

● 2022

On Wed, Mar 2, 2022 at 11:24 AM Al Sarpong <albertsarpong@hotmail.com> wrote:

Hi Katerina,

I hope all is well with you.

This is to advise that a couple of weeks ago, I had to employ a roofing contractor to attend to the roof above 14 Carroun Road.

Since I moved in six years ago, it was apparent that work was needed on the roof simply because there were a number of leakage stains showing on the ceiling flat. More recently, there have been leaks causing further damage to the ceiling, and two weeks ago, I had no alternative but to employ a company called Solution Roofing Limited to do an emergency repair. The company did an initial quote and inspection the previous month, and it was clear that work was required to repair it. I attach a Zip file which shows the before and after state, and certainly the roof looks much better now - please advise if you have trouble viewing the pictures and I will resend.

The cost of the job was £3,500, and represents newly laid slating material, rather than a brand new roof which would have cost much more money. I was wanting you to confirm if the roof is part of what the freehold should be maintaining, and therefore something which I can get some reimbursement? I am happy to consult the lease but I was hoping you would be able to tell me. Also, please can you provide me with an invoice so that I can pay you the latest Ground Rent? Many thanks.

Regards,

Al

Albert Sarpong

14 Carroun Road

Vauxhall

London

SW8 1JT

Mobile: +44 (0)7921 105732

Tel/Fax: +44 (0) 20 7 582 0700

albertsarpong@hotmail.com

On 14 Mar 2022, at 19:56, Katerina <katerina@kgplondon.com> wrote:

Dear Al,

Thank you for your email.

I will check the lease and get back to you in this regard.

Unfortunately I have to notify you that KG Project Ltd is not currently in financial state to perform any renovation or maintenance works at Carroun Road.

I can not stop you from doing maintenance works at your property, especially if you see a necessity for those. But KG Project Ltd doesn't have a budget for those works at the moment so

we will not be able to financially participate in any types of construction, maintenance or reconstruction works this year.

Kind regards,

Mrs Katerina Perepech /Director/

KG PROJECT LTD

office tel: 07816082115

direct tel: 07496449673

[web: www.kgplondon.com](http://www.kgplondon.com)

On Sun, Mar 20, 2022 at 6:37 PM Al Sarpong <albertsarpong@hotmail.com> wrote:

From: Al Sarpong<albertsarpong@hotmail.com>

Date: Sun, Mar 20, 2022 at 6:37 PM

Subject: Re: 14 Carroun Road - Roof Repair and Ground Rent

To: Katerina <katerina@kgplondon.com>

Hi Katerina,

Thanks very much for your response.

In terms of major exterior renovation work, I would not be expecting anything to occur at this stage. It is specifically the necessary roof repair, that I am most concerned with here. One should bear in mind that without the roof being fixed, any unattended leak (I.e. occurring when I'm not in the flat), could also find its way downstairs through the floorboards to Number 16, so the work was essential for all concerned.

Solutions Roofing also identified some of the front of building brick work underneath my windows also needing attention, especially as this is causing condensation. Some of this brickwork has been seen loose on the pavement below, albeit in small fragments. I do not think there is any immediate danger, and I'm prepared to wait until just before next winter to get that problem resolved. However, I would want the lease reviewed to check eligibility for repair in relation to this as well.

I will also check the lease to see what it says, and revert back to you ASAP. I have and will continue to contribute to the freehold in terms of ground rent, money which I would have thought would be earmarked to maintain the building to a good standard when absolutely essential.

I look forward to speaking with you again soon.

Best Regards,

Al

+44 7921 105732

Sent from my iPad

On Thu, 9 Jun 2022 at 16:48, Al Sarpong <albertsarpong@hotmail.com> wrote:

Hi Katerina,

I trust you are well.

Please can you / KG Projects forward me a copy of the lease soon as possible, certainly within the next couple of days?

I am currently unable to locate my copy.

Many thanks.

