

Ms N Klosterkotter-Dit- Rawé - CRO/45399-2004/RT4/AA1 R TUTT CRO

Comp.Ref	Date	Description
	86.03.xx	4 page extract from my lease
1	03.12.02	My letter of complaint to Piper Smith & Basham, dated 2 December 2003 (Already supplied to OSS)
2	03.12.18	Letter from Piper Smith & Basham, dated 18 December 2003 (Already supplied to OSS)
3	04.01.24	My letter to Piper Smith & Basham, dated 24 January 2004 (Already supplied to OSS)
4	04.01.30	Letter from Piper Smith & Basham, dated 30 January 2004
5	03.10.19	"My property nightmare – Extortionate service charges", Sunday Telegraph, 19 October 2003 (NOT included)
6	03.12.12	"Left homeless for £25", Evening Standard, 12 December 2003 (NOT included)
7	03.06.24	Revised schedule of costs issued by Martin Russell Jones, managing agents, and handed to me by CKFT at the 24 June 2003 West London County Court hearing
8	03.08.26	Directions set by West London County Court, dated 26 August 2003
9	03.10.28	Ms McLean's Attendance Note of the 28 October 2003 meeting
10	03.09.09	My letter to Ms McLean, dated 9 September 2003
11	03.09.22	Letter from Ms McLean, dated 22 September 2003
12	03.10.03	Letter from Ms McLean, dated 3 October 2003
13	03.08.19	List of documents I sent to Ms McLean on 19 August 2003
14	03.08.21	My fax to Ms McLean
15	03.08.28	My 28 August 2003 letter to Ms McLean
16	03.09.03	My letter to Ms McLean, dated 3 September 2003
17	03.09.01	Letter from Ms McLean, dated 1 September 2003
18	03.09.01	2 nd letter from Ms McLean, dated 1 September 2003
19	03.09.03	My letter to Ms McLean, dated 3 September 2003
20	03.09.04	Letter from Ms McLean, dated 4 September 2003
21	03.10.12	My letter to Ms McLean, dated 12 October 2003
22	03.11.07	My letter to Mr Twyman, dated 7 November 2003
23	03.11.13	My fax of 13 November 2003, 9h11, to Mr Gallagher – also faxed to Mr Twyman (and Mr Brock)
24	03.11.13	Email from Mr Twyman to me, dated 13 November 2003, 8h40
25	03.11.12	Email from Mr Gallagher to Mr Twyman, dated 12 November 2003, 17h09
26	03.11.20	My fax to Ms McLean, dated 20 November 2003
27	03.11.13	Email from Mr Gallagher, 13 November 2003, 10h12
28	03.11.13	My email of 13 November 2003, 12h26 to Mr Gallagher and Mr Twyman
29	03.11.13	Email from Mr Gallagher, dated 13 November 2003, 15h32
30	03.11.13	Email from Mr Twyman, dated 13 November, 15h53
31	03.11.13	Draft 'Consent Order' with my annotations, faxed to Mr Twyman and Mr Gallagher on 13 November 2003, 16h29
32	03.11.13	Draft 'Without prejudice notice of acceptance' with my annotations, faxed to Mr Twyman and Mr Gallagher on 13 November 2003, 16h29
33	03.11.14	Letter from Mr Twyman, dated 14 November 2003
34	03.11.18	Letter from Ms McLean, dated 18 November 2003
35	03.11.20	My fax to Ms McLean, dated 20 November 2003
36	03.11.21	Letter from Ms McLean, dated 21 November 2003
37	03.11.20	My fax to Ms McLean, dated 20 November 2003
38	03.11.23	My letter to Ms McLean, dated 23 November 2003
39	03.11.24	Letter from Ms McLean, dated 24 November 2003
40	03.11.26	My letter to Ms McLean, dated 25 November 2003 (NB: Should read '26' Nov)
41	03.12.12	My letter to Ms McLean, dated 12 December 2003
42	04.01.21	Letter from Ms McLean, dated 21 January 2004
43	03.10.19	My letter to Ms McLean, dated 19 October 2003
44	03.10.24	Ms McLean letter to me, dated 24 October 2003
45	03.10.03	Letter from Ms McLean to me, dated 3 October 2003
46	03.10.12	My letter to Ms McLean of 12 October 2003
47	03.10.24	Letter from Ms McLean, dated 24 October 2003

