

4a Brendon Avenue arrears-records  
(Service charge V.Venegas/ Patel 2014/15/16/17/18/19/20)

date	description	amount / turnover	number	100/1b-13		VAT pay /rebate (return)		Net amount (excl.VAT)		debit / credit check	
				credit	debit	credit	debit	credit	debit	credit	debit
8-Jun-14	balance brought forward from .....									£0.00	£0.00
8-Jun-14	journal opening - opening admin fee (reduced by £60)	£ 40.00	14bVVsc001		£40.00	£6.67	£0.00	£33.33	£0.00	£40.00	£40.00
8-Jun-14	journal opening - opening balance from VAT14b019, <b>unpaid</b> including to this point accumulated additional expenditure charges or penalties related to service charge issues 4A Brendon Avenue	£ 6,382.10	14bVVsc002		£6,382.10	£988.69	£0.00	£5,393.41	£0.00	£6,382.10	£6,382.10
8-Jun-14	late payment fee ( incurred 8 June 2014)	£ 22.00	14bVVsc003		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
8-Jun-14	over credit limit fee (no repayment agreement in place)	£ 8.00	14bVVsc004		£8.00	£1.33	£0.00	£6.67	£0.00	£8.00	£8.00
10-Jun-14	penalty charge hoopers advertisement without notification or permission seeking from VAT 14b018	£ 318.00	14bVVsc005		£318.00	£38.00	£0.00	£280.00	£0.00	£318.00	£318.00
10-Jun-14	consider letter from Gillhams Solicitors	£ 22.00	14bVVsc006		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
10-Jun-14	telecommunication with Gillhams Solicitors 1.56mins	£ 17.97	14bVVsc007		£17.97	£3.00	£0.00	£14.98	£0.00	£17.97	£17.97
10-Jun-14	fax to Gillhams Solicitors reminding outstanding full signed mandate that MR & Mrs Venegas appointed this entity for representation	£ -	14bVVsc008		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
10-Jun-14	telecommunication with V. Venegas 2.03mins	£ 23.38	14bVVsc009		£23.38	£3.90	£0.00	£19.48	£0.00	£23.38	£23.38
12-Jun-14	consider letter from Gillhams Solicitors	£ -	14bVVsc010		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
12-Jun-14	respond to MR & Mrs Venegas ref. venegas 2-14	£ -	14bVVsc011		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14-Jun-14	consider letter from Gillhams Solicitors	£ 22.00	14bVVsc012		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
14-Jun-14	respond to MR & Mrs Venegas ref. venegas 3-14	£ 22.00	14bVVsc013		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
20-Jun-14	consider letter from Mr & Mrs Venegas	£ 22.00	14bVVsc014		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
20-Jun-14	respond to MR & Mrs Venegas ref. venegas 4-14	£ 22.00	14bVVsc015		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
20-Jun-14	late payment fee incurred (16 June 2014)	£ 24.00	14bVVsc016		£24.00	£4.00	£0.00	£20.00	£0.00	£24.00	£24.00
24-Jun-14	late payment fee incurred (24 June 2014)	£ 24.00	14bVVsc017		£24.00	£4.00	£0.00	£20.00	£0.00	£24.00	£24.00
24-Jun-14	email-advice to contact me via email in order to access potential correspondence remotely	£ -	14bVVsc018		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
28-Jun-14	telecommunication with Mr Venegas advising again, accordingly 2.01min free of charge	£ -	14bVVsc019		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
28-Jun-14	note to above verbal communication	£ -	14bVVsc020		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3-Jul-14	late payment fee incurred (2 July 2014)	£ 24.00	14bVVsc021		£24.00	£4.00	£0.00	£20.00	£0.00	£24.00	£24.00
3-Jul-14	over credit limit fee (no repayment agreement in place)	£ 8.00	14bVVsc022		£8.00	£1.33	£0.00	£6.67	£0.00	£8.00	£8.00
4-Jul-14	telecommunication with V. Venegas 2.29mins free of charge follow up of default notice being acknowledged	£ -	14bVVsc023		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
9-Jul-14	late payment fee incurred (9 July 2014)	£ 24.00	14bVVsc024		£24.00	£4.00	£0.00	£20.00	£0.00	£24.00	£24.00
9-Jul-14	over credit limit fee (no repayment agreement in place)	£ 8.00	14bVVsc025		£8.00	£1.33	£0.00	£6.67	£0.00	£8.00	£8.00
10-Jul-14	considering email and attached letter from Gillhams Solicitors as it appears	£ 22.00	14bVVsc026		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
11-Jul-14	respond to MR & Mrs Venegas via email (enclosing this journal as an attachment) cc Gillhams Solicitors	£ 22.00	14bVVsc027		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
11-Jul-14	considering email from Gillhams Solicitors as it appears	£ 22.00	14bVVsc028		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
11-Jul-14	respond to above via blackberry	£ 22.00	14bVVsc029		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
15-Jul-14	Kind, convivial reminder that there appear to be no change of circumstances, unfortunately - no Mandate received no repayment agreement signed , no remittance received at all (this reminder being free of charge)	£ -	14bVVsc030		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
16-Jul-14	late payment fee incurred (16 July 2014)	£ 24.00	14bVVsc031		£24.00	£4.00	£0.00	£20.00	£0.00	£24.00	£24.00
16-Jul-14	over credit limit fee (no repayment agreement in place)	£ 8.00	14bVVsc032		£8.00	£1.33	£0.00	£6.67	£0.00	£8.00	£8.00
16-Jul-14	telecommunication with Mrs V. Venegas	£ -	14bVVsc033		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Please check figures reflected in this journal record/ statement being correct.  
Any prospective dispute to be lodged not later than a 14 days from presumed reception.  
Late reclamation can not be accepted.

4a Brendon Avenue arrears-records  
(Service charge V.Venegas/ Patel 2014/15/16/17/18/19/20)