Regards,

Al

Albert Sarpong

Kind regards,

Mrs Katerina Perepech /Director/

KG PROJECT LTD

office tel: 07816082115

direct tel: 07496449673

[web: www.kgplondon.com](http://www.kgplondon.com)

On 9 Jun 2022, at 19:23, Katerina <katerina@kgplondon.com> wrote:

Hi Al,

Hope you are well. No problem, I will be in the office at the beginning of next week and will forward to you a copy of the lease agreement.

Best wishes

Katerina

On Tue, 6 Sep 2022 at 17:19, Al Sarpong <albertsarpong@hotmail.com> wrote:

Hi Katerina,

I hope you are well.

This is to advise that I have managed to get hold of a copy of the lease from the Land Registry.

Having read the document, I would like draw your attention to Schedule 1 on page 19 which documents "the Second and Third floors of the Building known as [14-16 Carroun Road, London SW8 1JT](#) and allocated postal number 14". Point 2 states "The property shall not include any of the Retained Parts".

The Retained Parts is listed from near the bottom of page 8 as part of the complete list of Agreed Terms, and covers "all parts of the Building other than the Property and the Adjoining Flat including

a) the main structure of the Building including the roof and roof structures, the foundations, the external walls, and internal load bearing walls, the structural timbers, the joists, and the

guttering and the structure of the balconies (including any balcony railings or walls)

b) all parts of the Building lying below the floor surfaces, or above the ceilings. Going back to the emergency work that needed to be done on the roof to stop a serious leak into my flat earlier in the year, it is clear to me from what is documented in the lease that this work should be funded by the freehold/landlord, and not myself. The work needed to be done to stop heavy rain getting into my flat, and also potentially seeping into the flat below where your tenants live; it should not be considered as an non-essential piece of building work.

I have scanned relevant parts for your review, and would be grateful for your feedback as soon as possible please (ideally by the end of this week).

Many thanks.

Regards,

Al

Albert Sarpong
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[Vauxhall](#)
[London](#)
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Tel/Fax: +44 (0) 20 7 582 0700
albertsarpong@hotmail.com

On 6 Sep 2022, at 18:03, Katerina <katerina@kgplondon.com> wrote:

Hi Al,

Thank you for your email. I will look into this and get back to you later this week.

Have a good day.

Best regards

Katerina.

On 12 Sep 2022, at 10:24 AM, Katerina <katerina@kgplondon.com> wrote:

From: Katerina <katerina@kgplondon.com>

Sent: 12 September 2022 10:24

To: Al Sarpong <albertsarpong@hotmail.com>

Subject: Re: [14 Carroun Road](#) - Lease Document

Dear Al,

I haven't forgotten about your matter. I forwarded your email to our solicitor and awaiting his response (he is on his annual leave and comes back end of this week, so sorry for delay).

Meanwhile I want to arrange the inspection of the [14-16 Carroun road](#). I am available after 19th September, please let me know which dates work for you.

Best regards,

Katerina

On 13 Sep 2022, at 19:50, Al Sarpong <albertsarpong@hotmail.com> wrote:

Hi Katerina,

Thanks for your note, appreciate the update.

I totally understand that you need to contact your solicitor. Obviously how you engage with him/her is a matter for yourself, but it might be worth showing them the pictures of the roof both before and after it was fixed, which I think I passed on to you.

In terms of your inspection I can be available on Friday 23rd September - afternoon time would be best if OK for you?

Regards,

Al

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albertsarpong@hotmail.com

On Wed, 21 Sep 2022 at 11:16, Al Sarpong <albertsarpong@hotmail.com> wrote:

Hi Katerina,

Can you confirm if this Friday is good for your inspection visit please?

I have few days off work but have plans to get stuff done during that , so appreciate if you can let me know ASAP.

Alternatively, I could do before 11am tomorrow or most of the day on Monday 26th September.

Many thanks.

Regards

Al

07921 105732

Sent from my iPad

On 21 Sep 2022, at 11:35, Katerina <katerina@kgplondon.com> wrote:

Hi Al,

Lets do Monday 26 th at 12.00 if that works for you. Look forward for your confirmation

Best regards

Katerina

On Wed, 21 Sep 2022 at 13:50, Al Sarpong <albertsarpong@hotmail.com> wrote:

Midday on Monday fine, Katerina.

