

Our Ref. SC/TLB

Miss J Hathaway
Martin Russell Jones
5 Watford Way
Hendon Central
London
NW4 3JN

This is connected with our (failed) attempts, as leaseholders - and with the (vain) help of our local Tenancy Relations Officer - to determine the name of the directors who control Jefferson House, 11 Basil St, London SW3 1AX see **Owners Identity # 1**

23 January 2002

Dear Miss Hathaway

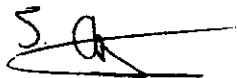
JEFFERSON HOUSE, 9-13 BASIL STREET, LONDON, SW3

I refer to your letter of 15 January 2002. As far as I am aware, under Section 2 of the Landlord and Tenant Act 1985, it is **the lessees immediate landlord whose details are to be provided** which is **not, in this instance, our client, Jefferson House Limited.**

Consequently, I do **not feel it would be appropriate to disclose details of the directors and Company Secretary of Jefferson House Limited.**

I would also confirm that there are **currently outstanding arrears** on the quarterly rent and **insurance** and I would be grateful if these could be discharged as soon as possible.

Yours sincerely



STUART CLIFTON

Described in the attached as 'Property Manager'

"Our client is Jefferson House Limited" - which was the freeholder?

WHY? When:

(1)- the headlessor was 'Steel Services' (=Andrew David Ladsky):

(i)- with obligation under the lease to insure the block;

(ii)- that was invoicing the leaseholders e.g. the so-called 'accounts' for 2001,...

..and the attached extracts from the expenses specifying Saxon Law.

I repeat: WHY?

Was Saxon Law just another layer taking its cut from organising the (rip-off) insurance for the block?

Note that 'Steel Services' 'managing' agents was Martin Russell Jones - NOT Saxon Law (which claimed to offer this service)

Supplied by Martin Russell Jones (to Nucleus CAB)

Prop	Fund	Heading	Exp date	Audit	Nominal	Analysis	Description	VAT code	VAT amount	Nett	Gross
TE		Jefferson House									
		Service Charge									
		Repairs & Maintenance									
			5 Jan 2001	3949	CONTROL		Ford Heath - C/Heath Repair 33			112.80	112.80
			5 Jan 2001	3950	CONTROL		Ford Heath - Leak Repair No 25			218.55	218.55
			16 Feb 2001	4574	CONTROL		Brent Maint Drain Clearance			104.26	104.26
			23 Feb 2001	4763	CONTROL		Fire Protection Services			167.06	167.06
			9 Feb 2001	4904	CONTROL		Ford Heath - Rubbish Clearance			284.35	284.35
			9 Feb 2001	4905	CONTROL		Reverse Transfer			-284.35	-284.35
			2 Mar 2001	4957	CONTROL		Building Environment Hygiene			873.73	873.73
			9 Mar 2001	5001	CONTROL	X	Basil Street Properties			100.00	100.00
			23 Mar 2001	5396	CONTROL		Ford Heath - Roof Repair			1,399.30	1,399.30
			23 Mar 2001	5398	CONTROL		Franchi & Co - Supply & Fit New Letter Box			115.39	115.39
			12 Apr 2001	5866	CONTROL		Franchi - New Letter Box			164.50	164.50
			12 Apr 2001	5867	CONTROL		Alpha Supplies - Light Bulbs			129.30	129.30
			1 Apr 2001	5868	CONTROL		Ford Heath - New Light Fittings			546.38	546.38
			6 Apr 2001	5869	CONTROL		Ford Heath - Gutter Clearance			103.40	103.40
			12 Apr 2001	5872	CONTROL		Goodwood Properties - Repair Windows & Leak			489.14	489.14
			6 Apr 2001	5875	CONTROL		Ford Heath - Repair leak from Flat 34			109.28	109.28
			12 Apr 2001	5876	CONTROL		Ford Heath - Roof Repairs			628.86	628.86
			11 May 2001	6295	CONTROL		Brent Maintenance - Drains Clearance			104.26	104.26
			8 Jun 2001	6852	CONTROL		Ford Heath - Roof Repairs			681.50	681.50
			15 Jun 2001	6993	CONTROL		Ford Heath - Repair Front Entrance Door			218.08	218.08
			22 Jun 2001	7219	CONTROL		Ford heath - Repair Main Stop Cock Leak			111.63	111.63
			12 Jan 2001	7526	CONTROL		City Service - Light Bulbs			7.38	7.38
			1 Jan 2001	7696	CONTROL		Building Environmental - Maint Accral B/F			-218.43	-218.43
			1 Jan 2001	7699	CONTROL		Ford Heath - Radiator Repair Accr B/F			-112.80	-112.80
			1 Jan 2001	7700	CONTROL		Ford Heath - Cistern Repair Accr B/F			-218.55	-218.55
			1 Jan 2001	7703	CONTROL		City Service - Light Bulb Accrual B/F			-7.38	-7.38
			1 Jan 2001	7727	CONTROL		B A. Electrics - Refund Due B/F			217.65	217.65
							Heading total			6,045.29	6,045.29
		Lift Maintenance & Repair									
			12 Jan 2001	3983	CONTROL		Amalgamated Lifts			124.55	124.55
			9 Feb 2001	4417	CONTROL		British Telecom - Lift Phone			29.95	29.95

Re. Basil St Properties, see this document

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Prop	Fund	Heading	Exp date	Audit	Nominal	Analysis	Description	VAT code	VAT amount	Nett	Gross
STE		Jefferson House									
		Service Charge									
		Electricity									
			19 Jan 2001	4109	CONTROL		London Electricity			1,381.33	1,381.33
			12 Apr 2001	5865	CONTROL		London Electricity			1,211.78	1,211.78
			1 Jan 2001	7701	CONTROL		London Electricity - Accrual B/f			-1,381.33	-1,381.33
							Heading total			1,211.78	1,211.78
		Water Rates									
			12 Apr 2001	5864	CONTROL		Thames Water - 1/2 year Porters Flat			77.80	77.80
			1 Jan 2001	7722	CONTROL		Water Rates - Jan - Mar Prepaid B/F			37.00	37.00
			1 Jan 2001	7723	CONTROL		Water Rates - Overpayment Prepaid B/F			81.88	81.88
							Heading total			196.68	196.68
		Insurance									
			19 Jan 2001	4110	CONTROL		<u>Saxon Law</u>			<u>1,946.09</u>	1,946.09
			1 Jan 2001	7725	CONTROL		Engineering Insurance prepaid B/F			228.00	228.00
							Heading total			2,174.09	2,174.09
		Engineering Insurance									
			23 Mar 2001	5399	CONTROL		<u>Saxon Law - 01/01/01-31/12/01</u>			806.11	806.11
			23 Mar 2001	5400	CONTROL		Royal & Sun Alliance			940.13	940.13
			23 Mar 2001	5427	CONTROL		Saxon Law - <u>Cancelled Cheque</u>			-806.11	-806.11
							Heading total			940.13	940.13
		Entry Phone									
			5 Jan 2001	3951	CONTROL		Interphone Ltd			561.33	561.33
			16 Feb 2001	4573	CONTROL		Blick Repair Vandal Damage			111.62	111.62
			1 Jan 2001	7724	CONTROL		Blick - Contract Prepaid B/F			998.23	998.23
							Heading total			1,671.18	1,671.18
		Pest Control									
			23 Feb 2001	4762	CONTROL		Rentokil			192.54	192.54
			25 May 2001	6593	CONTROL		Rentokil			200.14	200.14
			22 Jun 2001	7217	CONTROL		Rentokil			760.81	760.81

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