16-Jul-14	considering email from Gillhams Solicitors as it appears (still no valid Mandate enclosed) suggesting to pay £1,500.00 without any sensible explanation how this amount might account	£	22.00	14bVVsc034		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
17-Jul-14	respond to above to Mrs Venegas	£	22.00	14bVVsc035		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
17-Jul-14	monthly default administration charge for June 2014(pre-notified)	£	12.00	14bVVsc036		£12.00	£2.00	£0.00	£10.00	£0.00	£12.00	£12.00
17-Jul-14	monthly default interest charge for June 2014 at a rate 5.5% pre-notified on £ 5,897.87 net	£	26.66	14bVVsc037		£26.66	£0.00	£0.00	£26.66	£0.00	£26.66	£26.66
17-Jul-14	consider email from Mrs V. Venegas		22.00	14bVVsc038		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
19-Jul-14	respond to above by letter attached to email message posted from Germany	£	22.00	14bVVsc039		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
21-Jul-14	postage of above, only	£	1.20	14bVVsc040		£1.20	£0.00	£0.00	£1.20	£0.00	£1.20	£1.20
24-Jul-14	late payment fee incurred (16 July 2014)	£	24.00	14bVVsc041		£24.00	£4.00	£0.00	£20.00	£0.00	£24.00	£24.00
24-Jul-14	over credit limit fee (no repayment agreement in place)	£	8.00	14bVVsc042		£8.00	£1.33	£0.00	£6.67	£0.00	£8.00	£8.00
25-Jul-14	monthly default interest charge for July 2014 at a rate 5.5% pre-notified on £6,157.59 net	£	28.76	14bVVsc043		£28.76	£0.00	£0.00	£28.76	£0.00	£28.76	£28.76
25-Jul-14	as per telecommunication on 24 July 2014 with Mrs V. Venegas, discounting all additional charges commencing with the 10th July 2014, setting the total amount of these charges off if any form of agreement being ratified how to overcome the inconvenience at the possible earliest and a immediate payment of just £250 reaching my HSBC business account not later than 1st of August 2014 17:00 BST	£	571.97	14bVVsc044	£571.97			£95.33	£0.00	£476.64	£571.97	£571.97
25-Jul-14	considering email from Gillhams Solicitors as it appears (still no valid Mandate enclosed) suggesting to pay now £5,000.00 immediately without any sensible explanation how this amount might account	£	-	14bVVsc045		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
25-Jul-14	I advise to contact Mrs. V. Venegas	£	-	14bVVsc046		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
25-Jul-14	considering email from Gillhams Solicitors as it appears (still no valid Mandate enclosed) suggesting quote: "Your response to our earlier email is deliberately obtuse"	£	-	14bVVsc047		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
25-Jul-14	consider email from Mrs V. Venegas " .....we are going to Court because this is the only way to deal with you"	£	-	14bVVsc048		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
25-Jul-14	respond to above email message acknowledged receipt - regretting your decision	£	-	14bVVsc049		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
26-Jul-14	compose email to N. Luper (Gillhams Solicitors) making abundantly clear that I have passed on clear suggestions how this matter could be resolved to a discounted favourite amount valid till 1st August 2014 no charge for this email also requesting a valid Mandate again, all other charges are on hold till 1st August too.	£	-	14bVVsc050		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
28-Jul-14	consult Mock Rechtsanwälte	£	-	14bVVsc051		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
31-Jul-14	paying Invoice to Mock Rechtsanwälte Euro 357.00 x 0.79504 to the pound	£	283.82	14bVVsc052		£283.82	£47.30	£0.00	£236.52	£0.00	£283.82	£283.82
31-Jul-14	agree to offer of suggested £5,000.00 from Gillhams Solicitors	£	-	14bVVsc053		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
1-Aug-14	telecommunication with Mock Rechtsanwälte saying the £ 5,000.00 offer is no longer available. I suggest to accept the offer in writing by setting a deadline by when monies to reach my bank-account. Making clear that Gillhams negotiation attitude appears being unreliable and incredible now stating £ 5,000.00 are no longer available as purchaser withdrew	£	-	14bVVsc054		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
1-Aug-14	as per telecommunication on 24 July 2014 with Mrs v. venegas, discounting all additional charges commencing with the 10th July 2014, setting the total amount of these charges off if any form of agreement being ratified how to overcome the inconvenience at the possible earliest and a immediate payment of just £250 reaching my HSBC business account not later than 1st of August 2014 17:00 BST all default charges on hold from 24 July 2014 offer not accepted	£	571.97	14bVVsc055	£571.97		£95.33	£0.00	£476.64	£0.00	£571.97	£571.97
3-Aug-14	consider email from V. Venegas Powers of attorney	£	-	14bVVsc056		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
4-Aug-14	agree to settle at £5,000.00 subject to this amount reaching my account within reasonable times ( a dead line may be set)	£	-	14bVVsc057		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Please check figures reflected in this journal record/ statement being correct.  
Any prospective dispute to be lodged not later than a 14 days from presumed reception.  
Late reclamation can not be accepted.

4a Brendon Avenue arrears-records  
(Service charge V.Venegas/ Patel 2014/15/16/17/18/19/20)

6-Aug-14	consider E-mail from Dr. Mathias Korsten / Mock Rechtsanwaelte sent to Gillhams Solicitors cc to me sating 18th August to be the very latest to pay agreed £5,000.00 or likely to pay more.....	£ -	14bVVsc058		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
6-Aug-14	reply to Dr. M. Korsten confirming that I absolutely agree to sent message	£ -	14bVVsc059		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18-Aug-14	search charge check account "greenpower1wo" but do not realise any remittance from Gillhams Solicitors or Mr / Mrs Venegas ( no payment has been detected	£ 5.00	14bVVsc060		£5.00	£0.83	£0.00	£4.17	£0.00	£5.00	£5.00
18-Aug-14	search charge check account "greenpower1wo" but do not realise any remittance from Gillhams Solicitors or Mr / Mrs Venegas ( no payment has been detected ( further additional charges on hold till further notice)	£ 5.00	14bVVsc061	£5.00		£0.00	£0.83	£0.00	£4.17	£5.00	£5.00
24-Aug-14	compose email to Gillhams Solicitors attention N. Luper cc Mr & Mrs Venegas, advising that no payment had been identified in the greenpower1wo account by 18th August, having been the set ultimatum for the agreed, reduced lump sum of £5,000.00 "please advise further how you consider serving the arrears account..."	£ -	14bVVsc062		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
25-Aug-14	paying Invoice to Mock Rechtsanwaelte Euro 357.00 x 0.79504 to the pound (30/7/2014 - 06/08/2014)	£ 283.82	14bVVsc063		£283.82	£47.30	£0.00	£236.52	£0.00	£283.82	£283.82
28-Aug-14	letter to gillhams Solicitors requesting a financial statement to be filled in by Mr & Mrs Venegas in order to assess how this account to handled in the future	£ 22.00	14bVVsc064		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
1-Sep-14	monthly default interest charge for August 2014 at a rate 5.5% pre-notified on £6,456.12 net	£ 30.07	14bVVsc065		£30.07	£0.00	£0.00	£30.07	£0.00	£30.07	£30.07
6-Sep-14	reminding letter date 28 August 2014 requesting a Financial Statement remains without noticed response, at this end of the line??	£ 22.00	14bVVsc066		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
11-Sep-14	consider email from Gillham Solicitors Mr. N Luper asking how much the current exact outstanding is	£ 22.00	14bVVsc067		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
12-Sep-14	responding to above, advising that unless I receive the Financial Statement filled in and signed by Mr & Mrs Venegas in original by 18th September 2014 17:00 BST, the very latest, charges will no longer be on hold and question-marked position will have to be charged for, according to pre-notified notices.	£ 22.00	14bVVsc068		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
12-Sep-14	consider email from Gillhams Solicitors Mr N. Luper requesting detailed justification of all positions charge in VAT 14b019	£ 22.00	14bVVsc069		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
12-Sep-14	respond to above request	£ 22.00	14bVVsc070		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
12-Sep-14	consider email from Gillhams Solicitors Mr N. Luper requesting VAT 14b019, again	£ 22.00	14bVVsc071		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
12-Sep-14	respond to above request	£ 22.00	14bVVsc072		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
25-Sep-14	email to Gillhams Solicitors Mr N. Luper & Mrs Venegas, advising that I am in Berlin, having the opportunity to talk to Mock Rechtsanwaelte "please advised"	£ -	14bVVsc073		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
1-Oct-14	monthly default interest charge for September 2014 at a rate 5.5% pre-notified on £6,861.75 net	£ 31.02	14bVVsc074		£31.02	£0.00	£0.00	£31.02	£0.00	£31.02	£31.02
14-Oct-14	reminder tonl@gillhams.com: vrvenegas @googlemail.com ("could you please justify why you seem not responding any longer?")	£ 22.00	14bVVsc075		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
16-Oct-14	late payment fee/ default charge incurred (reduced to once a month charge Oct 2014)	£ 24.00	14bVVsc076		£24.00	£4.00	£0.00	£20.00	£0.00	£24.00	£24.00
16-Oct-14	over credit limit fee (no repayment agreement in place)	£ 8.00	14bVVsc077		£8.00	£1.33	£0.00	£6.67	£0.00	£8.00	£8.00
17-Oct-14	postage / hand - delivered journal update	£ -	14bVVsc078		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
2-Oct-14	consider letter from MS Auctions	£ 22.00	14bVVsc079		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
23-Oct-14	respond to above request, please advise if 4a Brendon Avenue had been auctioned or not as current lessee on my records seems not responding	£ 22.00	14bVVsc080		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
27-Oct-14	Speaking to Corin (surveyor) checking on 4a Brendon Avenue	£ -	14bVVsc081		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
27-Oct-14	telecommunication with hoopers speaking to John saying that 4a being sold in Auction	£ -	14bVVsc082		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
27-Oct-14	telecommunication with Gillhams speaking to Reception confirming that 4a being sold in Auction also stating that no verbal communication being held with me - justification unclear - written correspondence seems to be an accepted option for Gillhams Solicitors (2.45min)	£ 28.17	14bVVsc083		£28.17	£4.70	£0.00	£23.48	£0.00	£28.17	£28.17

