

F A O : MR D STEWART

**Leasehold Valuation tribunal
10 Alfred Place,
London WC1E 7 LR**

Facsimile: 020 7637 1250

Your ref: LVT/SC/007/12002

RE: Flats 1-35 Jefferson House, 11 Basil Street, London SW3.

I am not able to represent in person (Flat Jefferson House) at the hearing on the 29th October 2002 but would like the following points to be considered at your review.

1 Is the refurbishment cost of the project fair? Do we need a new lift and new roof?
How much of the projected work has arisen as a result of the new penthouse being built (to which other leaseholders derive no benefit)

2 How the apportionment for each flat was derived, has the total cost been apportioned to the new Penthouse.

3 It is unreasonable to pay for any work before it commences let alone the total.
Additionally no responses have been received by neither my solicitor nor myself to any query (see attached letter).

4 Payment should be made as work progresses rather than the total cost of the project?
What guarantee do Leaseholders have that the work will be completed satisfactory (on time and on budget)?

28/10/02

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