I now have an appt 1.30pm until 3pm, so will need to be done by 1pm.

Look forward to seeing you then!

Sent from my iPad

On Wed, 23 Sep 2022 at 10:56 AM, Katerina <katerina@katerina@kgplondon.com> wrote:

From: Katerina <katerina@kgplondon.com>

Sent: 23 September 2022 10:56

To: Al Sarpong <albertsarpong@hotmail.com>

Subject: Re: [14 Carroun Road](#) - Lease Document

Hi Al,

The earliest I can come on Monday is 11:40. Let's schedule meeting for 11:40 on Monday 26th.

To make sure that we done by 12:30. So you have enough time to get ready for next meeting.

Please confirm.

Best regards

Katerina

On Mon, Oct 3, 2022 at 2:44 PM Al Sarpong <albertsarpong@hotmail.com> wrote:

Hi Katerina,

I hope you have had a good weekend.

Now that you have the relevant documents, please can you advise when this is likely to be resolved.

I prefer for this not to drag out too long if possible.

I would also like the matter of the freehold share I discussed with you sorted out as well, but that is not a high priority and can wait.

Many thanks.

Regards,

Al

Albert Sarpong

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[Vauxhall](#)

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Tel/Fax: +44 (0) 20 7 582 0700

albertsarpong@hotmail.com

On Mon, 3 Oct 2022 at 4:52 PM, Katerina <katerina@katerina@kgplondon.com> wrote:

From: Katerina <katerina@kgplondon.com>

Sent: Monday, October 3, 2022 4:52:54 PM

To: Al Sarpong <albertsarpong@hotmail.com>

Subject: Re: [14 Carroun Road](#) - Roof Repair Reimbursement

Dear Al,

I heard from our solicitor today they have found the original lease for Carroun Road, now they are looking into it.

I am trying to book appointment with them as soon as possible.

I will contact you straight after I receive their advice on your matter.

Kind regards,

Mrs Katerina Perepech

On Thu, 8 Dec 2022 at 14:46, Al Sarpong <albertsarpong@hotmail.com> wrote:

Hi Katerina,

I hope all is well with you.

Following on from the visit you had planned with your solicitor, do you have a further update on this please?

Not sure why this is taking so long to resolve. We last spoke about this at least 4-5 weeks ago. I have most of the day free tomorrow and more than happy to discuss then if it helps.

Many thanks.

Regards

Al

07921 105732

Sent from [Outlook for iOS](#)

On 16 Dec 2022, at 18:38, Katerina <katerina@kgplondon.com> wrote:

Dear Al,

I'm hoping all is well with you.

I appreciate you calling, and I share your that disappointment , unfortunately I am away and both distance and time difference makes it difficult to respond fast.

While I've been away, I've kept in touch with my handler and our company office to discuss your situation; but, the people I would much who are assigned to manage and resolve it will be out of the office until January.

While still I'm working hard to get you an answer as quickly as possible, we unfortunately have to wait till they return to the office.

I hope you have a wonderful Christmas and New Year's. Please know how much I value your patience and understanding.

I look forward to hearing from you early next year so we can discuss the remaining issues.

My best,

Katerina

● 2023

On Sun, 29 Jan 2023 at 22:50, Al Sarpong <albertsarpong@hotmail.com> wrote:

Dear Katerina,

I hope all is well with you.

As per the message I left on your mobile a couple of days ago, I have to once again relay my disappointment that we have almost reached the end of the January without satisfactorily resolving this matter.

Whilst I understand you have been travelling, I would still have expected somebody representing the freehold to have contacted me to discuss resolution. I have to say that this deeply concerns me in terms of our freehold/leasehold relationship and the handling of any future issues with the building.

It's been nearly a year since the leak first occurred, and I would remind you that both my flat and also Number 16 downstairs, would have been vulnerable to leakage damage if the roof had not been promptly fixed. It is clear from the condition of the roof that it should have been repaired some time before I moved to Number 14 in 2016.

Please can I request that we get this matter resolved within the next few days, with at the very least the freehold office contacting me with a way forward. I would remind you that I have provided you with all the relevant documentation and photographs.