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48	03.10.27	Letter from Ms McLean to CKFT, dated 27 October 2003
49	03.11.03	Letter from Ms McLean, dated 3 November 2003
50	03.12.12	My letter to Ms McLean, dated 12 December 2003
51	03.12.12	Letter from Ms McLean, dated 12 December 2003
52	03.10.12	My letter to Ms McLean, dated 12 October 2003
53	03.09.24	Ms McLean Attendance Note, dated 24 September 2003
54	03.09.28	My letter to Ms McLean, dated 28 September 2003
55	03.09.29	Letter from Ms McLean, dated 29 September 2003
56	03.10.02	My fax to Ms McLean, dated 2 October 2003
57	03.10.02	Letter from Ms McLean, dated 2 October 2003
58	03.04.07	Letter from Mr Conway, Oliver Fisher, to the Leasehold Valuation Tribunal, as well as his letter to Martin Russell Jones of the same date informing them that I will be making a 20C application at the 28 April 03 LVT hearing
59	03.09.17	My fax to Ms McLean, dated 17 September 2003
60	03.09.18	Draft letter from Ms McLean to Martin Russell Jones, dated 18 September – faxed to me at 14h40
61	03.09.19	My fax to Ms McLean, dated 19 September 2003
62	03.09.21	My letter to Ms McLean, dated 21 September 2003
63	03.09.19	Letter from Martin Russell Jones, dated 19 September 2003
64	03.09.19	Fax from Martin Russell Jones to Ms McLean, dated 19 September 2003
65	03.09.23	My Rationale – “Evidence and arguments for 20C Order application”, dated 23 September 2003
66	03.09.25	Email from Ms McLean, 25 September 2003, 10h10
67	03.09.25	Letter from CKFT, dated 25 September 2003 (I DID NOT receive this letter). It is in a fax dated 25 Sep that Ms McLean said that she had received a letter
68	03.10.03	Letter from Ms McLean, dated 3 October 2003
69	03.09.04	Letter from Ms McLean, dated 4 September 2003
70	03.09.04	My email to Ms McLean, dated 4 September 2003
71	03.09.08	My fax to Ms McLean, dated 8 October 2003 (NB: Should be 8 Sep, not 8 Oct)
72	03.09.09	My letter to Ms McLean, dated 9 September 2003
73	03.09.23	My letter to Ms McLean, dated 23 September 2003
74	03.09.29	My letter to Ms McLean, dated 29 September 2003
75	03.10.02	My letter to Ms McLean, dated 2 October 2003
76	03.09.15	My letter to Ms McLean, dated 15 September 2003
	01.06.07	Letter from Martin Russell Jones, informing will use contingency fund towards major works
	02.10.07	Letter from CKFT, demanding payment of £14,400.19 by 14 October and threatening to take action to forfeit my lease if I don't pay the £14,400.19
	02.10.21	Letter from CKFT stating they: (1) disagree with my interpretation of my lease: (2) know that Steel Services has made an application to the LVT (3) threatening legal action to make me pay the £14,400.19
	02.11.29	Steel Services West London County Court claim, dated 29 November 2002
	02.12.17	My defence to the claim stating, among others, that the demand does not comply with the terms of my lease
	02.12.17	My defence to Steel Services' West London County Court claim, dated 17 December 2003
	03.04.09	Letter from Piper Smith & Basham to Oliver Fisher stating they are acting for 2 Jefferson House residents and want to find out developments with LVT proceedings. They also state that: (1) claim by Steel Services in county court at the same time as LVT action “could be an abuse of the process of court”; (2) “contrary to what landlord has intimated to LVT, I am not the only resident disputing the service charge demanded” (3) “the preliminary view of a surveyor they have consulted is that the service charges seem high and it would appear that the top floor flats are being enlarged”

