

List\_Encs\_Cmpli\_MRJ\_2RICS\_(31Jan05)\_(FINAL) - From N Klosterkotter-Dit-Rawé

- Events discussed under RICS ; - Snapshot: Doc library # 6.2

My 02.02.05 complaint & letter

1	86.03.10	Pages 1 to 7 of my lease, dated 10 March 1986
2	87.03.25	Sun Alliance insurance for 25.03.87 to 24.03.88
3	89.03.25	Sun Alliance Insurance for 1989-1990, start date 25 March 1989
4	89.06.20	My letter to Mr Walford, Langhaven Holdings, dated 20 June 1989
5	89.08.17	Letter from Ms Hathaway to me, dated 17 August 1989
6	89.09.05	My letter to Spyer Johnston Evans, dated 5 September 1989
7	89.09.15	Letter from Hathaway to me, dated 15 September 1989
8	89.10.30	Letter from Ms Hathaway, Spyer Johnston Evans, dated 30 October 1989
9	89.11.01	Letter from Ms Hathaway, Spyer Johnston Evans, to 'All Lessees', dated 1 November 1989
10	89.11.01	Letter from Ms Hathaway to me, dated 1 November 1989
11	90.01.30	Letter from Ms Hathaway to 'All Residents', dated 30 January 1990
12	90.10.18	My letter to Ms Hathaway, dated 18 October 1990
13	91.01.04	Letter from Ms Hathaway to me, dated 4 January 1991
14	91.02.02	My letter to Ms Hathaway, dated 2 February 1991
15	91.03.25	Sun Alliance Insurance for 1991-1992, start date 25 March 1991
16	91.04.04	Letter from Ms Hathaway to me, dated 4 April 1991
17	91.04.28	My letter to Mr Brian Tisdall, BP Finance, dated 28 April 1991
18	91.05.13	Letter from Ms Hathaway to me, dated 13 May 1991
19	91.06.05	Letter from Debenham Tewson & Chinnocks to me, dated 5 June 1991
20	91.06.10	My letter to Ms Hathaway, dated 10 June 1991
21	91.06.10	My letter to Debenham Tewson & Chinnocks, dated 10 June 1991
22	91.07.17	My letter to Ms Hathaway, dated 17 July 1991 including NatWest confirmation of new account
23	91.07.23	Letter from Ms Hathaway to me, dated 23 July 1991
24	91.08.06	My letter to Ms Hathaway, dated 6 August 1991
25	91.09.03	Letter from Ms Hathaway, dated 3 September 1991
26	91.10.06	My letter to Ms Hathaway, dated 6 October 1991
27	91.10.17	Letter from Debenham Tewson & Chinnocks to me, dated 17 October 1991
28	91.12.08	My letter to Ms Hathaway, dated 8 December 1991
29	92.01.19	My letter to Ms Hathaway, dated 19 January 1992
30	92.02.21	Letter from Mr Barrie Martin to me, dated 21 February 1992
31	92.03.19	Letter from Debenham Tewson & Chinnocks to me, dated 19 March 1992
32	92.06.03	My fax to Mr Barrie Martin, dated 3 June 1992
33	92.06.30	My summary of service charges, at 30 (?) June 1992
34	94.02.11	Letter from the head of Jefferson House Residents Association to Ms Hathaway, dated 11 February 1994
35	95.01.06	Extract from lease (apparently) for flat 22 supplied by Ms Hathaway with the application to the LVT
36	95.01.25	Extract from lease for (apparently) flat 23
37	95.09.08	Letter from Ms Hathaway to me, dated 8 September 1995
38	95.10.16	My letter to Ms Hathaway, dated 16 October 1995
39	96.11.29	Letter from Ms Hathaway to 'All Lessees' dated 29 November 1996
40	97.08.26	My letter to Ms Hathaway, dated 26 August 1997
41	98.04.26	My letter to Ms Hathaway, dated 26 April 1998
42	98.06.16	Letter from Ms Hathaway to me, dated 16 June 1998
43	00.02.18	Invoice from Frank Morris Associates, dated 18 February 2000
44	00.07.10	My letter to Ms Hathaway, dated 10 July 2000
45	00.08.03	Letter from Ms Hathaway to me, dated 3 August 2000
46	00.09.10	My letter to Ms Hathaway, dated 10 September 2000
47	00.12.18	Letter from Resident H to me, dated 18 December 2000
48	00.12.31	Norwich Union Insurance Policy Wording, period 12 months at 31 December 2000
49	00.12.31	Year 2000, statement of charges
50	01.01.14	Letter from Resident H to Mr Ladsky, dated 14 January 2001
51	01.01.16	Letter from Resident H to me, dated 16 January 2001
52	01.01.25	Letter from Mr Andrew Ladsky to me, dated 25 January 2001
53	01.01.31	Letter from Resident H to Residents, dated 31 January 2001
54	01.05.06	My letter to Ms Hathaway, dated 6 May 2001