Please check figures reflected in this journal record/ statement being correct.  
Any prospective dispute to be lodged not later than a 14 days from presumed reception.  
Late reclamation can not be accepted.

4a Brendon Avenue arrears-records  
(Service charge V.Venegas/ Patel 2014/15/16/17/18/19/20)

27-Oct-14	compose email to Gillhams Solicitors attention N. Luper, advising to above	£	22.00	14bVVsc084		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
30-Oct-14	consider letter received by fax from hoddors law advising 4a Brendon Avenue lease interest had been auctioned (no charge in good will)	£	-	14bVVsc085		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
31-Oct-14	monthly default interest charge for October 2014 at a rate 5.5% pre-notified on £6,456.12 net	£	32.17	14bVVsc086		£32.17	£0.00	£0.00	£32.17	£0.00	£32.17	£32.17
31-Oct-14	respond to hoddors law (no charge in good will)	£	-	14bVVsc087		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
4-Nov-14	consider e-mail from Angela stating Mr & Mrs Venegas' solicitors are not	£	22.00	14bVVsc088		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
4-Nov-14	acknowledged receipt of above & responding, Yes I willing to assists - please provided Power of Attorney in original or certified copy by you in hard print and advise Mr & Mrs Venegas to pay total outstanding below (being progressive) in order to license sales proceedings.	£	22.00	14bVVsc089		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
7-Nov-14	several e-mail exchange between Hooders Law (Angela Cory) in good will, no single charge	£	-	14bVVsc090			£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7-Nov-14	posting authentic copies on request, as a gesture of good will but advise that the current Lessees, represented by Gilhams Solicitors, to my records, remain responsible till any prospective completion. Shall I remain disregarded in my financial demand, it appears lawful to conclude any prospective purchasers may have accepted to take over this debt, showing below in total (progressively).	£	-	14bVVsc091		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
16-Nov-14	late payment fee/ default charge incurred (reduced to once a month charge Oct 2014)	£	24.00	14bVVsc092		£24.00	£4.00	£0.00	£20.00	£0.00	£24.00	£24.00
16-Nov-14	over credit limit fee (no repayment agreement in place)	£	8.00	14bVVsc093		£8.00	£1.33	£0.00	£6.67	£0.00	£8.00	£8.00
18-Nov-14	Posting authentic copies of amendment regarding affected lease to have service charge fixed as well as other significant information regarding all above	£	22.00	14bVVsc094		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
28-Nov-14	monthly default interest charge for November 2014 (28 days only, due to declared transfer target on 28th) at a rate 5.5% pre-notified on £7,053.42 net	£	29.75	14bVVsc095		£29.75	£0.00	£0.00	£29.75	£0.00	£29.75	£29.75
28-Nov-14	remittance received from hooders law on behalf of Mr & Mrs Venegas, as well as Hoopers	£	8,371.14	14bVVsc096	£8,371.14		£0.00	£1,395.19	£0.00	£6,975.95	£8,371.14	£8,371.14
28-Nov-14	VAT adjustment to items having not generated VAT like interest e.g. against above remittance	£	189.72	14bVVsc097	£83.75		£105.97	£0.00	£0.00	£189.72	£189.72	£189.72
28-Nov-14	above VAT adjustment remain outstanding as Non VAT items	£	83.75	14bVVsc098		£83.75	£0.00	£0.00	£83.75	£0.00	£83.75	£83.75
29-Nov-14	considering letter from hooders law dated 28 November 2014, advising sale has been completed on 28 November 2014 and above payment had been made, subject to reclaim as being disputed. Question remains how, without notice associated notice fee to relevant freeholder????	£	22.00	14bVVsc097		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
3-Dec-14	responding to above, advising that above remittance being received and the contents of the letter has been carefully noted, also advising this being the time to consider a constructive collaborating attitude perhaps being a better start if this dubious transaction supposed to be accepted. I make clear that all aforesaid including all warnings being relevant and valid to my point of view of this matter. attaching true copies of "paid"- receipt issued regarding VAT14b018 & VAT14b019	£	22.00	14bVVsc098		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
3-Dec-14	posting above securely	£	6.95	14bVVsc099		£6.95	£1.16	£0.00	£5.79	£0.00	£6.95	£6.95
15-Mar-15	journal re-opening - opening admin fee (non-reduced) VAT14b066 issued on 31st December 2014,	£	100.00	14bVVsc100		£100.00	£16.67	£0.00	£83.33	£0.00	£100.00	£100.00
15-Mar-15	due to sale without prior notification of intention to sell, also missing certification of gas and electrical installation & other issues, brought forward to this journal record because no sensible explanation has reached my office, why no remittance, as it appears, has been submitted and the lease had to appear being sublet without seeking agreement from freeholder (local authorities penalise letting without licence with up to £20,000.00 being the guideline here)	£	12,402.75	14bVVsc101	£12,402.75		£2,067.13	£0.00	£10,335.63	£0.00	£12,402.75	£12,402.75
16-Mar-15	recorded postage of relevant demand in hard-print, reminding the full penalty charge including service charge or any additional accumulating costs being payable, now	£	2.03	14bVVsc102		£2.03	£0.34	£0.00	£1.69	£0.00	£2.03	£2.03

Please check figures reflected in this journal record/ statement being correct.  
Any prospective dispute to be lodged not later than a 14 days from presumed reception.  
Late reclamation can not be accepted.

