

Land Registry

Birkenhead (Rosebrae) Office

That falls over backward for crooks in the property sector:
Offshore jurisdictions (BVI)



Ms N K - Dit - Rawe



- Events are discussed under **Headlessors # 10**
- Snapshot: **Doc library # 5.5**
- The Land Registry came under **Lord Falconer of Thoroton**; its 'performance' was consistent with that of his other departments: **the courts (kangaroo courts) and the Legal Services Ombudsman = rotten to the core**

THEY created the situation by granting the title, and typically for this island-Kingdom's public sector that is dripping with hatred for 'the little people', while licking a certain part of the anatomy of the sacrosanct landlords so hard that you can barely see the feet sticking out..
it places the responsibility on 'me' to sort out the mess it created.

Date **25 April 2006**

Dear Ms K - Dit - Rawe

Your Reference

Title No. BGL56642

Jefferson House, 7 – 13 Basil Street, London SW3 1AX

18th

Our Reference BGL56642/KEN & CHEL

Your letter of 20 April 2006 has been referred for my attention.

Oh dear! It's not an exact replica; never mind that the key issue is the same!

I am obliged to you for the copy of the report of the case of Kintyre Ltd v Romeomarch Property Management Ltd. On the facts of that case, the Deputy Adjudicator decided that a lease of airspace granted after tenants had served notice of collective enfranchisement was void under section 19 of the Leasehold Reform, Housing and Urban Development Act 1993. **These are plainly not the facts we are faced with in the matter the subject of this correspondence.**

"if I feel" = Of course, the landlords' lapdog is not going to formulate an opinion on the obvious!

In this case Steel Services Limited as leaseholder under title NGL373333 has given notice to the tenants under the Landlord and Tenant Act 1987 of its intention to dispose of its interest. The difficulty as I understand it is that **you feel that the roof space is required for the proper management of the premises, but is not comprised in Steel Services Limited's title. It does not, however, follow that the lease registered under title BGL 56642, which includes the roof space, is void. As to what action, if any, is possible to resolve the perceived difficulty is not a matter upon which the Registrar can advise.**

Land Registry
Birkenhead (Rosebrae) Office
Rosebrae Court
Woodside Ferry Approach
Birkenhead
Merseyside CH41 6DU

DX No 24270 Birkenhead (4)

Tel 0151 472 6666
Fax 0151 472 6789

www.landregistry.gov.uk

I confirm that the header in the letter of 4 April contains a typographical error in that the property should be referred to as 7 – 13 (odd) Basil Street.



INVESTOR IN PEOPLE

Yours sincerely

M. G. Garwood .

M G Garwood
Land Registrar