

18 December 2000

Dear Noëlle

As you will have seen, there has been a new bid for the headlease of the block. The man making the bid is Mr Ladski, who bought flats 32 & 33 earlier this year.

Mr Ladski currently rents out one of the flats and lives in the other.

(B) Since arriving in the block, Mr Ladski has persisted in demanding that the block is refurbished inside and out. We all want that, but he wishes all this to be done at a cost that is extremely high - possibly as much as £1 million. He feels that the reserve fund should be emptied and residents then should be forced to pay him for the extra costs that he deems would be necessary. He is not prepared to accept that anything other than his specifications are the right ones. He also wishes wholly unnecessary work to be done, like the fitting of a new lift. (A)

Recently, Mr Ladski approached me demanding that I hand over the Chairmanship and all the files of the Residents' Association to him. He became rude and then threatening when I refused. He omitted to mention the impropriety of his attempting to take over our Association when he also intended to become our landlord, thus rendering the Association useless. (C)

As Mr Ladski is a property developer, I believe he may have plans for the block that the present residents may not find to be either to their taste and certainly not to their advantage.

Mr Ladski has at present prevented the current landlord from building an additional floor on the block, but, should he buy the headlease himself, he clearly intends to proceed with the development, in spite of the fact that there is a restrictive covenant on the building preventing it exceeding its current height.

It is clearly vitally important, therefore, that residents make a sound decision on whether to make a bid for the head lease on their own behalf. I consider the position to be potentially an extremely serious one and will be calling an emergency meeting of the Committee of the Residents' Association as soon as possible.

I should be grateful if you would let me know when you are around immediately after the New Year. We only have until 14 February 2001 to resolve this matter and time is very short.

Please leave a message on the answerphone for the sake of speed:

I look forward to hearing from you in

With best wishes and many thanks

cc 1

The (A) To reach an extra floor ie penthouse flat - see LVT determination of 17 June 2003 - pts # 36, page 11, 16, 23,

(B) Demand on 15 July 2002 was £736,000 and letter from Ms Matham of 26 March 2002 gave strong indication of an intention to charge residents £1.5 million +

(C) That's the business model of the scam & no Res Association = no opposition + different story to all

(PTO)

Yesterday, I rang my solicitor, and he wants to see me as soon as possible, but he needs a copy of the headlease and we have never had one. David says he thought you did. If so, I should be really grateful if we could have a copy - naturally we will pay for the copying etc. Without it, he can't give me any advice!

Many thanks, and I hope to see you soon.

Kind regards,