Typically, it led to a series of 'Get lost' - until the final one: **04.11.05** - followed, 3 years later, by an attempt to gag me

For subsequent events, see **Overview # 10, # 11 & # 12 ; Martyn Gerrard-Background**

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	A	B
55	01.05.23	Letter from Resident H to me, dated 23 May 2001
	01.06.01	Land Registry, Title NGL 373333, Leasehold ownership, Steel Services, dated 1 June 2001
56		
57	01.06.07	Letter from Hathaway, Martin Russell Jones, dated 7 June 2001
58	01.08.02	Service charge demand, dated 2 August 2001
	01.08.07	Royal & Sun Alliance letter to Saxon Law, Pressure system... scheme of examination, dated 7 August 2001
59		
	01.10.10	Land Registry, Title NGL 373333, Leasehold ownership, Steel Services Limited + Canso Properties + Patrick May O'Connor, dated 10 October 2001
60		
61	01.10.11	Letter from CKFT to Resident A and B, dated 11 October 2001
62	01.10.15	Letter from Ms Hathaway to Nucleus, dated 15 October 2001
63	01.10.29	Letter from Nucleus to Ms Hathaway, dated 29 October 2001
64	01.11.05	Letter from Nucleus to Ms Hathaway, dated 5 November 2001
65	01.11.07	Letter from Ms Hathaway to Nucleus, dated 7 November 2001
	01.11.14	Letter from Steel Services to Nucleus, Citizen Advice Bureau, dated 14 November 2001
66		
67	01.12.31	2001 year-end accounts for Jefferson House
	01.12.xx	Extract from draft document for intended referral to arbitration, prepared with the assistance of Nucleus, Citizen Advice Bureau; date: December 2001
68		
69	01.12.xx	My analysis of the year-end accounts for the years 1992 to 2001
70	02.01.02	Letter from Steel Services to Resident A, dated 2 January 2002
	02.01.14	Letter from Hathaway to the Tenancy Relations Officer, RBK&C, dated 14 January 2002
71		
72	02.01.23	Letter from Saxon Law to Ms Hathaway, dated 23 January 2002
	02.01.25	Letter from Ms Hathaway to the Tenancy Relations Officer, RBK&C, dated 25 January 2002
73		
74	02.01.26	My email to Ms Hathaway, dated 26 January 2002
75	02.01.28	Letter from Porter and Jaskel to Resident A, dated 28 January 2002
76	02.01.30	Email from Ms Hathaway to me, dated 30 January 2002
77	02.02.02	My email to Ms Hathaway, dated 2 February 2002
78	02.02.19	My letter to Ms Hathaway, dated 19 February 2002
79	02.02.25	Letter from Ms Hathaway to me, dated 25 February 2002
	02.02.26	Central London County Court claim from Steel Services, Freeholder, to Resident A, dated 26 February 2002
80		
81	02.02.xx	J Bashford & Associates condition survey of the lift, dated February 2002
	02.03.26	Letter from Joan Hathaway, Martin Russell Jones, to 'All Lessees', dated 26 March 2002
82		
83	02.03.26	Letter from Ms Hathaway to me, dated 26 March 2002
84	02.04.02	My letter to Ms Hathaway, dated 2 April 2002
85	02.04.18	Email to me from Resident E, dated 18 April 2002
86	02.05.03	Letter from Ms Hathaway to me, dated 3 May 2002
87	02.05.15	My reply to Ms Hathaway, on her letter dated 3 May 2002
	02.06.24	Martin Russell Jones's Major works apportionment 24 <sup>th</sup> June 2002'. One handed by CKFT at 24 June 2003 hearing listing 6 flats, and the other handed at 26 August hearing, listing 35 flats
88		
89	02.06.30	My summary of service services at 30 (?) June 1992 with note to Ms Hathaway
90	02.07.15	Letter from MRJ to residents, dated 15 July 2002
91	02.07.17	Service charge demand from MRJ, dated 17 July 2002
92	02.07.25	Letter from Ms Hathaway, dated 25 July 2002
93	02.07.29	Letter from Mr McDougall to Cawdery Kaye Fireman & Taylor, dated 29 July 2002
94	02.08.01	Letter from CKFT to Mr McDougall, dated 1 August 2002
95	02.08.03	Letter from Resident G to Ms Hathaway, dated 3 August 2002
96	02.08.06	Email dated 6 August 2002 from the Registry Officer, Jersey Authorities
97	02.08.07	Steel Services application to the Leasehold Valuation Tribunal, dated 7 August 2002
	02.08.07	List of service charge percentage share for all 35 flats at Jefferson House, included with Steel Services 7 August 2002 application to the LVT
98		
99	02.08.08	British Virgin Islands, Company Register, Steel Services Limited, IBC # 199 568, dated 8 August 2004