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	03.04.16	My reply to Piper Smith & Basham that I am not prepared to incur any more costs to assist other residents
	03.04.25	Reply from Piper Smith & Basham
	03.06.22	My letter to West London County Court asking why it has agreed to Steel Services demand for a 24 June hearing given that I have leave of appeal to the Lands Tribunal. To this letter, I also attached pages from the LVT determination of 17 June 2003
	03.06.23	Letter from Piper Smith & Basham to Oliver Fisher asking whether I intend to proceed with my 20C order application
	03.07.31	Mr Tim Brock's assessment of the 17 June 2003 LVT report
	03.08.08	Confirmation of earnings from my employer
	03.08.09	My letter to West London County Court stating that Steel Services is not in a position to issue summary judgement against me
	03.08.12	My 20C Order application to the LVT
	03.08.22	Letter from Ms McLean requesting down payment of £3,500.00 to be paid by bankers draft
	03.08.22	Ms McLean brief to Counsel
	03.08.22	Piper Smith & Basham Terms & Conditions of litigation business - which I signed on 27 August
	03.08.xx	My calculations of the impact on all the flats of the revised costs issued by Martin Russell Jones for the 24 June and 26 August court hearings, and of the 17 June 2003 LVT determination for myself which I calculate as £4,615.11, or 32% of the original sum demanded
	03.09.01	3rd letter from Ms McLean
	03.09.08	My fax to Ms McLean in which I ask her again whether she has calculated how she and Mr Pliener arrived at the sum of £2,255.07
	03.09.08	Fax from Ms McLean (to the wrong fax number) giving insufficient details to understand how the sum of £2,255.07 was arrived at
	03.09.09	My email to Ms McLean asking her to ensure she uses the correct fax number
	03.09.10	My email to Ms McLean asking her again to ensure she uses the correct fax number
	03.09.10	My fax to Ms McLean using hers of 9 September to, again, ask her to ensure that she uses the correct fax number
	03.09.17	My fax to Ms McLean to send copy of documents in relation to my 20C Order application
	03.09.18	Letter from Ms McLean to Martin Russell Jones asking to confirm what had been said at the 27 April 03 LVT hearing - and putting as the last sentence as I would withdraw my application if Steel Services was prepared to waive its costs against me
	03.09.18	My fax to Ms McLean detailing my recollection of what was said at the 27 April 2003 LVT hearing
	03.09.19	Letter from Ms McLean stating that she views my 20C order application as being only for myself and that she recalls what had been said at the 27 April 03 LVT hearing. She also states that she has yet to deal with the exchange of List of Documents
	03.09.22	Fax from Ms McLean to send draft of documents (YET AGAIN sent to the wrong fax number)
	03.09.22	Letter from Martin Russell Jones to the LVT saying that Steel Services has agreed to not charge me for their LVT costs
	03.09.23	My fax to Ms McLean stating that I have spoken to LEASE and they have told me that I could, by myself make a 20C Order application for the whole block; they referred me to the Lands Tribunal case Langford Court - and I attached a copy to my email
	03.09.23	Ms McLean instructions to Paul Staddon, Counsel re the 20C Order application
	03.09.24	Ms McLean's email in which she states that she has received a call from Martin Russell Jones who said that Steel Services wants to take action against me

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	03.09.25	My email to Ms McLean of 11h16 in which I state that the letter from Martin Russell Jones is a counter offer and give details of the stress I have been placed under
	03.09.25	Opinion from Mr Paul Staddon re. my 20C Order application and letters exchanged with Martin Russell Jones
	03.09.25	Ms McLean's covering fax to Mr Paul Staddon's opinion + reply to my 11h16 email of the same day stating that it is unlikely that the court would take my state of mind on that day (18 Sep when I did not spot what she had included in the last paragraph of the letter to MRJ) into consideration In relation to my comment that CKFT had threatened to forfeit my lease, she states: <i>"It is perfectly legitimate for a landlord to threaten forfeiture"</i>
	03.09.30	Ms McLean's Attendance Memo in which she relates a conversation she said to have had with MRJ (and in which she made a mistake)
	03.10.01	Email - letter from Ms McLean in which she states that she <i>"will try... to let you have a schedule of my estimate for stage payments"</i>
	03.10.14	Letter from Ms McLean in which she says she notes that I have asked MRJ for the 2002 year end accounts. She does not reply to my question in my 12 October re what I need to consider in writing my Witness Statement
	03.10.19	My Witness Statement
	03.10.19	The covering letter to Ms McLean for my Witness Statement
	03.10.21	Steel Services' offer, described as a <i>"Without prejudice Part 36 Offer"</i>
	03.10.23	Ms McLean letter in which she only highlights negatives about Part 36 offers
	03.10.23	<i>"Instructions to Counsel to advise in conference, Tuesday 28 October 2003"</i> , sent by Ms McLean to Mr Gallagher, including details of supporting documents
	03.10.24	Richard Burns invoice for £176.25
	03.10.28	Mr Tim Brock's assessment of Steel Services' offer, dated 28 October 2003
	03.11.19	Letter from CKFT to Piper Smith & Basham asking to <i>"endorse the draft consent order and re-submit the same"</i>
	03.12.01	Ms McLean's proposed draft letter to CKFT, dated 1 December 2003
	03.12.16	LSM Partners invoice of £646.25 for attending 28 October 2003 meeting
	03.12.19	My Notice of Acceptance to CKFT and covering letter
	04.01.16	Sheratte, Caleb & Co, solicitors, receipt for £50.00
	04.01.20	My letter to Piper Smith & Basham, dated 20 January 2004 (Already supplied to OSS)
	04.02.17	Letter from CKFT saying that their <i>"client is prepared to accept the sums provided by you in full and final settlement of the sums outstanding"</i>
	04.04.02	Letter from the Royal Courts of Justice Advice Bureau to West London County Court stating that Steel Services <i>"has taken no steps to progress matters"</i> and requesting the court's assistance to get a consent order
	04.04.21	West London County Court order to Steel Services
	04.05.24	Invoice from Martin Russell Jones to me demanding payment of £13,430.50 giving no explanation other than stating <i>"balance brought forward"</i>
	04.06.16	My costs attributable to Piper Smith & Basham