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*copy*

14 January 2001

Dear Mr Ladsky

On 30 December 2000, you rang me at home to tell me that you were buying the head lease of Jefferson House and you asked to meet me to discuss your plans for the block, including a surcharge on every flat which you stated "everyone accepted" (no such discussion has in fact taken place) and increased service charges. You also made clear your view that the residents of the block could not take up first refusal to buy the head lease and you quoted some legal conditions that I could not identify as being in any legislation. You repeated this to me again on the telephone yesterday. As I made clear to you repeatedly then, if you wish to send me any relevant documentation to substantiate your comments, please do so and I can read them.

You made quite clear your position with regard to the purchase of the head lease on 30 December 2000. The position for other residents is different and they must decide for themselves what they wish to do and take advice individually. As with the last time the head lease was offered for sale, I have agreed to keep track of things. Naturally, the Residents' Association has written to residents; we also did last time. As I again made clear to you several times yesterday, you were not excluded from the mailshot, but your position is wholly different from other residents and you have made it clear that you neither want them to pursue their option, nor do you regard them as being able to do so.

I reiterate once again that, should you wish to take up an option to buy along with other tenants, you can indicate this to me in writing at any time. There has been no exclusion.

However, I do feel it necessary to point out to you that I have taken contemporary notes of our meetings and verbatim notes of your telephone calls to me. In view of their contents, it seems appropriate to clarify the following.

Firstly, the Residents' Association of Jefferson House is a recognised association. I have informed its committee members of your demand (made on 27 November 2000) that I hand over to you immediately, and without democratic process, the office of Chairman of the Association together with all its books and records. You made this demand at the same time as you were bidding for the head lease of Jefferson House. That is clearly a matter of concern.

Further, the notes of your conversations with me and calls to me, list a catalogue of statements that can only be described as threats. These include threats to sue the residents of Jefferson House if they do not allow you to act as you wish, suing them for punitive damages of £500,000 and/or bankruptcy if they take up their option to buy the head lease, taking me to court for contradicting your opinions and going to your solicitor to make demands that I do what you tell me. I also know that you have made a very large number of telephone calls to my home (all number withheld) at a rate that I consider to be unreasonable. There is an answerphone here for you to leave a message. There is no reason for you to persist in ringing, including after midnight, without leaving a message. People visiting me have witnessed this and last night my husband counted thirteen such calls during a twenty minute call I was having with him. Just one minute after you concluded your call to me you rang twice more. As one who needs time to concentrate on work I bring home, I find this disturbance unacceptable and for the foreseeable future, please write to me or leave a message if you have anything to communicate.

The officers and committee of the Residents' Association work voluntarily and for no remuneration or expenses whatever and are not obliged to tolerate any unreasonable behaviour. We believe in good relations between residents and outside bodies.

The Association is also not there to be a conduit for conveying threatening statements to other residents, nor to answer your questions about how residents would finance purchase of the head lease. Speaking personally, I would appreciate it if you would stop threatening me and also refrain from personal abuse. The notes of our communication to date make extremely unpleasant reading and are self-explanatory. The only way forward, whatever the outcome of the present position, is through commonsense, mutual co-operation and respect for the law and each other. I trust that in the future this will be the case.

Yours sincerely

