

# General Form of Judgment or Order

To the Defendant

Noel Yvonne Sylvie Klosterkotter-Dit-Rawe  
Flat 3 Jefferson House  
11 Basil Street  
London  
SW3 1AX

In the <b>WANDSWORTH</b> County Court	
Claim Number	WL203537
Claimant (including ref.)	Steel Services Ltd(Regd In British Virgin Islands) RLS/BDF/LAD/8 <b>LADSKY</b>
Defendant (including ref.)	Noel Yvonne Sylvie Klosterkotter-Dit-Rawe + 8 others
Date	06 August 2004

THIS IS FRAUD - See My Diary 22 Nov 08  
And is a CONTINUATION of what took place in West London County Court...  
... and in my case, the same bestial, fraudulent treatment was repeated in 2007-08

OF COURSE: UNNAMED judge!!!!

Before **DISTRICT JUDGE** sitting at Wandsworth County Court, 76/78 Upper Richmond Road, Putney, London, SW15 2SU.

Upon hearing solicitor for the Claimant and reading correspondence from the solicitors for the fifth defendant  
By Consent

IT IS ORDERED THAT **Unbelievable! This is British Justice!**

1. The fifth Defendant **do pay the Claimant the sum of £4538.29, being the balance of the sums claimed, by 16 August 2004.**
2. The fifth Defendant **do pay the Claimants costs** of these proceedings to be detailed assessed if not agreed.
3. The Trial listed for 17 August 2004 be vacated.
4. The fifth Defendant do **pay the sum of £548.04** to the Claimant being the interest due on the sums claimed by 16 August 2004.

**Dated 02 August 2004**

5th Defendant

**Original claim** £15,637.02  
**Paid on 26 Aug 03** £ 8,839.36

## Calculation of total amount paid by the 5<sup>th</sup> Defendant for the 'major works'

	Ordered to pay at hearings
<b>Original amount claimed</b> in the 29 Nov 02 West London County Court claim (ref: WL 203 537) (see attached, extracts from 'Particulars of claim')	<b>£15,637.02</b>
<b>26 August 2003 West London County Court hearing</b> Amount agreed to pay at hearing (presided by Judge Wright) (see attached West London County Court order – sum to be paid by 9 Sep 03)	£ 8,839.36
<b>2 August 2004 Wandsworth County Court hearing</b> Amount made to pay following the hearing (see attached Order from Wandsworth C.C.)	£ 4,538.29
<b>+ interest</b>	£ 548.04
<b>Sub-total</b>	<b>£ 13,925.69</b>
<b>+ pay Mr Ladsky's costs</b>	<b>£ 1,500 (?) More?</b>
<b>OVERALL TOTAL</b>	<b>£ 15,500 (?)</b>

**Vs. original: £15,637.02**

Consider this in light of the 17 July 2003 LVT determination – which applies to ALL the flats (see e.g. LVT reply to Mr Lanny Silverstone, CKFT, dated 21 July 2003:

*"It is not the duty of the Tribunal to assess the particular contribution payable by any specific tenant but only to determine the reasonableness, or otherwise, of the service charges as a whole to go on the service charge account from which no doubt you can assess the proportion for that particular tenant"*

And the fact that:

- I had supplied very comprehensive evidence to Judge Wright, West London County (see my letters to the court of 22 June 2003, 15 July 2003 and 9 August 2003)
- My file had apparently been transferred to Wandsworth County Court in June 2004
- In my letter of 22 July 2004 to Judge Ashworth, Wandsworth County Court, I specifically drew his attention to the LVT determination

## **THIS IS BRITISH JUSTICE in all its splendour**

### **Thanks also to the blatantly obvious helping hand from the LVT**

(It did not include a summary of the impact of its decision on the global sum demanded. Ms Siobhan McGrath, Head LVT, persistently refused my requests to include a summary - see her letters to me of 12 September and 26 November 2003)

**How much have the other 9 residents listed on the claim been made to pay by West London County Court?**

9 out of 14 flats ended-up paying the FULL AMOUNT - see my calculation with 29 August 2006 letter from ICAEW

(X) Defendant #

FROM PARTICULARS of  
claim: WL203 537

\* [xxx] = Amount for works.

