

MARTIN RUSSELL JONES

See my 02.02.05 complaint against MRJ to the RICS, that was, 'of course', DISMISSED

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

CHARTERED SURVEYORS

Management Department
Telephone: 020 - 8202 3858
Fax: No: 020 - 8202 9513
e mail: management@m-r-j.co.uk

To all flat owners

Jefferson House
Basil Street
London SW3

This demand - ON BEHALF OF A COMPANY THAT DID NOT exist - is UNSUPPORTED (LVT # 4, Brian Gale, 17.06.03 report) - because it is a MASSIVE FRAUD by the EVIL, CRIMINAL VERMIN LED BY ANDREW DAVID LADSKY - actively assisted and protected by the British State. In addition to ADVISORS to Jefferson House, See: OVERVIEW, MAJOR WORKS, SALE OF APARTMENTS

Ref: JH/MAN

15th July 2002

Dear Flat Owner

Contrast this demand with the 21.12.02 letter from Joan Hathaway, MRICS - i.e. 6 MONTHS PREVIOUSLY: "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"

Jefferson House, Basil Street, London SW3

ANOTHER CROOK!: see his Feb 02 'Condition survey'

Further to the inspection carried out by Brian Gale Associates and the specification produced from the report we would inform you that the tenders have now been returned for the works.

NOT TRUE as no detail of costing was supplied:
LVT # 4,
Brian Gale,
17.06.03 report
OVERVIEW # 2
and # 3

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

Killby and Gayford	£564,467.00 plus VAT
MJ Geeson Group Plc	£680,346.70 plus VAT
C.I.C. Contractors Ltd	£769,894.60 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 19th August 2002. Subject to any observations which we may receive, it is the intention of Steele Services to instruct Killby and Gayford to carry out the work. Which DID NOT EXIST at the time - see Owners identity

Photocopies of the estimates are enclosed with this notice. A copy of the Specification is available for inspection in the Porter's room or in our office.

In addition to the cost of the works, there are professional fees for administering the contract at the agreed rate of 11% of the net cost of the work plus VAT.

In her 26.03.02 letter Hathaway quoted up to £1.5m (to scare people into leaving so CRIMINAL VERMIN LADSKY would get the apartments at below market value)

We have to state that the sum quoted may be exceeded due either to subsequent changes in the specification or to problems encountered while the works are in progress. Should any of these changes prove substantial you will be advised accordingly. It is intended to maintain the existing Reserve Fund, in part, to cover any additional costs. v. Hathaway's 7 Jun 01 letter + LVT said 'not right to not use fund'


Finally, as in all such works we strongly recommend that you inform your contents insurers of the proposed works as soon as a starting date and duration are known and you have been informed. It is anticipated that the work will commence at the beginning of October, but we will confirm this nearer the time.

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The total cost of the work is as follows:


Messrs Killby and Gayford	£564,467.00
VAT @ 17½%	£ 98,781.73
Professional fees @ 11%	£ 62,091.37
VAT @17 ½%	£ 10,865.99

	£736,206.09

In accordance with the terms of your lease you are obliged to pay the amount attributable to your flat as detailed in the enclosed demand. 

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

Yours sincerely



JOAN HATHAWAY BSc MRICS
for MARTIN RUSSELL JONES

**LYING, SATANIC CRIMINAL
VERMIN**

**See OVERVIEW # 1 to # 3,
demonstrating how "obliged I
was to pay"**

+ EXTORTION



KILLBY & GAYFORD
LIMITED

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Our ref:- TWW/BGP/21556/jdm

2nd July 2002

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

See Brian Gale's 13.12.02 "Expert Witness" report to the London LVT - for THE LIES

30 Radford Way,
Billericay,
Essex CM12 0DA
Tel no: 01277 655921
Fax no: 01277 727142
E-mail: billericay@killbygayford.co.uk

For the Attention of Mr P Dyer

Dear Sirs

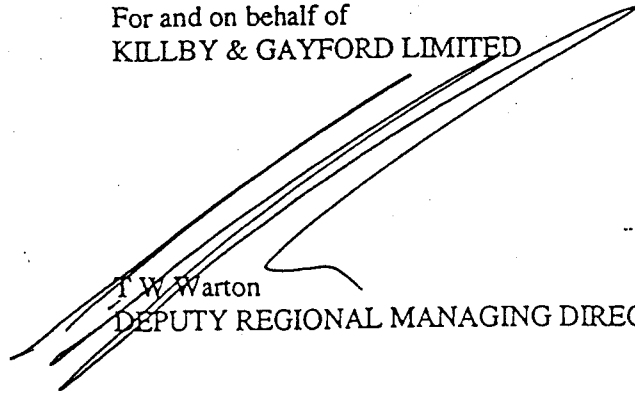
THIS WAS THE ONLY
INFORMATION SUPPLIED
WITH THE DEMAND

Jefferson House, Basil Street, London SW3

Further to our recent discussions, we now confirm that our prices for carrying out the works to the above as your specification is £564,467.00 excluding VAT.

