ALL - all the way to the European Court of Human Rights said: YES, OF COURSE! O' GREAT ONE!

# Brian Gale Associates



Independent Chartered Surveyors,  
Valuers & Property Consultants

Brian Gale B.Sc., A.R.I.C.S.

Regent House  
235-241, Regent Street  
London W1R 7AG  
Telephone: 0171 287 7348  
Fax: 0171 491 7884

Offices at: Reigate & Horsham

Our Ref: BWG/hc

20<sup>th</sup> December 2001

FAO: Joan Hathaway  
Steel Services Limited  
The Office  
Jefferson House  
11 Basil Street  
Knightsbridge  
London  
SW3 1AX

Martin Russell Jones does not have  
an office in Jefferson House  
there is not an 'office' and the  
lease does not allow commercial use  
(Mr Andrew Ludsky resides in  
Jefferson House)

Dear Sirs

RE: **Schedule of Condition / Condition Survey**  
**Jefferson House, 11 Basil Street, London SW3**

I refer to your recent enquiry and our subsequent meeting and discussions further to your request that we provide you with a Fee Quotation for undertaking a detailed Condition Survey / Schedule of Condition of the residential block of flats known as Jefferson House 11 Basil Street, London SW3.

We understand that this is for the purposes of Section 19 (2a) of the Landlord and Tenant Act 1985 and for the determination of service charges, costs and maintenance.

Having undertaken a brief inspection of the block externally and at roof level and within the common parts we note that the building comprises a total of 35 residential flats, on Long Leasehold, and the building is constructed on basement, raised ground floor and 4 upper floor levels. You advised us that the building in total comprised 17,000 s.f. of accommodation.

### Condition Survey

His 'condition survey' and his 13.12.02 "Expert witness" report to the LVT v. 'Major works'; 17.06.03 report from London LVT; LVT # 4

Our Condition Survey would be very detailed, this would include in a Schedule format (inclusive of anticipated costings for each item) details of each item of dilapidation. Our inspection would include all external areas, roof and roof structure and internal common parts together with external areas, all areas that are maintained under the service charge provisions of the various Leases.

VALUATIONS, STRUCTURAL SURVEYS, HOME BUYERS REPORTS,  
INSURANCE CLAIMS, PROJECT MANAGEMENT, PLANNING.

Our inspection would be undertaken by a minimum of 2 Chartered Building Surveyors, with a Managing Surveyor in attendance for part of the time, we would anticipate the work on site in terms of inspection, photographic record and scheduling of defects to take approximately 2 days. The photographic schedule would be cross referenced into the written schedule although photographs would not be taken of every single item of defect but of typical defects which repeat in various degrees throughout the building.

As the roof can be accessed via the roof light in the top flat, we have made no provision nor do we believe there would need to be any provision for additional disbursements with the exception of safety harnessing from the Surveyors when working on roofs close to the edges.

Because our "REPLACE ASPHALT ROOF" will translate into DEMOLISH TO BUILD PENTHOUSE

Our fees for undertaking this work will amount to £3,800 plus VAT and reasonable disbursements which would be agreed with you in advance of any expenditure. We would be in a position to commence the work within 7 working days of firm instructions to proceed.

We would expect our completed Report and Schedule with photographs to be with you within 14 days of our site inspection being completed.

Should any additional input or time be required not catered for in this Fee Quotation then our charge for a Senior Chartered Building Surveyor will amount to £90 per hour plus VAT and reasonable disbursements.

### Services

Our inspection and Report would specifically exclude any comments on the condition of services to the subject block. On that matter we would recommend the engagement of Services Engineer Consultants to report upon the condition of communal services throughout the building.

Following our recommendation to you and as discussed we have approached a Firm of Engineering Consultants Messrs. Michael Jones & Associates with whom this Practice has enjoyed a long professional relationship.

We have pleasure in enclosing the Fee Quotation which we have received from Michael Jones & Associates and as you will note they have quoted £1,200 plus VAT to undertake such an inspection.

Their Report has set out in some detail the depth of inspection and reporting that they anticipate to undertake.

### Contract Administration

We would be happy to undertake full Contract Administration on your behalf for the implementation of the proposed works following identification of the defects in the Condition Survey.

Our work would include the preparation of suitable specification and tender documentation, going out to tender to Contractors and assisting in the selection of the successful Contractor including analysis of the tenders received. We would then prepare the Contract Documentation, and when Contracts have formally been entered into **we would undertake the full range of post Contract Administration Services from supervision,** Interim Certification of monies due under the Contract, issuing the relevant interim, practical and Final Certificate and settlement of Final Account including Variation Orders.

see OVERVIEW  
- # 9 Media,  
how they, make  
their money

**Our fee would be 10% of the Contract Sum or Final Account figure whichever is the greater.**

We would also be happy to undertake **the role of Planning Supervisor** as described in the Construction (Design and Management) Regulations 1994 which includes giving notice of the project to the Health and Safety Executive, ensuring that all works are carried out according to the Health and Safety Plan and that all Health and Safety matters are fully addressed.

see 17.06.03  
LVT report

**To act as the Planning Supervisor** as required by the CDM Regulations **our fee would be 1% of the Contract Sum or Final Account whichever is the greater.**

May we now take this opportunity of thanking you for your invitation to provide a Fee Quotation in this instance and look forward to your valued instructions in the future.