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	A	B
100	02.08.11	My letter to Ms Hathaway, dated 11 August 2002
101	02.08.20	Letter from Ms Hathaway, "To All Lessees", dated 20 August 2002
102	02.08.30	Letter from Ms Hathaway to me, dated 30 August 2002
103	02.09.16	My letter to Ms Hathaway, dated 16 September 2002
104	02.09.20	Letter from Ms Hathaway, Martin Russell Jones, to me, dated 20 September 2002
105	02.09.24	Letter from Lessee D to Ms Hathaway, dated 24 September 2002
106	02.10.07	Letter from CKFT to me, dated 7 October 2002
107	02.10.08	Letter from Mr McDougall to Ms Hathaway, dated 8 October 2002
108	02.10.08	LVT 'Log of telephone conversation', dated 8 October 2002
109	02.10.10	Letter from LVT informing of 29 October 2002 pre-trial hearing, dated 10 October 2002
110	02.10.17	My letter to CKFT, dated 17 October 2002
111	02.10.20	Email from Resident C to the LVT, dated 20 October 2002
112	02.10.21	Letter from Ms Hathaway to Mr McDougall, dated 21 October 2002
113	02.10.21	Letter from CKFT to me, dated 21 October 2002
114	02.10.21	Letter from CKFT to solicitors acting for a resident, dated 21 October 2002
115	02.10.22	My letter to the LVT, dated 22 October 2002 – copied Ms Hathaway
116	02.10.23	Letter from Mr McDougall to Ms Hathaway, dated 23 October 2002
117	02.10.29	First 5 pages of LVT booklet, 'Applying to a Leasehold Valuation Tribunal – service charges, insurance, management
118	02.10.29	Directions set by the LVT at the pre-trial hearing, dated 29 October 2002
119	02.10.xx	My analysis of the declared value of Jefferson House
120	02.11.01	Letter from Resident F to me, dated 1 November 2002
121	02.11.05	Email to me from Tenancy Relations Officer, RBK&C, dated 5 November 2002
122	02.11.07	Letter from Ms Hathaway to 'All Lessees', dated 7 November 2002
123	02.11.12	My letter to Ms Hathaway, dated 12 November 2002
124	02.11.25	Details of claim filed against me by Ms Hathaway in West London County Court, dated 25 November 2002
125	02.11.25	My letter to the LVT, dated 25 November 2002 – copied Ms Hathaway
126	02.11.29	Particulars of claim filed in West London County Court, dated 29 November 2002 – Ref: WL 203 537
127	02.11.29	Steel Services claim filed in West London County against 11 residents on 29 November 2002
128	02.12.01	Fax from Ms Hathaway to the LVT, dated 1 December 2002
129	02.12.13	"Proof of Evidence of Landlord's Expert Witness (Surveyor) Brian Gale", dated 13 December 2002
130	02.12.16	Letter to me sent under Ms Hathaway's name, dated 16 December 2002
131	02.12.17	My 17 December 2002 defence to Steel Services West London County Court claim, Ref: WL 203 537
132	02.12.17	My letter to West London County Court, dated 17 December 2002
133	02.12.18	My letter to the LVT, dated 18 December 2002
134	02.12.18	Letter from Ms Hathaway to me, dated 18 December 2002
135	03.01.12	My letter to Ms Hathaway, dated 12 January 2003
136	03.01.12	My letter to the LVT Panel, dated 12 January 2003
137	03.01.20	Letter from Ms Hathaway to the LVT, dated 20 January 2003
138	03.01.23	Letter from CKFT to me, dated 23 January 2003
139	03.01.27	Letter from Chelsea Police to me, dated 27 January 2003
140	03.02.04	Letter from CKFT, dated 4 February 2003
141	03.02.11	My letter to Neil Watson PC206BS, Chelsea Police Station, dated 11 February 2003
142	03.02.24	My surveyor, Mr Brock, LSM Partners, Expert Witness Report dated February 2003
143	03.02.24	"Expert report/Proof of evidence" report by Mr Brian Gale, Brian Gale Associates, dated 24 February 2003.
144	03.02.24	My 13 March 2003 reply to Brian Gale's Section 2 of his 'Expert Report / Proof of Evidence' report, dated 24 February 2003
145	03.03.21	Notice of Adjourned Hearing from West London County Court, dated 21 March 2003
146	03.03.22	My letter to Ms Hathaway, dated 22 March 2003
147	03.03.25	My letter to District Judge, West London County Court, dated 25 March 2003
148	03.03.27	Letter from West London County Court, dated 27 March 2003