If I have not received a response by the end of the coming business week (Friday 3rd February), I'll be left with little alternative but to seek the necessary legal advice. I would stress that I would much prefer that this matter is resolved between ourselves.

Many thanks and I look forward to hearing from you within the next few days.

Regards,

AI
07921 105732

On 1 Feb 2023, at 17:13, Katerina <katerina@kgplondon.com> wrote:

From: Katerina <katerina@kgplondon.com>

Date: 1 February 2023 at 17:13:24 GMT

To: Al Sarpong <albertsarpong@hotmail.com>

Subject: Re: 14 Carroun Road - Roof Repair Reimbursement

Dear Al

I apologise for delay and inconvenience with this matter. But I want everything to be done correctly and strictly in accordance with the terms of the lease and accounting requirements, because we are talking about a sensitive financial situation. If this situation is properly resolved we will avoid similar problems in future.

To proceed with this matter our solicitor must provide me clear guidance and complete approval for my actions and words.

Regrettably for us, the solicitor we are working with (the solicitor who made the lease for the property (14-16 Carroun road) has changed companies at the end of 2022. And didn't get in touch with me until recently. I spoke with him today, and he assured me that he would be in touch with you shortly in the upcoming weeks.

I appreciate your patience.

Best wishes

Katerina

On 11 May 2023, at 09:17 AM, Katerina <katerina@kgplondon.com> wrote:

From: Katerina <katerina@kgplondon.com>

Sent: 11 May 2023 09:17

To: Al Sarpong <albertsarpong@hotmail.com>

Subject: [14 Carroun Road](#) (Roof repairs issue)

Dear Al,

I am writing to let you know that the KG Project's solicitor is now in contact with me and working on resolving the situation but before advising me fully has asked me to ask you the following questions.

1. Was "Solar Roofing" the only contractor with whom you got a quote and if they were the only contractor how did you chose them?
2. Who is JS Whitbread
3. Why did you highlight this payment when I asked you for evidence that Solar had been paid?

Looking forward to hearing from you,

Best regards

Katerina

KG PROJECT LTD

On Thu, 11 May 2023 at 21:34, Al Sarpong <albertsarpong@hotmail.com> wrote:

Hi Katerina,

Thank you for your email.

Answers to your questions below:-

- Firstly, I should correct you - it was Solution Roofing that did work and this is clearly stated on the invoice I presented to you. I do not have any documented quotes but I did some ringing around and also went on to the My Builder website - to be honest, it was not an easy task! Bearing in mind the emergency nature of the leak, I did not have much time to play but was able to select the contractor via online consultation.
- J.S. Whitbread was the name of the person I was requested by the senior roofer to pay the money to. You would have to ask Solution Roofing themselves who that person is within the company but probably a director. A link to for the company is attached: [Local Lewisham Roofer - Solution Roofing Ltd.](#)
- Simply because that is my evidence that the job was paid for out of my own money, and I accompanied it with an invoice; I am not sure why you are asking me that question. Again, I would suggest you contact the company if you want further clarification. I had no knowledge of Solution Roofing or of any of their employees before the job was done, and in any case, just reviewing the condition of the roof via the video taken by the roofing team would advise you and your solicitor that the work needed to be done. If the roof had been shown to me before I moved in back in February 2016, I would have requested that you/KG Project fixed it prior to me moving in.

Please let me know if you require any further information, especially as I would like this sorted out as quickly as possible.

Many thanks.

Regards,

Al

Albert Sarpong

[14 Carroun Road](#)

[Vauxhall](#)

[London](#)

[SW8 1JT](#)

On 12 May 2023, at 12:54 AM, Katerina <katerina@kgplondon.com> wrote:

From: Katerina <katerina@kgplondon.com>

Sent: 12 May 2023 12:54

To: Al Sarpong <albertsarpong@hotmail.com>

Subject: Re: [14 Carroun Road](#) (Roof repairs issue)

Dear Al,

Thank you for answering my questions. I have forwarded your reply to company's solicitor. I hope to get proper advice from them early next week. As soon as I hear back from them, i will notify you. Thank you for your patience

Best regards

Katerina

On , 21 May 2023 at 20:48, Al Sarpong <albertsarpong@hotmail.com> wrote:

From: Al Sarpong <albertsarpong@hotmail.com>

Sent: 21 May 2023 20:48

To: Katerina <katerina@kgplondon.com>

Subject: Re: [14 Carroun Road](#) (Roof repairs issue)

Dear Katerina,

Given that over a week has passed away since your last note, do you have any further news from your company's solicitor please?