4a Brendon Avenue arrears-records  
(Service charge V.Venegas/ Patel 2014/15/16/17/18/19/20)

19-Mar-15	reminding above , requesting acknowledgement of receipt reminding all above as well as reporting further leaks from the upper flat (affected leasehold) estimated damage at the ground floor flat £350.00	£ -	14bVVsc103		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18-Apr-15	reminding all above as well as reporting further leaks from the upper flat (affected leasehold) estimated damage at the ground floor flat £350.00	£ 22.00	14bVVsc104		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
18-Apr-15	reminding all above as well as reporting further leaks from the upper flat (affected leasehold) estimated damage at the ground floor flat £350.00	£ 350.00	14bVVsc105		£350.00	£58.33	£0.00	£291.67	£0.00	£350.00	£350.00
19-Apr-15	monthly default interest charge for 15 March 2015 15 April 2015 (30 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £10,565.20 net	£ 47.76	14bVVsc106		£47.76	£0.00	£0.00	£47.76	£0.00	£47.76	£47.76
23-Apr-15	consider email from V. Venegas	£ 22.00	14bVVsc107		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
24-Apr-15	responding to above, advising to clear all inconvenience with Mr. Mrs Patel at the earliest and to pay at least partly subject to repayment agreement with me, the freeholder	£ 22.00	14bVVsc108		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
19-May-15	monthly default interest charge for 15 April 2015 15 May 2015 (31 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £10,933.33 net	£ 51.07	14bVVsc109		£51.07	£0.00	£0.00	£51.07	£0.00	£51.07	£51.07
19-Jun-15	monthly default interest charge for 15 May 2015 15 June 2015 (30 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £10,975.89 net	£ 49.62	14bVVsc110		£49.62	£0.00	£0.00	£49.62	£0.00	£49.62	£49.62
19-Jun-15	monthly default interest charge for 15 June 2015 15 July 2015 (31 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £11,017.24 net	£ 51.46	14bVVsc111		£51.46	£0.00	£0.00	£51.46	£0.00	£51.46	£51.46
16-Jul-15	reminder e-mail that no response could have been noticed till last message received 23 April 2015	£ -	14bVVsc112		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7-Sep-15	Brent Council reminder had delivered to register occupants at 4A Brendon Avenue, also email sent to both Venegas & Patel warning insurer of 4/4A Brendon Avenue regarding ongoing inconvenience	£ 22.00	14bVVsc113		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
9-Sep-15	monthly default interest charge for 15 July 2015 to 15Oct 2015 (91 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £11,130.11 net	£ 152.62	14bVVsc115		£152.62	£0.00	£0.00	£152.62	£0.00	£152.62	£152.62
23-Nov-15	reminder e-mail that no response could have been noticed till last message received 23 April 2015, attaching journal up-dated till this date	£ -	14bVVsc116		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
12-Dec-15	Issuing calculation for service-charge period 2016 advising further about outstanding to this journal record and remind that it is the responsible' duty to follow up on time, also offering again to reduce the entire current demand by up to 50% provided a sensible response and remittance proposal having reached me by 11 January 2016 ( letter attachment to email and hand-delivery to 4A BrAv ref Pa121215	£ -	14bVVsc117		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15-Dec-15	monthly default interest charge for 15 Oct 2015 to 15 Dec 2015 (61 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £11,282.73	£ 103.71	14bVVsc118		£103.71	£0.00	£0.00	£103.71	£0.00	£103.71	£103.71
27-Dec-15	VAT15b051 issued on 27th December 2015, (for service charge period 2016, addressed to the supposed responsible of 4A Brendon Avenue) due to sale without prior notification of intention to sell, also missing certification of gas and electrical installation & other issues, brought forward to this journal record because no sensible explanation has reached my office, why no remittance, as it appears, has been submitted	£ 2,362.62	14bVVsc119		£2,362.62	£0.00	£0.00	£2,362.62	£0.00	£2,362.62	£2,362.62
19-Jan-16	warning lessees alternatively the responsible of 4/4A Brendon Avenue, regarding ongoing inconvenience, VAT15b051 covering service charge for 2016, remains unpaid, A discounted £3.50 daily default charge being pre-notified within this warning sent by email and hand-delivered hard print to 4A Brendon Avenue on 19 January 2016. aforementioned to become effective with 20th January 2016	£ 22.00	14bVVsc120		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
20-Jan-16	monthly default interest charge for 15 Dec 2015 to 15 Jan 2016 (30 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £11,386.44	£ 51.47	14bVVsc121		£51.47	£0.00	£0.00	£51.47	£0.00	£51.47	£51.47

Please check figures reflected in this journal record/ statement being correct.  
Any prospective dispute to be lodged not later than a 14 days from presumed reception.  
Late reclamation can not be accepted.

4a Brendon Avenue arrears-records  
(Service charge V.Venegas/ Patel 2014/15/16/17/18/19/20)