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	A	B
149	03.03.30	My letter to the LVT Panel, dated 30 March 2003, copied to District Judge, West London County Court
150	03.04.01	My letter to West London County Court, dated 1 April 2003
151	03.04.02	My analysis of the electricity standing charge invoiced to me by Ms Hathaway, from 10 July 1996 to 2 April 2003
152	03.04.15	My letter to Ms Hathaway, dated 15 April 2003
153	03.05.15	My letter to Ms Hathaway, dated 15 May 2003
154	03.05.23	CKFT application to West London County Court for a Case Management Conference, dated 23 May 2002 (should read '2003')
155	03.06.01	My letter to Ms Hathaway, dated 1 June 2003
156	03.06.17	Determination by the Leasehold Valuation Tribunal, Ref LVT/SC/007/120/02, dated 17 June 2003
157	03.06.17	My letter to District Judge, West London County Court, dated 17 June 2003
158	03.06.22	My letter to District Judge, West London County Court, 22 June 2003
159	03.06.23	Letter from Ms McLean to Oliver Fisher, dated 9 April 2003
160	03.06.23	Letter to me from West London County Court, dated 23 June 2003
161	03.06.24	Case Management Summary, handed to me by Mr Silverstone, CKFT, at the 24 June 2003 West London County Court hearing
162	03.06.24	Draft order handed to me by Mr Silverstone, CKFT, at the 24 June 2003 West London County Court hearing
163	03.06.24	West London County Court order, dated 24 June 2003
164	03.06.25	Letter from CKFT to me, dated 25 June 2003
165	03.06.30	My calculations of the impact of the LVT determination on my share of the costs, June 2003
166	03.07.06	My letter to Ms Hathaway, copied CKFT, dated 6 July 2003
167	03.07.06	My letter to Ms Hathaway, dated 6 July 2003
168	03.07.15	My letter to West London County Court, dated 15 July 2003
169	03.07.17	Letter from CKFT to me, dated 17 July 2003
170	03.07.17	Letter from CKFT to Judge Wright, Wandsworth County Court
171	03.07.24	Letter from CKFT to me, dated 24 July 2003
172	03.07.31	My surveyor, Mr Brock, LSM Partners, assessment of the 17 June 2003 LVT determination, dated 31 July 2003
173	03.08.05	Letter from Ms Hathaway to 'All Lessees', dated 5 August 2003
174	03.08.06	Application Notice to West London County Court, filed by Ms Ayesha Salim, CKFT, dated 6 August 2003
175	03.08.07	Letter from CKFT to Healys, solicitors, dated 7 August 2003
176	03.08.09	My letter to Judge Wright, West London County Court, dated 9 August 2003
177	03.08.19	Letter from MRJ Accounts Dept to me, dated 19 August 2003
178	03.08.21	Letter to me from CKFT, dated 21 August 2003, containing an intended demand of £707.68
179	03.08.26	West London County Court order and directions, dated 26 August 2003
180	03.10.09	My letter to Ms Hathaway, dated 9 October 2003
181	03.10.09	My letter to Ms Hathaway, dated 9 October 2003
182	03.10.19	My Witness Statement, dated 19 October 2003
183	03.10.21	"Without prejudice Part 36 offer" from Steel Services, dated 21 October 2003
184	03.12.19	My Notice of Acceptance to CKFT, dated 19 December 2003
185	03.12.31	My letter to Ms Hathaway, dated 31 December 2003
186	04.01.16	Letter from Sheratte, Caleb & Co to CKFT, dated 16 January 2004
187	04.01.27	Letter from CKFT to me, dated 27 January 2004
188	04.02.16	My letter to CKFT, dated 16 February 2004
189	04.02.17	Letter from CKFT to me, dated 17 February 2004
190	04.02.27	My letter to CKFT, dated 27 February 2004
191	04.03.22	My letter to CKFT, dated 22 March 2004
192	04.03.26	Letter from Ms Joan Hathaway, dated 26 March 2004
193	04.04.21	Order from Judge Wright to CKFT, dated 21 April 2004
194	04.04.23	British Virgin Islands, Company Register, Steel Services Limited, IBC # 199 568, dated 23 April 2004