Many thanks.

Regards,

Al

Albert Sarpong

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[Vauxhall](#)

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Tel/Fax: +44 (0) 20 7 582 0700 albertsarpong@hotmail.com

On Sun, 4 Jun 2023 at 11:29, Al Sarpong <albertsarpong@hotmail.com> wrote:

Hi Katarina,

Whilst you have at least addressed the situation with the fallen pipes on the back wall, once again you are ignoring my notes (and previously my phone calls) on the subject of the roof.

Please can you (and also your solicitor) be advised that unless I get positive feedback by the 15th June with regards the necessary repairs that were done back in the late winter of 2022, I will then without delay be taking the appropriate action legally to get my money.

Having seen the damage within my flat for yourself and also the pictures of the roof before it was renovated, I am not sure why there has been such a long delay, but this contrasts with the correct and prompt action taken recently with regards the pipes. For the sake of our cordial relationship, I would rather we did not go down this road so please can I urge we resolve this as quickly as possible with no further delays.

Always happy to discuss although I would urge that this is done as soon as possible.

Many thanks.

Regards,

Al

Albert Sarpong

[14 Carroun Road](#)

[Vauxhall](#)

[London](#)

[SW8 1JT](#)

Mobile: +44 (0)7921 105732

Tel/Fax: +44 (0) 20 7 582 0700 albertsarpong@hotmail.com

On 17 June 2023, at 09:55 AM, Katerina <katerina@kgplondon.com> wrote:

From: Katerina <katerina@kgplondon.com>

Sent: 17 June 2023 09:55

To: Al Sarpong <albertsarpong@hotmail.com>

Subject: Re: [14 Carroun Road](#) (Roof repairs issue)

Dear Al,

I hope this letter finds you well. I would like to extend apologies once again for the delay and inconvenience caused by the matter at hand.

As you are aware, KG Project was awaiting guidance and a comprehensive understanding of the lease obligations and responsibilities from our solicitor in order to proceed.

We have been working closely with Mr. Stan Harris from Salaw Solicitors, who, on behalf of KG Project, sent you an email on the 14th June to provide a clear explanation and advice regarding the issue.

I am writing to ensure that you have received this email and are aware of the contents therein.

Now that we have a clear understanding of the situation, we are prepared to engage in a discussion with you.

In relation to the roof works that were previously carried out and other repairs, I will be contacting you early next week to further address these matters.

Thank you for your attention to this letter. We look forward to resolving this issue in a timely and most efficient manner.

Best regards

Katerina

On Wed, 21 Jun 2023 at 23:27, Al Sarpong <albertsarpong@hotmail.com> wrote:

----- Forwarded message -----

From: Al Sarpong<albertsarpong@hotmail.com>

Date: Wed, 21 Jun 2023 at 23:27

Subject: Re: 14 Carroun Road (Roof repairs issue)

To: Katerina <katerina@kgplondon.com>

Dear Katerina,

Thanks very much for your note.

To confirm that I did receive Mr Harris' email and letter. In general, there was a lot in there that I thought made good sense and understood the situation. There were however a couple of points that I took issue with and made clear in my reply back to Mr Harris.

As was suggested in his letter, having someone of independent standing to decide on disputes or any other issues that affect the building is a good idea, and in principle I support it. This is so long as the person appointed is of fit and proper standing to be able to make sound judgements

fairly. It might be a good idea to get the lease document reviewed although we can discuss that at the appropriate time.

