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# CHRONOLOGICAL TIMELINE: 14 Carroun Road Property Dispute

## Background

- **Property:** 14-16 Carroun Road, Vauxhall, London SW8 1JT
- **Parties:**
  - Al Sarpong (Leaseholder, Flat 14 - upper floors)
  - Katerina Perepech/KG Project Ltd (Freeholder)
  - Ed (Tenant in Flat 16 - downstairs)
  - Eleanor Henson (Neighboring property owner)

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## 2016

- Al Sarpong purchases and moves into Flat 14
- Pre-existing leakage stains visible on ceiling from roof issues (Al made this claim later in 2022, with no prior claims before that. The status "Due" has since passed.)

## FEBRUARY 2022 - THE ROOF CRISIS

- **Late Winter 2022:** Severe roof leak occurs, causing heavy rain to pour through ceiling
- Al Sarpong arranges emergency roof inspection and quote from Solution Roofing Limited (Didn't notified Katerina)
- **2 March 2022:** Al emails Katerina about emergency roof repairs
  - Roof repairs completed: £3,500 cost
  - New slating material installed
  - Al requests reimbursement and clarification on freeholder responsibilities
  - Also requests ground rent invoice

## 2022 - EXTENDED DELAYS

- **September 2022:** Al obtains lease from Land Registry
  - Discovers roof is listed under "Retained Parts" (freeholder's responsibility)
  - Requests full reimbursement based on lease terms
- **26 September 2022:** Katerina meets with Al to inspect damage
- **October 2022:** Katerina engages solicitor Stan Harris (initially at Buckles Law, later moves to Salaw Solicitors)
- **16 December 2022:** Katerina advises she is traveling and matter will be addressed in January 2023

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## 2023 - LEGAL DISPUTE ESCALATES

### January-February 2023

- **29 January 2023:** AI sends urgent email expressing disappointment that matter remains unresolved after nearly one year
  - Warns of legal action if no response by 3 February
- **1 February 2023:** Katerina responds - solicitor changed firms at end of 2022, will be in touch soon

### March 2023

- **13 March 2023:** KG Project retains Stan Harris at Salaw Solicitors
  - Initial retainer: £200

### May-June 2023

- **May 2023:** Pipe/guttering issue arises on shared party wall
  - Contractors fix pipes for approximately £557.75
- **4 June 2023:** AI sends formal notice demanding resolution by 15 June or will take legal action
- **14 June 2023:** Stan Harris sends formal letter to AI outlining lease obligations
  - States leaseholder must pay 50% of costs for "Retained Parts" repairs
  - Offers £500 settlement (half of £1,000 estimated reasonable repair cost)
  - Notes KG Project waived 2 years ground rent (£250/year = £500 total) as offset
- **18 June 2023:** AI acknowledges receipt, thanks Stan Harris

### June-July 2023

- **21 June 2023:** AI responds positively to settlement discussions in principle
- **22 June 2023:** Stan Harris questions AI's payment method
  - Payment made to "J.S. Whitbread" rather than Solution Roofing Limited directly
  - Expresses concern about company solvency (strike-off action at Companies House)
  - Disputes £3,500 invoice as "wholly unreasonable"
- **25 June 2023:** AI defends payment as made in good faith to stop leak
  - Expresses disappointment at questioning of his honesty
- **5 July 2023:** Stan Harris offers revised settlement
  - £500 (waived rent) + £278.75 (50% of pipe repairs) + £200 (held in client account) = **£978.75 total**
  - Requires resolution of Whitbread payment issue before releasing final £200
- **18 July 2023:** Stan Harris notes AI is "proving to be a very obstinate man"
  - Solicitor fees escalating beyond original quote

