

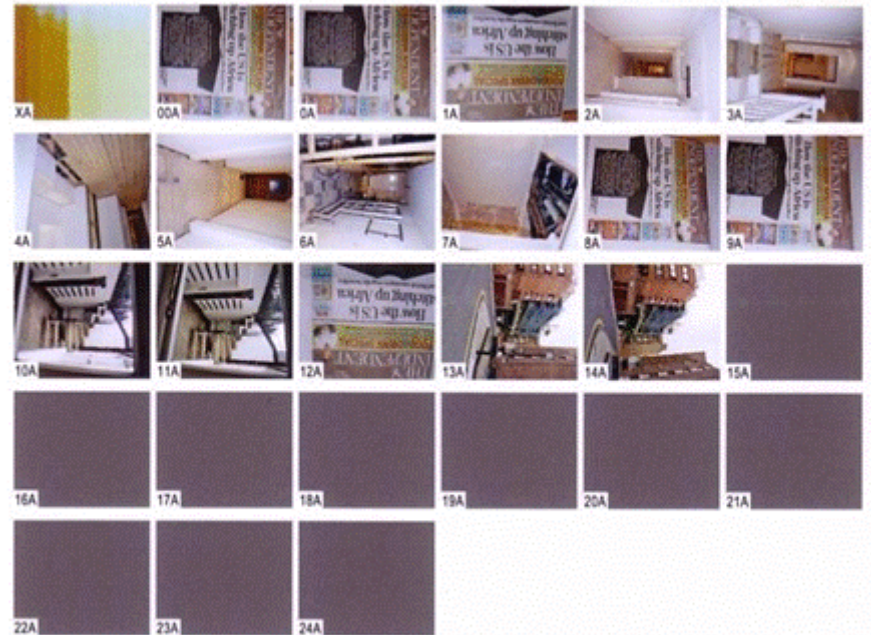


In February 2005 the carpet was removed in the entrance corridor, as well as the extra boarding that provided added noise insulation – leaving the base floor boards exposed

By 5 June 2005, the entrance had remained in the same state

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By 26 June 2005, some flooring started to be placed...

...nailing it directly onto the joists...

**...WITHOUT ANY INSULATION  
WHATSOEVER UNDERNEATH**



Above photograph taken from floor below entrance



See next slide for the quality of works for Jefferson House deemed by Mr Brian Gale, Ms Joan Hathaway, Martin Russell Jones, and their client to be *“required”* for Jefferson House



# Quality of works “required” for Jefferson House

Ms Joan Hathaway

Her letter to me of **26 March 2002**: “...a building of this quality and location...”

‘Her’ (given the style, more likely to be from Mr Andrew Ladsky) letter to Mr Brian Gale of **4 March 2003** (supplied as part of the evidential documents to the tribunal):

*“It must be remembered that the property is located in Knightsbridge only some fifty metres from Harrods and therefore the standard of decoration should reflect its location”*

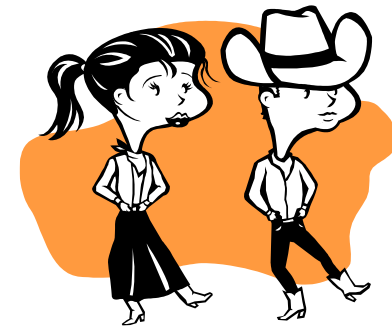
**Comment supplied to the Leasehold Valuation Tribunal by Mr Brian Gale-Martin Russell Jones-their client, captured under point 27 of the 17 June 2003 LVT report**

*“It was accepted that Jefferson House was in a prestigious location and that the lessees would expect refurbishment to be commensurate with the area...”*

This was prompted by Mr Brian Gale’s specification to use, for the internal decoration, what is probably the most expensive paint on the market.

**Can the approach adopted for the flooring in the entrance corridor be regarded as being “commensurate” with a building “of this quality” in a “prestigious location”?**

One thing for sure: **the entrance corridor is excellent for tap dancing** and those living in the surrounding flats, not only on the same floor, as well as below, but also, in all likelihood, above, can be guaranteed the benefit of hearing it without leaving their flats



Source: Microsoft.com Clip Art