Even before this dispute, I have been concerned about the manner in which the freehold is being managed. This particular issue should have been resolved at least year ago, and I did not really appreciate having my initial phone calls and emails ignored before any action was taken. Anyway, we are now where we are which at least is a much better place for resolution, and I look forward to working with you to get this issue closed as quickly as possible.

Once again, many thanks.

Regards,
Al

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albertsarpong@hotmail.com

On 22 Jun 2023, at 15:48, Stan Harris <Stan.Harris@salaw.com> wrote to Al Sarpong

Dear Mr Sarpong

WITHOUT PREJUDICE

Many thanks for your email of the 15th and both my Clients and I are grateful for you setting out your position. In particular , moving forward , an agreement that working together and reaching agreement, wherever possible before any action is taken , is clearly in both your interest and our Clients.

I have seen the exchange of email with the director of our Client company last month and our Client does not accept the answers you have given especially as, there is no adequate reason given for the random payment to Mr. Whitbread rather than the Company that undertook the work. We have advised our Client that as there is evidence at Companies House that the Company was going to be struck off (the action was recently suspended) the payment to Mr. Whitbread is even more suspicious . Mr. Whitbread is neither a shareholder nor a director of Solution Roofing Limited.

That plus the absence of any competitive quotes, and to be clear our Client's view that the invoice for £3500 was wholly unreasonable has resulted in our Client not accepting your demands for half the sum invoiced by the roofers. However our Client wishes to resolve the issue of the roof repairs and is prepared to accept that £1000 might have been justified to

undertake the necessary repairs, and our Clients are prepared to pay half this sum , namely £500 in full and final settlement.

Our Client has not invoiced you for the last two years for the annual ground rent at £250 per year notwithstanding your obligation to pay the ground rent whether or not it is demanded. However, in consideration of you accepting the sum of £500 our Client will regard the nonpayment of rent as offsetting your claim for reimbursement of the monies you spent to bring matters to a close.

I look forward to hearing from you that this matter is now settled.

Yours Sincerely

Stan Harris

Consultant

Mobile: +44 (0) 7879 816050

DDI: +44 (0) 1727 798000

F: +44 (0) 1727 798002

E: stan.harris@salaw.com

On Sunday, 25 Jun 2023 at 7:53 PM, Al Sarpong <albertsarpong@hotmail.com> wrote:

From: Al Sarpong <albertsarpong@hotmail.com>

Sent: Sunday, June 25, 2023 7:53 PM

To: Stan Harris <Stan.Harris@salaw.com>

Cc: Katerina <katerina@kgplondon.com>

Subject: Re: 14-16 Carroun Road [SALAW-LIVE.FID1837253]

Dear Mr Harris,

Thanks for your note of the 22nd June.

The "random payment" as you have described, I will state once again was 100% to get the leakage in my flat stopped and the roof fixed - no other purpose. I am very disappointed that both you and your client are questioning my honesty by not accepting the answers I have given in good faith, both in writing and face to face. If that is the case, then I'm afraid I cannot see how we can progress with agreeing a process to manage disputes in the fair manner that we have discussed and agreed previously.

I have also consulted the Companies House website, and what you have not said is that the action to strike off the company appears to have been initiated after the work was done in late February 2022, with accounts due in March this year. How could I possibly have known what financial state the company was in? My first and only concern was to stop water pouring through my flat and also affecting Number 16.

I notice that the sole director's name is Matthew Dean Eastwood - Matthew was the first name of the senior roofer on site when the roof was fixed and it was he that asked me to pay the money to "JS Whitbread". All of this could have been checked if you rang the company as suggested, or when I first discussed this with your client. At the time, Matthew was willing to

have any conversations required with your client, hence all relevant documentation was supplied without hesitation.

I appreciate your client wants to settle this dispute with the same level of willingness as I wish to. However, even taking into account the ground rent freezes which your client agreed to until this matter was resolved, I will not be accepting an offer of just £500 to settle, which given the emergency nature of what happened and also the poor state of the roof previously (pictures attached), I would regard as derisory.