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	A	B
195	04.04.23	British Virgin Islands, Company Register, Jefferson House Limited, IBC #227649, dated 23 April 2004
196	04.04.26	Land Registry, Title NGL 373333, Leasehold ownership, dated 26 April 2004
197	04.04.26	Land Registry, Title 69051, Freehold ownership, Jefferson House Limited, dated 24 April 2004
198	04.04.26	Land Registry, Title 101 949, Freehold owner, Jefferson House Limited, dated 26 April 2004
199	04.05.18	Notice of hearing from West London County Court, dated 18 May 2004
200	04.05.19	My letter to Ms Hathaway, dated 19 May 2004
201	04.05.19	My letter to West London County Court, dated 19 May 2004
202	04.05.26	Letter from CKFT to me, dated 26 May 2004
203	04.05.28	Transcript of the 28 May 2004 West London County Court hearing
204	04.05.28	Order from Judge Madge, West London County Court, dated 28 May 2004
205	04.06.09	Notice of Transfer of Proceedings, West London County Court, dated 9 June 2004
206	04.06.20	My letter to West London County Court, dated 20 June 2004
207	04.06.25	Letter from John Hutchings, Tenancy Relations Officer, RBK&C, to MRJ dated 25 June 2004
208	04.07.01	Consent order endorsed by Wandsworth County Court, dated 1 July 2004
209	04.07.08	My letter to Wandsworth County Court, dated 8 July 2004
210	04.07.18	My letter to Ms Hathaway, dated 18 July 2004
211	04.07.22	My letter to Judge Ashworth, Wandsworth County Court, dated 22 July 2004
212	04.07.23	Letter to me from Wandsworth County Court, dated 23 July 2004
213	04.08.02	General form of judgement or order, Wandsworth County Court, against 5th Defendant, dated 2 August 2004
214	04.08.02	Letter from Mr Barrie Martin, MRJ, to "All Lessees", dated 2 August 2004
215	04.08.04	Letter from Mr Barrie Martin to me, dated 4 August 2004
216	04.08.11	My letter to Mr Barrie Martin, dated 11 August 2004
217	04.08.19	Letter from Mr Patrick Moyle, Brian Gale & Associates, dated 19 August 2004
218	04.08.23	My letter to Mr Patrick Moyle, Brian Gale & Associates, dated 23 August 2004
219	04.10.05	Letter from Mr Barrie Martin to "All Lessees", dated 5 October 2004
220	04.10.21	Invoice from Martin Russell Jones, dated 21 October 2004