31-Jan-16	<b>daily default charge in addition to interest</b> and any other charges effective from 20 January 2016 accounted till to 31 January 2016 (11 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	38.50	14bVVsc122		£38.50	£0.00	£0.00	£38.50	£0.00	£38.50	£38.50
7-Feb-16	<b>daily default charge in addition to interest</b> and any other charges effective from 31 January 2016 accounted till to 7 February 2016 (7 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	24.50	14bVVsc123		£24.50	£0.00	£0.00	£24.50	£0.00	£24.50	£24.50
7-Feb-16	email-advice to contact me via email in order to access potential correspondence remotely , <b>also sending journal update</b>	£	-	14bVVsc124		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
8-Feb-16	consider email from Mr M. Patel who suggests the matter of unpaid service charges to be taken to Mr & Mrs Venegas supposing suggestions that last mentioned still being the current responsible lessee of 4A Brendon Ave.	£	-	14bVVsc125		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
8-Feb-16	respond to above with questionnaire asking who is the current occupant enjoying and benefiting from 4A Brendon Avenue at what financial conditions if any. Also querying if any public monies being spent on rent, which might be collected by who, to what quality & quantity. No closing date given at this stage, also no charge for correspondence imposed in order to stimulate to get this subject into more transparent and sensible perimeters	£	-	14bVVsc126		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14-Feb-16	<b>daily default charge in addition to interest</b> and any other charges effective from 7 January 2016 accounted till to 14 February 2016 (7 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	24.50	14bVVsc127		£24.50	£0.00	£0.00	£24.50	£0.00	£24.50	£24.50
14-Feb-16	above suspended (for 7 days, only) by email dated 7 Feb 2016 sent to milan162@hotmail.co.uk / cc to Victoria Venegas	£	24.50	14bVVsc128	£24.50		£0.00	£0.00	£0.00	£24.50	£24.50	£24.50
15-Feb-16	monthly default interest charge for 15 Jan 2016 to 15 Feb 2016 (31 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £13,881.86	£	64.84	14bVVsc129		£64.84	£0.00	£0.00	£64.84	£0.00	£64.84	£64.84
21-Feb-16	<b>daily default charge in addition to interest</b> and any other charges effective from 14 Feb 2016 accounted till to 21 February 2016 (7 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	24.50	14bVVsc130		£24.50	£0.00	£0.00	£24.50	£0.00	£24.50	£24.50
28-Feb-16	<b>daily default charge in addition to interest</b> and any other charges effective from 21 Feb 2016 accounted till to 28 February 2016 (7 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	24.50	14bVVsc131		£24.50	£0.00	£0.00	£24.50	£0.00	£24.50	£24.50
6-Mar-16	<b>daily default charge in addition to interest</b> and any other charges effective from 28 Feb 2016 accounted till to 06 March 2016 (7 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	24.50	14bVVsc132		£24.50	£0.00	£0.00	£24.50	£0.00	£24.50	£24.50
13-Mar-16	<b>daily default charge in addition to interest</b> and any other charges effective from 06 March 2016 accounted till to 13 March 2016 (7 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	24.50	14bVVsc133		£24.50	£0.00	£0.00	£24.50	£0.00	£24.50	£24.50
15-Mar-16	monthly default interest charge for 15 Feb 2016 to 15 March 2016 (29 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £14,017.56	£	61.25	14bVVsc134		£61.25	£0.00	£0.00	£61.25	£0.00	£61.25	£61.25
21-Mar-16	<b>daily default charge in addition to interest</b> and any other charges effective from 14 March 2016 accounted till to 21 March 2016 (7 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	24.50	14bVVsc135		£24.50	£0.00	£0.00	£24.50	£0.00	£24.50	£24.50

Please check figures reflected in this journal record/ statement being correct.  
Any prospective dispute to be lodged not later than a 14 days from presumed reception.  
Late reclamation can not be accepted.

4a Brendon Avenue arrears-records  
(Service charge V.Venegas/ Patel 2014/15/16/17/18/19/20)

28-Mar-16	<b>daily default charge in addition to interest</b> and any other charges effective from 22 March 2016 accounted till to 28 March 2016 (7 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	24.50	14bVVsc136	£24.50	£0.00	£0.00	£24.50	£0.00	£24.50	£24.50
4-Apr-16	<b>daily default charge in addition to interest</b> and any other charges effective from 29 March 2016 accounted till to 4 April 2016 (7 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	24.50	14bVVsc137	£24.50	£0.00	£0.00	£24.50	£0.00	£24.50	£24.50
11-Apr-16	<b>daily default charge in addition to interest</b> and any other charges effective from 05 April 2016 accounted till to 11 April 2016 (7 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	24.50	14bVVsc138	£24.50	£0.00	£0.00	£24.50	£0.00	£24.50	£24.50
15-Apr-16	monthly default interest charge for 15 March 2016 to 15 April 2016 (31 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £14,150.27	£	66.10	14bVVsc139	£66.10	£0.00	£0.00	£66.10	£0.00	£66.10	£66.10
17-Apr-16	reminding all above as well as reporting further leaks from the upper flat (affected leasehold) estimated damage at the ground floor flat- this time emergency call to local authorities dailed number 101 ref code CD576817	£	-	14bVVsc140	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
5-May-16	insurance claim had been made on 4A BrAv request represented as it appears by Mr Patel 07795533180 (4a occupant: 07479367298) telecommunication with Mr Patel reveals 4A responsible will pay for damage if insurance does not pay or cover (record on file email backed up,too)	£	-	14bVVsc141	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15-May-16	monthly default interest charge for 15 April 2016 to 15 May 2016 (30 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £14,205.35	£	64.21	14bVVsc142	£64.21	£0.00	£0.00	£64.21	£0.00	£64.21	£64.21
15-May-16	<b>daily default charge in addition to interest</b> and any other charges effective from 11 April 2016 accounted till to 15 May 2016 (33 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	115.50	14bVVsc143	£115.50	£0.00	£0.00	£115.50	£0.00	£115.50	£115.50
15-Jun-16	<b>daily default charge in addition to interest</b> and any other charges effective from 16 May 2016 accounted till to 15 June 2016 (30 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	105.00	14bVVsc144	£105.00	£0.00	£0.00	£105.00	£0.00	£105.00	£105.00
15-Jun-16	ultimatum reminder to end on 15t June 2016 regarding the confirmation to be given to the insurer the leak had been fixed	£	-	14bVVsc145	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
16-Jun-16	monthly default interest charge for 15 May 2016 to 15 June 2016 (30 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £14,442.61	£	65.29	14bVVsc146	£65.29	£0.00	£0.00	£65.29	£0.00	£65.29	£65.29
17-Jun-16	email to milan162@hotmail.co.uk,vrvenegas@googlemail.com,gemma.higgins@cl-uk.com advising that the said £1,359.06 net amount the insurer appering willing to pay to be added to this journal till reception of aforesaid amount of monies, now being subject to interest and penalties in addition to aforesaid amount	£	1,359.06	14bVVsc147	£1,359.06	£226.51	£0.00	£1,132.55	£0.00	£1,359.06	£1,359.06
9-Jul-16	<b>daily default charge in addition to interest</b> and any other charges effective from 16 June 2016 accounted till to 10 July 2016 (24 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	84.00	14bVVsc148	£84.00	£0.00	£0.00	£84.00	£0.00	£84.00	£84.00
15-Jul-16	several riminders by telecommunication that above insurance claim had not been received, yet (number called 03452661172) 1st july to 15 July	£	-	14bVVsc149	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
16-Jul-16	monthly default interest charge for 15 June 2016 to 15 July 2016 (31 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £15,699.57	£	73.34	14bVVsc150	£73.34	£0.00	£0.00	£73.34	£0.00	£73.34	£73.34

Please check figures reflected in this journal record/ statement being correct.  
Any prospective dispute to be lodged not later than a 14 days from presumed reception.  
Late reclamation can not be accepted.