Flat number	Details of Original Lease	Defendant	Arrears of service charges as set out in attached statement
1	Lease date: 27/07/82 Term: 29/09/1979-01/09/2052. Rent: £300-1200 Parties: 1. Banwick Limited 2. [REDACTED] [REDACTED]	[REDACTED]	£28,278.15 (1)  £27,232.88
3	Lease date: 10/03/86 Term: 29/09/1979-01/09/2052. Rent: £100-1200 Parties: 1. Acrepost Limited 2. Noel Yvonne Sylvie Klosterkotter-Dit-Rawe	Noel Yvonne Sylvie Klosterkotter-Dit-Rawe	£14,987.83 (2)  £14,400.19
4	Lease date: 23/07/82 Term: 29/09/1979-01/09/2052. Rent: £200-800 Parties: 1. Banwick Investments Limited 2. [REDACTED] [REDACTED]	[REDACTED]	£16,022.74 (3)  £15,637.02
10	Lease date: 08/05/81 Term: 29/09/1979-01/09/2052. Rent: £150-600 Parties: 1. Banwick Investments Limited 2. [REDACTED]	[REDACTED]	£7,637.02 (4)  £15,637.02
11	Lease date: 01/10/95 Term: 29/09/1979-01/09/2052. Rent: £150-1200 Parties: 1. Acrepost Limited 2. [REDACTED]	[REDACTED]	£6,400.19 (4)  £15,637.02
13	Lease date: 27/07/82 Term: 29/09/1979-01/09/2052. Rent: £ Parties:	[REDACTED]	£16,982.56 (5)  £15,637.02
15	Lease date: 22/06/81 Term: 29/09/1979-01/09/2052. Rent: £150-600 Parties: 1. Banwick Investments Limited 2. [REDACTED] [REDACTED]	[REDACTED]	£8,752.04 (6)  £16,807.59

5th  
Defendant

5<sup>th</sup> Defendant  
From Particulars  
of claim filed  
in WLLCN  
29 Nov 02

STATEMENT

REF: STE/13

DATE 25 Nov 2002

Landlord: Steel Services Ltd, c/o C.K.F.T., 25-26 Hampstead High Street, Hampstead, London, NW3 1QA

Ref: Jefferson House Flat

From	To	Description	Transaction	Settled
24 Jun 2002 -	24 Dec 2002	Reserve Fund Contribution	212.40	0.00
24 Jun 2002 -	24 Dec 2002	Half yearly Service charge in Advance	652.30	0.00
24 Jun 2002 -	24 Dec 2002	Half Yearly Ground Rent in Advance	112.50	0.00
15 Apr 2002 -	8 Jul 2002	Electricity Charges as Attached	30.51	0.00
X 17 Jul 2002 -		Major Works Contribution	15,637.02	0.00 X
1 Jan 2001 -	31 Dec 2001	End of year balancing charge	307.45	0.00
5 Nov 2002 -		Electricity as per Attached Letter	30.38	0.00
			16,982.56	
		<b>Balance to Pay:</b>	<b>£16,982.56</b>	

Please make cheques payable to Martin Russell Jones for the amount of £16,982.56

STEEL SERVICES LIMITED

Claimant

- (1) [REDACTED]
- (2) NOEL YVONNE SYL
- (3) [REDACTED]
- (4) V [REDACTED]
- (5) I [REDACTED]
- (6) [REDACTED]
- (7) [REDACTED]
- (8) [REDACTED]
- (9) [REDACTED]
- (10) [REDACTED]
- [REDACTED]
- (11)

Defendants

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CASE SUMMARY

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Proceedings for recovery of service charges due from tenants of residential block known as Jefferson House, Basil Street. Proceedings issued on 29<sup>th</sup> November 2002 against 12 tenants of 11 flats.