Regards,

Al

Albert Sarpong

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albertsarpong@hotmail.com

On 05 July 2023, at 12:26 Stan Harris <Stan.Harris@salaw.com> wrote to Al Sarpong

From: Stan Harris <Stan.Harris@salaw.com>

Sent: 05 July 2023 12:26

To: Al Sarpong <albertsarpong@hotmail.com>

Subject: RE: 14-16 Carroun Road [SALAW-LIVE.FID1837253]

Dear Mr. Sarpong

Thank you for your email of the 25th of June which I have now discussed with my Client.

I am attaching an email from the director of my Client company which sets out with photos and receipts the urgent pipework repairs recently required which my Client has paid for and which you are responsible for 50% of £557-75. (£278-75)

Whilst my Client is not suggesting you acted in a way other than in good faith I am bound to have pointed out to my Clients that the payment to Mr. Wiltshire is both irregular and wrong. With the Company's solvency position uncertain we have been put in funds for a further sum of £200 which I am instructed will be forwarded to you in full and final settlement of the monies you are claiming when either

1. Mr. Wiltshire returns the money into the Company's bank account and you can provide the necessary evidence or
2. You can demonstrate that Roof Solutions is clearly solvent and ask Matthew to explain in a couple of lines why he requested you to pay Mr.W. instead of the Company.

In total our Client has now agreed £500 (waived rent) + £278-75+ £200 namely £978-75.

We will release the balance of £200 which we confirm is in our Client account once we can advise our Clients that the issue regarding the payment to Mr. Wiltshire has been resolved and that you accept this in full settlement to close this matter down.

Yours Sincerely

Stan Harris

On, 10 Jul 2023 at 10:29 AM, Al Sarpong <albertsarpong@hotmail.com> wrote:

From: Al Sarpong <albertsarpong@hotmail.com>

Sent: 10 July 2023 10:29

To: Stan Harris <Stan.Harris@salaw.com>

Subject: Re: 14-16 Carroun Road [SALAW-LIVE.FID1837253]

Dear Mr Harris,

Many thanks for your email of the 5th July, and the attachment.

I would draw your attention to the sudden appearance of a water stain that has appeared on the high hallway wall. As per my text messages to your client, I would like the pipework revisited please? Prior to that work taken place, there were no water stains appearing on my wall, or any water coming through the ceiling since the roof was fixed back in February 2022.

In her text responses, your client believed it has been caused by the "quality of the roof repairs", but given there has been no water leak problems in the intervening 18 months, my view would be that the contractors that did the pipework should be brought back to check what the issue might be, first and foremost. Moreover, on the day the work was done Mr Ali and his colleague, politely advised me when I spoke to them on Carroun Road that the nature of the pipework on the building might lead to further issues occurring in the future. There may be a fault within the guttering that runs along the top of the building that has caused this, but obviously this needs to be checked.

With regards the assertion that I should be paying half of any repair fees, that would assume that I would own a proper share in the freehold owned by KG Projects, otherwise the interpretation of the lease remains in my view questionable. If it is the former, why is this not certified anywhere that I own this share? The money you have offered towards the roof is cost is less than half, so not sure why this would not work in my favour? For the sake of correctness in our dealings, I would also remind you that the name of the payee at Solutions Roofing (who I would again stress were used in good faith) was J S Whitbread, not Mr Wiltshire as you have stated.

The lease has some instructions within it which I wish to organise getting thoroughly checked out legally, not the least the 50% repair payment that has been asserted in your previous emails. I am therefore recommending you allow me the opportunity to get this done before proceeding further with this matter. I will also attempt to contact Matthew Eastwood as well.

I will revert back to you once this has been completed, however I would still like the pipework revisited as soon as possible.

Regards,
Al

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On Monday, 4 Sept 2023 at 5:11 PM, Al Sarpong <albertsarpong@hotmail.com> wrote:

From: Al Sarpong <albertsarpong@hotmail.com>
Sent: Monday, September 4, 2023 5:11 PM
To: Stan Harris <Stan.Harris@salaw.com>
Cc: Katerina Perepech <katerina@kgplondon.com>
Subject: Re: 14-16 Carroun Road [SALAW-LIVE.FID1837253]
Importance: High

Dear Mr Harris,

Apologies for the long delay in getting back to you - thanks for your patience.