4a Brendon Avenue arrears-records  
(Service charge V.Venegas/ Patel 2014/15/16/17/18/19/20)

25-Jul-16	email to milan162@hotmail.co.uk,vrvenegas@googlemail.com,gemma.higgins@cl-uk.com advised that the said £1,359.06 net amount the insurer appering willing to pay to be added to this journal till reception of aforesaid amount of monies, now being subject to interest and penalties in addition to aforesaid amount <b>PAID</b>	£ 1,359.06	14bVVsc151	£1,359.06	£0.00	£226.51	£0.00	£1,132.55	£1,359.06	£1,359.06
26-Jul-16	50% of above credited to 4A Brendon Avenue-lease, in fair gesture and voluntary contribution in favour for current lessees and responsible	£ 679.53	14bVVsc152	£679.53	£0.00	£113.26	£0.00	£566.28	£679.53	£679.53
27-Jul-16	<b>daily default charge in addition to interest</b> and any other charges effective from 11 July 2016 accounted till to 27 July 2016 (16 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£ 56.00	14bVVsc153	£56.00	£0.00	£0.00	£56.00	£0.00	£56.00	£56.00
27-Jul-16	email confirmation to V. Venegas, M Patel , Preston claims Gemmar Higging remittance being received and added to records here, also having debited £679.53 to the benefit of 4A Brendon avenue Lease	£ -	14bVVsc154	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7-Aug-16	<b>daily default charge in addition to interest</b> and any other charges effective from 28 July 2016 accounted till to 7 Aug 2016 (11 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£ 38.50	14bVVsc155	£38.50	£0.00	£0.00	£38.50	£0.00	£38.50	£38.50
31-Aug-16	<b>daily default charge in addition to interest</b> and any other charges effective from 07 August 2016 accounted till to 31 Aug 2016 (24 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£ 48.00	14bVVsc156	£48.00	£0.00	£0.00	£48.00	£0.00	£48.00	£48.00
1-Sep-16	monthly default interest charge for 15 July 2016 to 15 August 2016 (30 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £16,365.31	£ 73.98	14bVVsc157	£73.98	£0.00	£0.00	£73.98	£0.00	£73.98	£73.98
4-Sep-16	email journal up date to both parties (venegas & patel)	£ -	14bVVsc158	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
31-Oct-16	monthly default interest charge for 15 August 2016 to 15 October 2016 (60 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £16,487.29	£ 149.06	14bVVsc159	£149.06	£0.00	£0.00	£149.06	£0.00	£149.06	£149.06
31-Oct-16	<b>daily default charge in addition to interest</b> and any other charges effective from 31 August 2016 accounted till to 31 October 2016 (61 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£ 213.50	14bVVsc160	£213.50	£0.00	£0.00	£213.50	£0.00	£213.50	£213.50
13-Nov-16	<b>daily default charge in addition to interest</b> and any other charges effective from 31 October 2016 accounted till to 13 November 2016 (13 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£ 45.50	14bVVsc161	£45.50	£0.00	£0.00	£45.50	£0.00	£45.50	£45.50
26-Nov-16	email journal up date to both parties (venegas & patel) including Brent Council Housing matters	£ -	14bVVsc162	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
31-Dec-16	<b>daily default charge in addition to interest</b> and any other charges effective from 14 November 2016 accounted till to 31 December 2016 (47 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£ 164.50	14bVVsc163	£164.50	£0.00	£0.00	£164.50	£0.00	£164.50	£164.50
1-Jan-17	monthly default interest charge for 16 October 2016 to 16 December 2016 (60 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £16,895.35	£ 152.75	14bVVsc164	£152.75	£0.00	£0.00	£152.75	£0.00	£152.75	£152.75
12-Jan-17	<b>VAT16b057 issued on 3rd December 2016, (for service charge period 2017, addressed to the supposed responsible of 4A Brendon Avenue)</b> due to sale without prior notification of intention to sell, also missing certification of gas and electrical installation & other issues, brought forward to this journal record because no sensible explanation has reached my office, why no remittance, as it appears, has been submitted	£ 2,528.66	14bVVsc165	£2,528.66	£317.28	£0.00	£2,211.38	£0.00	£2,528.66	£2,528.66
16-Jan-17	telecommunication with Mr Patel reminding VAT16b057 had not received demanded remittance on time (duration approximately 15 min interrupted) no charge added in convenient- good will attitude		14bVVsc166		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Please check figures reflected in this journal record/ statement being correct.

Any prospective dispute to be lodged not later than a 14 days from presumed reception.

Late reclamation can not be accepted.



4a Brendon Avenue arrears-records  
(Service charge V.Venegas/ Patel 2014/15/16/17/18/19/20)

16-Jan-17	email note regarding above conversation to both parties (venegas & patel) including Brent Council Housing matters	£	22.00	14bVVsc167		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
15-Feb-17	email conversation rental income from possible public funding, payment request for insurance as service charge and groundrent remain unpaid cc to Brent Council ( mail 29 jan 4 , 5,9,10 and 15th February	£	22.00	14bVVsc168		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
16-Feb-17	<b>daily default charge in addition to interest</b> and any other charges effective from 01 January 2017 accounted till to 15 February 2017 (46 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	161.00	14bVVsc169		£161.00	£0.00	£0.00	£161.00	£0.00	£161.00	£161.00
17-Feb-17	monthly default interest charge for 16 December 2016 to 16 February 2017 (62 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £19,946.26	£	186.35	14bVVsc170		£186.35	£0.00	£0.00	£186.35	£0.00	£186.35	£186.35
16-Mar-17	email to building insurer to amend 4a Brendon Avenue interested party position	£	22.00	14bVVsc171		£22.00	£3.67	£0.00	£18.33	£0.00	£22.00	£22.00
17-Mar-17	<b>daily default charge in addition to interest</b> and any other charges effective from 16 February 2017 accounted till to 16 March 2017 (28 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified	£	98.00	14bVVsc172		£98.00	£0.00	£0.00	£98.00	£0.00	£98.00	£98.00
18-Mar-17	because we now have reached the maximum daily interest of lawfully £90 a month, exceeded by £ 8.00, the surplus being credited back to meet current regulation & legislation	£	8.00	14bVVsc173	£8.00		£0.00	£0.00	£0.00	£8.00	£8.00	£8.00
2-Apr-17	email to Mr Patel & Mrs Venegas to notify about 18th March 2017 entry and future monthly daily will appear as the maximum daily charge per month independent from monthly interest, which shall continue to apply on the total current default sub being progressive at a rate of currently 5.5%	£	-	14bVVsc174		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
2-Apr-17	monthly default interest charge for 16 February 2017 to 16 March 2017 (28 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £20,244.61	£	85.42	14bVVsc175		£85.42	£0.00	£0.00	£85.42	£0.00	£85.42	£85.42
21-Apr-17	again further leaks originating from 4A Brendon Avenue occurred reported to All parties on file including the local Authority meaning Brent Council - estimated monetary value of damage	£	1,500.00	14bVVsc176		£1,500.00	£250.00		£1,250.00		£1,500.00	£1,500.00
21-Apr-17	email to All on file	£	22.00	14bVVsc177		£22.00	£3.67		£18.33		£22.00	£22.00
27-Apr-17	telecommunication with Nathalie and Jim at Brent Council revenues - no notification-charge being taken in good will attitude in order to facilitate a resolution in fairnes and sensible manner	£	-	14bVVsc178		£0.00	£0.00		£0.00		£0.00	£0.00
30-Apr-17	contact Brent Council as advised on the 27th by above member of staff	£	-	14bVVsc179		£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
30-Apr-17	<b>daily default charge in addition to interest</b> and any other charges effective from 16 March 2017 accounted till to 16 April 2017 (31 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£	90.00	14bVVsc180		£90.00	£0.00		£90.00		£90.00	£90.00
30-Apr-17	monthly default interest charge for 16 March 2017 to 16 April 2017 (31 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £21,942.03	£	102.50	14bVVsc181		£102.50	£0.00		£102.50		£102.50	£102.50
30-May-17	<b>daily default charge in addition to interest</b> and any other charges effective from 16 April 2017 accounted till to 16 May 2017 (30 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£	90.00	14bVVsc182		£90.00	£0.00		£90.00		£90.00	£90.00
30-May-17	monthly default interest charge for 16 April 2017 to 16 May 2017 (30 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £22,134.53	£	100.20	14bVVsc183		£100.20	£0.00		£100.20		£100.20	£100.20
30-Jun-17	<b>daily default charge in addition to interest</b> and any other charges effective from 16 May 2017 accounted till to 16 June 2017 (30 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£	90.00	14bVVsc184		£90.00	£0.00		£90.00		£90.00	£90.00

Please check figures reflected in this journal record/ statement being correct.  
Any prospective dispute to be lodged not later than a 14 days from presumed reception.  
Late reclamation can not be accepted.