Yours faithfully

pp *Brian Gale*

**Brian Gale B.Sc. M.R.I.C.S.**

**Michael Jones & Associates**  
ENGINEERING CONSULTANTS

CM/te/D2113/wcd-2/tt1

12<sup>th</sup> December 2001

B Gale Esq.  
Brian Gale & Associates  
Marcus House  
8 West Street  
Reigate  
Surrey  
RH2 9BS

Dear Brian

**Jefferson House, 11 Basil Street, London, SW3 1AX**

Following our telephone conversation of yesterday, we write to confirm our proposed fee for carrying out a site inspection at the above address.

We would propose a fee of £1,200 including all reasonable disbursements but excluding VAT. The fee would include a site inspection by our lift specialist and ourselves to provide the following information in report format:

- A brief description of the Mechanical, Electrical and above ground Public Health installations to the common parts and plant rooms in the building.
- A brief description of the lift installation to the single passenger lift and its associated machine room.
- Comment on the condition of equipment and life expectancy of the services installed.
- Recommendation for the installed services installations.
- Budget costs for works recommended within the report as well as for works required under statutory legislation and guidelines.
- Recommend further investigations and further detailed reports where required.

We trust that the above meets with your requirements but should you require any further clarification, please do not hesitate to contact us.

Yours sincerely



**Colin Maddox**

Crissway House, 8 London Road, Reigate, Surrey, RH2 9HY.  
Telephone: (01737) 245610. Fax: (01737) 241142.  
e mail: info@mjassociates.co.uk



# CURONADESIGN

ASP/cas/E1555/1201/0.1  
7 December 2001

Steel Services Ltd  
C/O Knight Frank  
20 Manover Square  
London W1S 1HZ

BY FAX AND POST

For the attention of: Robert Payne

Dear Sirs

**11 BASIL STREET, LONDON SW3, CONDITION SURVEY..**

Thank you for your telephone enquiry of 30 November 2001.

As requested and as discussed on even date we are pleased to advise our professional fees for undertaking the services outlined below for £2850.00, which are exclusive of VAT and disbursements:-

For this we shall undertake a visual condition survey of the common parts, including the lift, cumulating in a schedule of outline remedial works complete with budget costs for the services elements. | 7

We understand that the landlord would be looking to offset the cost of any remedial works onto the residential tenants by way of a service charge, as discussed. ||

May we suggest that should any of the recommendations as outlined in our report be considered by the landlord for further action/implementation, a detailed specification and cost plan is produced under a separate commission / fee, possibly with the input on cost from a quantity surveyor to establish cost certainty.

Whilst writing we confirm your advice to the effect that the 35 residential units do not form part of the survey report.

We trust that the above is acceptable and meets with your approval.

Should the above be in line with your requirements please contact the undersigned to arrange a convenient date for the survey and issue of the report.

Yours faithfully

**Alex Papadopoulos**  
For and on behalf of  
Curona Design

**CURONADESIGN LTD**  
mechanical and electrical  
consulting engineers

17 Leathermarket Street  
London SE1 3HN

Telephone +44 (0)20 7357 0444 Facsimile +44 (0)20 7357 0453  
Email [curona@curona.co.uk](mailto:curona@curona.co.uk)

Directors: James P Ross John A Naylor  
Simon D Curmeck Ellis J Wilson

Curona also has an Edinburgh office

Registered Office: 3rd Floor 8808 Hollage Road Harlow, Middlesex HA1 1RA  
Registered in England Number 3111281 VAT Number 674 9415 36





Please note that the engagement of Curona Design would be with yourself direct, together with their duty of care for conduct, and you should be content with this arrangement. We shall, of course, co-ordinate their input with own contribution on your behalf.

The quotation is made on the assumption that the mechanical services include for only a low pressure hot water system that is served by centralised boiler plant, together with 1Nr lift installation.

Together with indicative budget costings, this document is intended to form the basis of a maintenance plan and allow for the formulation of service charge budgets following an assessment (accounting for the exact lease arrangements), service and agreement by others with the incumbent tenants.

***Pre and Post Contract Work***

- Contract Administration and Planning Supervision Services for implementing the works through preparing specifications, seeking competitive tenders, supervising the works on site and ensuring that Health and Safety issues are addressed under the Construction, Design and Management Regulations 1995

A percentage fee of 11%, based on the final account sum. All figures being exclusive of VAT, statutory fees and reasonable disbursements. Clearly, it is considered prudent to discuss this issue further once the full scope of the works are known and also the degree of input required for others for monitoring the renewal of any services related elements

- Given the unknown extent of our involvement beyond the scope of work outlined above, it is suggested that the hourly rate identified be applied as necessary with our standard percentage fee format taking over once instructions are received to commence specifications for tendering.

In noting the timescales you will appreciate that the ability to undertake a joint inspection with the services consultants and submit our report prior to the Christmas break are limited at present and I look forward to receiving your further advice on the exact timing of this work

Should we receive an instruction to proceed, this work would be handled by colleague, Graham Easterbrook. As an Associate in the Building Consultancy Department, Graham has specific expertise in dealing with issues of this nature, often in conjunction with our own Asset & Facilities Management Department. Please note that our A&FM department would be pleased to advise further on the most appropriate manner in seeking to implement any works through the service charge arrangements and I look forward to receiving your advice on whether you would wish to consider such additional services at this stage.

I look forward to hearing from you to discuss these proposals further and trust that we have interpreted your initial brief correctly.

Yours faithfully



**Robert Payne**  
Associate, Building Consultancy

cc M D Verrell Esq Knight Frank  
G Easterbrook Esq Knight Frank