We bring to your attention that if the works are delayed by 3 months, then the increased cost will be 3% on the Tender Sum and if delayed by 6 months, an increase of 6% will apply.

Yours faithfully
For and on behalf of
KILLBY & GAYFORD LIMITED


T W Warton
DEPUTY REGIONAL MANAGING DIRECTOR

RECEIVED
3 - JUL 2002

Subject to our 26 April 2002 reference offer letter

WE THE UNDERSIGNED hereby undertake to carry out all works described and detailed in Brian Gale & Associates Specification of Works dated March 2002, in accordance with the Terms and Conditions of the contract as set out therein, all for the sum of £ 680,346.70 (Six hundred and eighty thousand three hundred and forty six pounds 70) including all PC, provisional and contingency sums specified (exclusive of VAT).

For any additional dayworks that may be necessary, we require the addition of 25% to the actual cost of labour based upon the rates paid to the operatives concerned and as detailed below, these rates to include National Insurance, pension, travelling time, tool money, bonus payments and all other general costs as detailed in the Specification of Works.

Current rate of craftsmen	per hour	} Not applicable actual cost applies
Current rate for plumber	per hour	
Current rate for labourer	per hour	

Also, we require the addition of 25% to actual cost of materials, 25% to the actual cost of plant and machinery, transport, etc, 25% to the actual cost of employing specialist subcontractors where employed direct by ourselves.

At the time of tendering, we undertake that if our tender is accepted, we will complete the works within 22 Working weeks from the date of commencement, our earliest starting date on site at the time of tendering being TBA

Signed: *David Coffey*

Date: 26th April 2002

Trade Name: M.J. GLEESON GROUP PLC
HARECOM HOUSE
LONDON ROAD
NORTH CREAM
SUSREY SM3 9BS

Telephone: 020 8644 4321

SUMMARY OF TENDER

"Tender" from C.I.C. Contractors

General refurbishment and repair to the external fabric and common areas of Jefferson House

TOTAL COST OF BUILDING WORK

£ 769,894.60

Part I	£50,000
Part II	£
Part III	£ 719,894.60

Sec 3.00-3.20	Roof covering	£107,862.20	
Sec 4.00-4.01	Parapet Party Walls	£ 3200.	
Sec 5.00-5.08	Plant Room	£ 4741.40	
Sec 6.00-6.02	Bay One (Boiler Room/RS)	£ 1206.	
Sec 8.00-8.01	Bay Two	£ 870	
Sec 9.00-9.01	Bay Three	£ 1100	
Sec 10.00-10.01	Bay Four	£ 1350	
Sec 11.00-11.01	External render	£ 4708	
Sec 12.00-12.03	External joinery	£ 19150	
Sec 13.00-13.10	External Other	£ 15830	
Sec 14.00-14.24	Internal Common Areas	£ 121462	
Sec 15.00-15.02	Asbestos Removal	£ 1720	
Sec 16.00-16.26	Services	£ 760307	406537
Sec 17.00-17.03	Drainage	£ 20750	
Sec 7.00-7.07	BAY ONE	£ 5630	
Sec 12.04-12.08		£ 3778	



WE THE UNDERSIGNED hereby undertake to carry out all works described and detailed in Brian Gale & Associates Specification of Works dated March 2002, in accordance with the Terms and Conditions of the contract as set out therein, all for the sum of £ SEVEN HUNDRED AND SIXTY NINE THOUSAND (Eight hundred and sixty four POUNDS SIXTY PENCE Including all PC, provisional and contingency sums specified (exclusive of VAT).

For any additional dayworks that may be necessary, we require the addition of 100% to the actual cost of labour based upon the rates paid to the operatives concerned and as detailed below, these rates to include National Insurance, pension, travelling time, tool money, bonus payments and all other general costs as detailed in the Specification of Works.

Current rate of craftsmen £10 per hour

Current rate for plumber £12 per hour

Current rate for labourer £8 per hour

Also, we require the addition of 20% to actual cost of materials, 20% to the actual cost of plant and machinery, transport, etc, 10% to the actual cost of employing specialist subcontractors where employed direct by ourselves.

At the time of tendering, we undertake that if our tender is accepted, we will complete the works within 20 Working weeks from the date of commencement, our earliest starting date on site at the time of tendering being June

Signed: A Smyth

Date: 19/04/02

Trade Name: CLR CONTRACTORS Ltd
232 A+B KINGS ST.
HAMMER SMITH

Telephone: 02087414849