Proceedings settled with all but 4 D's on the basis of payment of the service charges.

= BEFORE LVT determination -

D1: Defence filed 20.12.02 Agreed terms of a Tomlin Order and expected formal settlement shortly, when Tomlin order approved by Court.

D2: Defence filed 17.12.02 (a) Disputed electricity charges totalling £337  
(b) Balancing service charge of £283.14 disputed. No reason given

(c) Interim service charge of £14,400. D relies on referral to LVT application by C. D challenged reasonableness in the LVT. LVT proceedings determined by decision on 17th June 2003.

(d) alleged demand does not comply with lease – no particulars provided.

D5: Defence filed 13.1.03

Agree !!

(a) Challenge to level of the service charge – no particulars given.

(b) Reference to LVT application by the C

(c) Alleged C company struck off – not now relevant

(d) No s.20 notice served

D7: Defence filed 14.04.03

(a) Denied s.20 notice served

(b) Denied other service charges owing- no particulars

(c) Bare denial of liability

ABSOLUTELY NOT TRUE

LVT determined application by C to declare reasonableness of proposed s/c following hearings on 05.02.03, 13/14.03.03, 28.04.03. Majority of s/c expenditure approved.

Where not approved, LVT said that because lack of sufficient detail in specification, rather than because outside scope or not reasonable. Some works described as reasonable and in interest of tenants but deemed to be improvements. RIGHT

NOT TRUE

C wishes to apply for summary judgment to the extent that the D's contest the s/c on the basis of the awaited LVT decision.

And LVT's view on contingency fund?  
+ fact MRG had said to residents in 7 June 01 letter would be using towards costs??

To Deft's Sols.

Piper Smith &  
Bagham.

Before DISTRICT JUDGE WRIGHT sitting at  
West London County Court, 43 North End  
Road, London W14 8SZ on 26 August 2003.

Case No. <i>Always quote this</i>	WL203537
Claimant	STEEL SERVICES LTD
Defendant	NOELLE YVONNE SYLVIE KLOSTERKOTTER DIT RAWE & J
Claimant's ref.	
Defendant's ref.	



Upon hearing Solicitor for the Claimant and upon hearing Counsel for the 2<sup>nd</sup> Defendant and Solicitor for the 5<sup>th</sup> Defendant it is ordered that: -

1. There be summary judgment against the 2<sup>nd</sup> Defendant in the sum of £2255.07 and against the 5<sup>th</sup> Defendant in the sum of £8839.36 such sums to be paid by 9 September 2003.
2. The balance of the claim against the 2<sup>nd</sup> Defendant in the sum of £8662.20 and the balance of the claim against the 5<sup>th</sup> Defendant in the sum of £3015.59 be dealt with as follows:-
3. This case is allocated to the multi-track.

5<sup>th</sup> Defendant  
PAID £8,839

#### DISCLOSURE.

4. Each party shall give to the other parties standard disclosure of documents on Form N265 by 4.00 pm on 19 September 2003.
5. All requests for inspection of or a copy of a document must be made by 4.00 pm on 23 September 2003.

#### WITNESS STATEMENTS.

6. The parties/Claimant/Defendant shall serve/exchange statements of witnesses of fact by 4.00 pm on 21 October 2003.

#### EXPERT EVIDENCE.

7. The Claimant and the 2<sup>nd</sup> Defendant shall exchange expert surveyors' reports setting out the substance of any evidence upon which they intend to rely. [Mr B Gale MRICS and Mr T Brook MRICS]
8. The exchange shall take place simultaneously by 4.00 pm on 11 November 2003.

The court office at WEST LONDON COUNTY COURT, 43 North End Road, West Kensington, London W14 8SZ is open between 10 am and 4 pm Monday to Friday.  
When corresponding with the court, please address forms or letter to the Court Manager and quote the case number. Tel: 020 7602 8444 Fax: 020 7602 1820  
Produced by: District Judge Wright