I took advice from my solicitor with regards the lease for the 14-16 Carroun Road building, explaining the current situation. The immediate advice from her was to get a copy of the lease which had my details listed on it, which I never received either when I moved in, or more recently when I received a copy from the Land Registry. In terms of Flat 14 ownership, that is assured through the official titles deeds which have my name on them.

Having contacted the Land Registry again last month to see if they held a more up-to-date copy, they responded by advising that the only one available dates back to the 8th November 2013, over 2 years before I moved in. This does not include any of my details, and it references the Management Company which as you informed me in a previous note, the freehold decided not to set up.

I went back to my solicitor to confirm all of this and it was in her considered legal view, that the freehold is in breach as the terms and details of the lease are clearly out of date. This is not satisfactory for either party and I cannot see how the demands you and your client have made can fully hold firm now with reference to an out-of-date lease document. In my view, this is going to need proper independent mediation to resolve, as opposed to expensive legal address being taken by both sides.

I would be grateful for your thoughts on this as soon as is possible.

Many thanks.

Regards,

AI

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On 04 September 2023, at 17:32 Stan Harris <Stan.Harris@salaw.com> wrote to AI Sarpong

From: Stan Harris <Stan.Harris@salaw.com>
Date: 4 September 2023 at 17:31:46 BST
To: AI Sarpong <albertsarpong@hotmail.com>
Cc: Katerina <katerina@kgplondon.com>
Subject: 14-16 Carroun Road [SALAW-LIVE.FID1837253]

Dear Mr Sarpong

The lease you bought from the previous owner was the 2013 lease. You don't get a new lease when you buy a leasehold property unless it is a rental lease or you bought from developers-neither of which applied here.

Please go back to the Solicitor who acted for you when you purchased.

Otherwise please ask your solicitor to contact me.

Kind Regards

STAN

● 2025

On , 19 July 2025 at 12:44, AI Sarpong <albertsarpong@hotmail.com> wrote to Katerina:

From: AI Sarpong <albertsarpong@hotmail.com>
Sent: 19 July 2025 12:44
To: Katerina Perepech <katerina@kgplondon.com>
Subject: 14 &16 CARROUN ROAD - PARTY WALL BUILDING PIPE / GUTTERING ISSUE FOR URGENT RESOLUTION

Dear Katerina,

I am bringing to your attention an issue with the shared wall at the back of our flats, and particularly the pipe which was fixed back in December 2024.

Following the recent bad weather, including today where there has been some heavy rain in London, it would appear that the pipe or guttering is leaking onto the wall yet again. I attach pictures for your perusal. Please can I urge that this is addressed as quickly as possible with organising the return of contractors to fix this.

I have no idea if the leak is affecting Ed downstairs or Eleanor Henson's garden. But we were advised by the contractor that fixed the pipe late last year that there could be an issue again in the future. A longer term and more resilient solution might be necessary to ensure no further leakage.

I'd be grateful for your response as soon as possible please as this is causing damage, and happy to discuss.

Many thanks.

Regards,

Al

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On, 23 July 2025 at 09:10 AM, Al Sarpong <albertsarpong@hotmail.com> wrote:

From: Al Sarpong <albertsarpong@hotmail.com>

Date: 23 July 2025 at 09:10:03 BST

To: Katerina Perepech <katerina@kgplondon.com>

Subject: Fw: 14 &16 CARROUN ROAD - PARTY WALL BUILDING PIPE / GUTTERING ISSUE FOR URGENT RESOLUTION

Good Morning Katerina,

I am still waiting on a response to my mail from last Saturday 19th July with regards to the leak that has sprung up along the party wall.

We have had more bad weather this week and the problem has now exacerbated. The problem is concentrated largely in specific area, so it is unlikely to be a wider issue with the roof.

Once again, please can I request your assistance in getting this resolved as soon as possible, in the same manner as you immediately assisted Eleanor Henson when she raised the issue of the pipe last year.

If there is another line of communication within the freehold that this needs to go (and which I am currently unaware), please advise.

Many thanks.

Regards,

Al

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