

MARTIN RUSSELL JONES

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

CHARTERED SURVEYORS
ESTATE AGENTS

Management Department
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BRM/JJ

2 August 2004

To all Lessees of
Jefferson House
11 Basil Street
London SW3

	15 July 02 £	Now £
Sum	564,467.00	513,656.70
VAT	98,781.73	89,889.92
Fees (11%)	62,091.37	56,502.24
VAT on fees	10,865.99	9,887.89
Total	736,206.08	669,936.75

Dear Lessee/s

Difference £66,269.33

Jefferson House, Basil Street, SW3

We are pleased to inform you that following negotiations with various Contractors the proposed works to the exterior and internal common parts of the building are due to start on 16 August 2004.

It is the intention of our clients to award the contract to Mansells plc who are the lowest of 5 tenderers and who are a well known national builder capable of carrying out a contract of this size. At this stage we will not require further monies from you as the contract sum of £513,656.70 plus VAT will not at the present time exceed the original lowest estimate.

See Note 1 on next page

As in all such works involving, in particular, the erection of scaffolding, we advise you to inform your contents Insurers of when the work is due to start adding that you will inform them again when completed. You must also make access available at all reasonable times to the builders upon notice for the purposes of refurbishing and redecorating your windows and doors.

The work includes the repair of brickwork which is spalled or otherwise defective and during this operation you should keep the windows of your flat closed. When painting is due the windows need to be left open to enable all edges to be painted.

If you are not a full time resident at Jefferson House or if the property is tenanted then we suggest you leave keys with the porter who will liase with the site agents as necessary. We must point out that any delays in the contractor obtaining access to your property to carry out his work could result in a claim for extras being made against our clients and they in turn, with regret, would need to pass this on to you. Clearly we are extremely anxious to avoid such a situation and would therefore be grateful for your full co-operation. You should also inform your sub tenants of the foregoing and ask them to co-operate fully.

Not subsequently contacted on this

See overnight notice

2.

We are sure that you will be very pleased that these much needed works are now about to start. Inevitably there may be some inconvenience from time to time for those living or visiting the premises but this will of course be kept to a minimum. You are asked to co-operate with the contractors to ensure a first class job. Please pay particular attention to matters of safety.

See attached photos

Yours sincerely

Martin Russell Jones

For and on behalf of
MARTIN RUSSELL JONES

NOTE 1

Mansell did NOT tender against the specification used for the Leasehold Valuation Tribunal hearings - leading to its 17 June 2003 determination

Its appointment was NOT preceded by a 'notice'.

Consequently, under legislation, of the £6,350 (US\$11,200) that I have paid, Mr Ladsky et.al. can only use £250 (US\$440) towards the cost

IT THEREFORE LEAVES ME WITH A CREDIT OF £6,100 (US\$10,760)

30th June 2005

- Found this note
under my door
on my return at
22^h 30.

Flat 3

- Hence, giving me
A 10 hour notice.

[The works were
started 11 months
Ago in August 2004!!]

Dear Ferment

We need access to your flat

||
• tomorrow morning to change your handset.

Your intercom will not work unless
we do this as there is a new system
being installed.

Please contact me on:

07834032222

before you go to work.

Thank You

Paul

Porter

Stairs to / from my flat at 9 October 2005 (See Photo Gallery for evidence of date)