4a Brendon Avenue arrears-records  
(Service charge V.Venegas/ Patel 2014/15/16/17/18/19/20)

30-Jun-17	monthly default interest charge for 16 May 2017 to 16 June 2017 (30 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £22,324.73	£ 100.92	14bVVsc185		£100.92	£0.00		£100.92		£100.92	£100.92
30-Jul-17	<b>daily default charge in addition to interest</b> and any other charges effective from 16 June 2017 accounted till to 16 July 2017 (31 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£ 90.00	14bVVsc186		£90.00	£0.00		£90.00		£90.00	£90.00
30-Jul-17	monthly default interest charge for 16 June 2017 to 16 July 2017 (31 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £22,515.65	£ 105.18	14bVVsc187		£105.18	£0.00		£105.18		£105.18	£105.18
30-Aug-17	<b>daily default charge in addition to interest</b> and any other charges effective from 16 July 2017 accounted till to 16 August 2017 (31 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£ 90.00	14bVVsc188		£90.00	£0.00		£90.00		£90.00	£90.00
30-Aug-17	monthly default interest charge for 16 July 2017 to 16 August 2017 (31 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £22,710.83	£ 106.09	14bVVsc189		£106.09	£0.00		£106.09		£106.09	£106.09
30-Sep-17	<b>daily default charge in addition to interest</b> and any other charges effective from 16 August 2017 accounted till to 16 September 2017 (30 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£ 90.00	14bVVsc190		£90.00	£0.00		£90.00		£90.00	£90.00
30-Sep-17	monthly default interest charge for 16 August 2017 to 16 September 2017 (30 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £22,906.92	£ 103.55	14bVVsc191		£103.55	£0.00		£103.55		£103.55	£103.55
2-Oct-17	email to Mr Patel & Mrs Venegas to notify about 18th March 2017 entry and future monthly daily will appear as the maximum daily charge per month independent from montly interest, which shall continue to apply on the total current default sub being progressive at a rate of currently 5.5% - Journal up-date and service charge example of a different location, different EU-sovereignty attached	£ 22.00	14bVVsc192		£22.00	£3.67		£18.33		£22.00	£22.00
30-Nov-17	<b>daily default charge in addition to interest</b> and any other charges effective from 16 September 2017 accounted till to 16 November 2017 (60 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£ 180.00	14bVVsc193		£180.00	£0.00		£180.00		£180.00	£180.00
30-Nov-17	monthly default interest charge for 16 September 2017 to 16 November 2017 (60 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £23,212.47	£ 209.87	14bVVsc194		£209.87	£0.00		£209.87		£209.87	£209.87
5-Dec-17	email to Mr. Patel & Mrs. Venegas to notify about payment request regarding leasehold 4a Brendon Avenue (service charge/ sale of leasehold interest) period 2018, also reminding that previous period from 2014 including default-charges, penalty for unauthorized sub-letting as well as accumulating interest, appearing to be disregarded and unpaid. <b>no notification-charge being taken in good will attitude in order to facilitate a resolution in fairnes and sensible manner</b>	£ -	14bVVsc195		£0.00	£0.00		£0.00		£0.00	£0.00
13-Dec-17	email VAT17b031 demanding service charge for 2018, including corrected notice to aforesaid	£ -	14bVVsc196		£0.00	£0.00		£0.00		£0.00	£0.00
30-Dec-17	<b>daily default charge in addition to interest</b> and any other charges effective from 16 November 2017 accounted till to 16 December 2017 (30 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£ 90.00	14bVVsc197		£90.00	£0.00		£90.00		£90.00	£90.00
30-Dec-17	monthly default interest charge for 16 September 2017 to 16 November 2017 (60 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £23,512.34	£ 212.40	14bVVsc198		£212.40	£0.00		£212.40		£212.40	£212.40

Please check figures reflected in this journal record/ statement being correct.  
Any prospective dispute to be lodged not later than a 14 days from presumed reception.  
Late reclamation can not be accepted.

4a Brendon Avenue arrears-records  
(Service charge V.Venegas/ Patel 2014/15/16/17/18/19/20)

	<b>VAT17b031 issued on 13th December 2017, (for service charge period 2018, addressed to the supposed responsible of 4A Brendon Avenue)</b> due to sale without prior notification of intention to sell, also missing certification of gas and electrical installation & other issues, brought forward to this journal record because no sensible explanation has reached my office, why no remittance, as it appears, has been submitted										
11-Jan-18	<b>email warning about another leak from 4A Brendon Avenue Bathroom</b>	£ 2,355.98	14bVVsc199	£2,355.98	£342.66		£2,013.32		£2,355.98	£2,355.98	
11-Jan-18	damage assessed after return from South Africa ; one socked to be changed (water-damage) and one light fitting water went into Fire risk emergency-lighting, re-decoration hall	£ 22.00	14bVVsc200	£22.00	£3.67		£18.33		£22.00	£22.00	
27-Feb-18	monthly default interest charge for 16 November 2017 to 16 March 2018 (118 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £26,332.08	£ 229.36	14bVVsc201	£229.36	£38.23		£191.13		£229.36	£229.36	
16-Mar-18	<b>daily default charge in addition to interest</b> and any other charges effective from 16 December 2017 accounted till to 16 April 2018 (30 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£ 468.46	14bVVsc202	£468.46	£0.00		£468.46		£468.46	£468.46	
16-Apr-18	visiting the local, National Authority, known as Brent Council in person seeking to arrange an appointment to speak with an authorised Officer of a department appearing to sent public funds on housing benefit to a occupant of 4A Brendon Avenue, a lease being in severely arrear of all obligations there and therefore lacking any permission from the current freeholder to use these premises others than for residential, PRIVAT use by the responsible lessee/lessees themself. My endeavour to get such appointment was unsuccessful unfortunately and I filed a complaint about aforesaid to the complaints department of aforesaid Authority on the same day, meaning 10th May 2018	£ 360.00	14bVVsc203	£360.00	£0.00		£360.00		£360.00	£360.00	
10-May-18	monthly default interest charge for 16 March 2018 to 16 May 2018 (60 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £27,204.54	£ 44.00	14bVVsc204	£44.00	£7.33		£36.67		£44.00	£44.00	
16-May-18	<b>daily default charge in addition to interest</b> and any other charges effective from 16 April 2018 accounted till to 16 May 2018 (30 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£ 245.95	14bVVsc205	£245.95	£0.00		£245.95		£245.95	£245.95	
12-May-18	monthly default interest charge for 16 May 2018 to 16 June 2018 (30 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £27,541.50	£ 90.00	14bVVsc206	£90.00	£0.00		£90.00		£90.00	£90.00	
16-Jun-18	<b>daily default charge in addition to interest</b> and any other charges effective from 16 May 2018 accounted till to 16 June 2018 (30 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£ 124.50	14bVVsc207	£124.50	£0.00		£124.50		£124.50	£124.50	
16-Jun-18	monthly default interest charge for 16 June 2018 to 16 November 2018 (120 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £27,756.00	£ 90.00	14bVVsc208	£90.00	£0.00		£90.00		£90.00	£90.00	
16-Nov-18	<b>daily default charge in addition to interest</b> and any other charges effective from 16 June 2018 accounted till to 16 November 2018 (30 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£ 627.23	14bVVsc209	£627.23	£0.00		£627.23		£627.23	£627.23	
16-Nov-18	monthly default interest charge for 16 November 2018 to 16 January 2019 (30 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £450.00	£ 450.00	14bVVsc210	£450.00	£0.00		£450.00		£450.00	£450.00	
30-Jan-19	<b>VAT19b001 issued on 4th January 2019, (for service charge period 2019, addressed to the supposed responsible of 4A Brendon Avenue)</b> due to sale without prior notification of intention to sell, also missing certification of gas and electrical installation & other issues, brought forward to this journal record because no sensible explanation has reached my office, why no remittance, as it appears, has been submitted	£ 2,520.46	14bVVsc211	£2,520.46	£370.08		£2,150.38		£2,520.46	£2,520.46	