- Proposes reduced fee of £1,800 + VAT

## August-September 2023

- **31 July 2023:** Stan Harris taking leave 10-30 August
- **4 September 2023:** AI responds after long delay
  - Consulted his own solicitor
  - Questions lease validity - Land Registry only has 2013 version without his details
  - References management company that was never established
  - Solicitor advised freeholder may be in breach
  - Proposes independent mediation rather than expensive legal battle
- **4 September 2023:** Stan Harris responds tersely
  - States lease transfers with property, no new lease issued
  - Directs AI to his purchase solicitor

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## 2024 - RECURRING PIPE ISSUES

### November-December 2024

- **6 November 2024:** AI reports building pipe issue resurfaced
  - Ed (tenant) and Eleanor Henson raised concerns with AI
  - AI notes Katerina is out of country
  - AI mentions he is "currently dealing with serious illness"
  - Criticizes Ed for not contacting Katerina directly
- **9 December 2024:** AI follows up - feels "blindsided" by Katerina and Ed
  - Notes previous leak damage to his walls
  - States he is "seriously ill with back trouble and bedridden"
  - Girlfriend Karen to represent him at builder inspection
  - **9 December 2024 (17:11):** Katerina responds forcefully
    - **Accuses AI of "harassment"**
    - States his claims are "misleading and offensive"
    - Suggests his narrative could lead to "falsified claims"
    - Will keep records for potential insurance company access
    - Notes she recently underwent "serious surgery and spent months in hospital for recovery"
  - AI questions 50% cost-sharing clause in lease
- **December 2024:** Pipe repaired (Katerina didn't charge AI for this)

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## 2025 - ISSUES CONTINUE

### July 2025

- **19 July 2025:** AI reports pipe/guttering leaking again after heavy rain
  - Pipe fixed in December 2024 now failing
  - Contractors warned this might happen (We are not aware which contractor as it's not the one arranged by Katerina)
  - Requests urgent action
- **23 July 2025:** AI follows up - no response received
  - Notes Katerina "immediately assisted Eleanor Henson" when she raised similar issue
  - This is Eleanor's issue and unrelated to AI, there were no further communications between Eleanor and Katerina as Eleanor didn't raise any issues post the initial problem)
  - Asks for clarification on proper communication channels

**3 October 2025:** AI Sarpong formally instructs **Wright Hassall LLP** (new solicitors) who send a formal letter to KG Project Limited

**Key points from Wright Hassall letter:**

1. **Formal legal representation** - AI now has professional legal counsel (Stuart Miles, Senior Associate at Wright Hassall)
2. **References the unanswered July 2025 emails** - Cites AI's emails dated 19.7.25 and 23.7.25 about the recurring leak
3. **Leak documentation** - Letter includes photographs showing water damage on the Property's eastern wall, with water trickling down and running onto the skirting board
4. **Legal position clarified** - Confirms under the Lease that the Building (14-16 Carroun Road) is not demised to AI outside specific aspects, and it is KG Project's responsibility to "keep in good repair and to maintain" the Building
5. **Insurance inquiry** - Requests confirmation on whether insurance claim has been made under paragraph 2 of Schedule 6 of the Lease
6. **Formal 21-day deadline** - Demands within 21 days (by approximately 24 October 2025):
  - Proposals for addressing the leak
  - Information from insurer about policy coverage
7. **Warning of further action** - States that if no response within 21 days, AI "will have to consider his options for further action"

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## KEY UNRESOLVED ISSUES

1. **Roof repair reimbursement** - AI paid £3,500 in February 2022, never received an agreed settlement of £978.75, as he didn't follow-up with the whitebird agreement.

2. **Recurring pipe/guttering problems** - Fixed multiple times but continues to fail (May 2023, December 2024, July 2025)
3. **Cost-sharing disputes** - Ongoing disagreement about 50% leaseholder contribution requirement
4. **Communication breakdown** - Both parties dealing with serious health issues; relationship deteriorated to accusations of harassment
5. **Lease validity questions** - Dispute over outdated 2013 lease document and non-existent management company
6. **Current status** (as of October 2025) - Katerina seeking new legal counsel; pipe issues unresolved; relationship severely strained

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