Please check figures reflected in this journal record/ statement being correct.  
Any prospective dispute to be lodged not later than a 14 days from presumed reception.  
Late reclamation can not be accepted.

4a Brendon Avenue arrears-records  
(Service charge V.Venegas/ Patel 2014/15/16/17/18/19/20)

21-Jul-19	monthly default interest charge for 16 November 2018 to 16 June 2019 (210 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £31,353.69	£ 991.20	14bVVsc212	£991.20	£0.00	£991.20	£991.20	£991.20
21-Jul-19	<b>daily default charge in addition to interest</b> and any other charges effective from 16 November 2018 accounted till to 16 June 2019 (30 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£ 630.00	14bVVsc213	£630.00	£0.00	£630.00	£630.00	£630.00
22-Nov-19	monthly default interest charge for 16 June 2019 to 16 November 2019 (150 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £32,974.89	£ 745.32	14bVVsc214	£745.32	£0.00	£745.32	£745.32	£745.32
22-Nov-19	<b>daily default charge in addition to interest</b> and any other charges effective from 16 June 2019 accounted till to 16 November 2019 (30 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£ 450.00	14bVVsc215	£450.00	£0.00	£450.00	£450.00	£450.00
31-Dec-19	<b>VAT19b010 issued on 31th December 2019, (for service charge period 2020, addressed to the supposed responsible of 4A Brendon Avenue)</b> due to sale without prior notification of intention to sell, also missing certification of gas and electrical installation & other issues, brought forward to this journal record because no sensible explanation has reached my office, why no remittance, as it appears, has been submitted	£ 2,698.06	14bVVsc216	£2,698.06	£399.68	£2,298.38	£2,698.06	£2,698.06
9-May-20	again further leaks originating from 4A brendon Avenue occurred reported to All parties on file including the local Authority meaning Brent Council - estimated monetary value of damage	£ 1,500.00	14bVVsc217	£1,500.00	£250.00	£1,250.00	£1,500.00	£1,500.00
17-Sep-20	monthly default interest charge for 16 Dec 2019 to 16 Sep. 2020 (270 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £37,166.40	£ 1,512.00	14bVVsc218	£1,512.00	£0.00	£1,512.00	£1,512.00	£1,512.00
17-Sep-20	<b>daily default charge in addition to interest</b> and any other charges effective from 16 Nov 2019 accounted till to 16 Sep 2020 (30 days x £3.50 discounted, only, due to failure to respond, also further penalty charges being imposed) at a rate 5.5% pre-notified at max rate of £90 a month	£ 810.00	14bVVsc219	£810.00	£0.00	£810.00	£810.00	£810.00
12-Oct-20	again further leaks originating from 4A brendon Avenue occurred reported to All parties on file including the local Authority naming Brent Council - estimated monetary value of damage	£ 1,500.00	14bVVsc220	£1,500.00	£250.00	£1,250.00	£1,500.00	£1,500.00
8-Nov-20	<b>Met Police knocking the door called by 4A Brendon Avenue, switch over to split water supply; 4/ 4a Bredon avenue on different supply, enabling to switch or control supply indoors in case any further leak from up-stair or emergency may occur</b>	£ -	14bVVsc221	£0.00	£0.00	£0.00	£0.00	£0.00
14-Nov-20	<b>notice missed opportunity to verbal communication, hard rain at 19:30 night checks where waters enter masonry ( notice reference 4-4A Brendon Avenue 1-20</b>	£ -	14bVVsc222	£0.00	£0.00	£0.00	£0.00	£0.00
19-Nov-20	<b>breach of social distancing rules at unreasonable hours midnight 18-19th November 2020 by a gentleman who stated him being the father of children living at 4A Brendon Avenue, intimidating occupants at 4 Brendon Avenue and using rough language</b>	£ 1,000.00	14bVVsc223	£1,000.00	£166.67	£833.33	£1,000.00	£1,000.00
30-Dec-20	monthly default interest charge for 16 Sep 2020 to 30 Dec. 2020 (105 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £43,189.26	£ 683.55	14bVVsc224	£683.55	£0.00	£683.55	£683.55	£683.55
31-Dec-20	<b>VAT20b008 issued on 31th December 2020, (for service charge period 2021, addressed to the supposed responsible of 4A Brendon Avenue)</b> due to sale without prior notification of intention to sell, also missing certification of gas and electrical installation & other issues, brought forward to this journal record because no sensible explanation has reached my office, why no remittance, as it appears, has been submitted	£ 2,889.90	14bVVsc225	£2,889.90	£431.65	£2,458.25	£2,889.90	£2,889.90
30-Oct-21	monthly default interest charge for 31 Dec 2020 to 30 Oct. 2021 (303 days only, due to failure to respond also further penalty charges being imposed) at a rate 5.5% pre-notified on £46,762.71	£ 2,136.15	14bVVsc226	£2,136.15	£0.00	£2,136.15	£2,136.15	£2,136.15

Please check figures reflected in this journal record/ statement being correct.  
Any prospective dispute to be lodged not later than a 14 days from presumed reception.  
Late reclamation can not be accepted.

