

Gwyneth Everson

From: shah Ahmed [REDACTED]
Sent: 06 January 2020 13:29
To: Andrew Brookes
Cc: Gwyneth Everson
Subject: Fwd: 601 Westcliffe

External email STOP THINK before you CLICK on links or OPEN attachments
Aftermath

-----Original Message-----

From: Cllr, Taylor-Smith, Kim: RBKC <Cllr.Taylor-Smith@rbkc.gov.uk>
To: shah Ahmed [REDACTED]
CC: Mitchell, Paul: HS-Housing: RBKC <Paul.Mitchell@rbkc.gov.uk>; bms@180greatportlandstreet.co.uk <bms@180greatportlandstreet.co.uk>; Scott, Chris: HS-Housing: RBKC <Chris.Scott@rbkc.gov.uk>; Hutchinson, Tony: CP-TownClerk: RBKC <Tony.Hutchinson@rbkc.gov.uk>; Quirk, Barry: CP-TownClerk: RBKC <Barry.Quirk@rbkc.gov.uk>; maxine.holsworth@rbkc.gov.uk <maxine.holsworth@rbkc.gov.uk>
Sent: Sun, 24 Dec 2017 22:13
Subject: Re: 601 Westcliffe

Dear Mr Ahmed

Thank you for alerting me to this and I am appalled that a private landlord could leave the property in such a state

Regards

KTS

Kim Taylor-Smith
Deputy Leader of the Council
Sent from iPhone

> On 24 Dec 2017, at 15:08, shah Ahmed [REDACTED] wrote:

- >
- > Dear Paul/Chris/Tony Hutchinson,
 - > When I viewed the flat for the first time with Chris from Hamptons there were tenants inside the flat so I was unable to view the flat properly and observe issues which I have highlighted below. On reflection, I felt rushed into signing the contract ahead of the festive period and in reality and I am sure you would agree Paul, the property is not in a fit state at all at the moment.
 - > Copy of the email from Paul dated 22nd December
 - > Dear Mr Ahmed,
 - > A pleasure to meet you earlier.
 - > I visited the flat this evening and I am glad I did, as there are some things that need attending to. The outgoing tenants have left a lot of things, it needs a clean, and there is some decorating required. The outgoing tenants and landlord will be responsible for the majority of it, so I have arranged for our decorator to visit tomorrow, with a view to doing the work next week. Everything should therefore be ready for you for the 2nd, but I have left standing instructions with the porter to allow you one set of keys should you need access earlier, though I would suggest if it all possible, you leave them there, so that the various people needed to make things better can get access.
 - > I am off next week, but Chris is around, if you need him.
 - > Speak soon,
 - > Paul
 - > I went to the Town hall dated 22nd December at 11:30am to sign the non- tenancy agreement commencing 23rd December according to your request. It's quite extraordinary that RBKC have agreed to pay rent from this date given the condition of the property and it is certainly something that should be looked at. The last time I went to the Town Hall was to hand deliver a Grenfell Tower bundle two and half months before the Grenfell Towering inferno to Cllr. Rock Feilding-Mellen at Civic reception.
 - > As you said, you are glad you visited the flat on Friday evening and today I have viewed flat 601 Westcliffe with my wife thoroughly and I am shocked and surprised how on earth this unscrupulous landlord and the estate agent were allowed to rent this property where it is not actually in compliance with health and safety standards.
 - > This landlord and estate agent should have had a duty of care to ensure that the due diligence was done. I am now

very upset and disappointed as I am now in the position where significant effort is required and it has caused more problems to move into this property, when I was looking for a furnished, new built property in the Merchant Square area. I have repeated it a hundred times that we came out from near death experiences, and the worse has happened to our lives anyway and all we need is peaceful enshrinement in our own home, so far since 14th June this basic needs were deprived from me and my family. I am referring the letters dated 11th October to Secretary of state and many others recipients at RBKC. Tony Hutchinson is well aware of the fact of the significant correspondences I had with the Government and RBKC in relation to my housing as a resident leaseholder, but in relation to the temporary housing at 601 Westcliffe we were seriously misled by the landlord and their estate agents.

> As compare with 601 Westcliffe Apartment in W2 my sweet home 156 Grenfell Tower was my sanctuary and if I had a choice in life I would rather prefer go back to my flat, but the irony is we don't have a choice in life and it's all mere word and psychological game and pressure. I was informed by the Secretary of State Rt honourable Sajid Javid MP of DLG that to keep him inform any development in relation to my housing issues and concerns.

> I had a prompt reply from RBKC resettlement department who made an appointment with BT internet at 601 Westcliffe which I may need to cancel if things doesn't improve dramatically, which means a complete high spec refurbishment of the flat. I am saying that as social housing leaseholder and I can confidently guarantee you that this was not our lifestyle as a professional and I have given my only son a private education and sent him to one of the top private schools.

> Linked to property compared to reality

> <http://www.hamptons.co.uk/buy/property/FromRPSEmail/PropertyID-REF-614668>

> Please find attached photographic evidences to prove our claims in separate emails and more pictures attached on separate email.

> 1. Broken Freeze compartments

> 2. Broken cooker which has not been cleaned and is very unhygienic with bacteria everywhere

> 3. Damaged cupboards and shelves which are filthy

> 4. We felt like vomiting when entering the toilets

> 5. Mattresses are stained are everywhere

> 6. Broken floors tiles in the kitchen

> 7. Spoiled and rotten foods every where including in the freeze

> 8. Broken curtains, chairs and tables

> 9. This flat is full of bacteria and parasites

> 10. I have to check thoroughly if there is any fire alarms fire escape in the flat around lobby and fire drill evacuation procedures

> 11. There is a significant discrepancy between these pictures and that advertised (likely to have been before the tenant moved in)

> 12. I do not understand how the reception area is so presentable and how on earth the landlord and unscrupulous managing agent with international reputation is allowed to rent a flat in such inhabitable condition.

> It is important that I act quickly so the contract can be cancelled if required and we start again from the drawing board.

> I wait to hear from you urgently and the recipients of this email please accept my sincere apologies in advance to highlight these issues and concerns during the festive holiday season.

> I wait to hear from you urgently.

> Best wishes

> Mr Ahmed

>

> -----Original Message-----

> From: Mitchell, Paul: HS-Housing: RBKC <Paul.Mitchell@rbkc.gov.uk>

> To: Patrick Kiefer <KieferP@hamptons-int.com>

> Cc: BMS <bms@180greatportlandstreet.co.uk>; Scott, Chris: HS-Housing: RBKC <Chris.Scott@rbkc.gov.uk>; Hutchinson, Tony: CP-TownClerk: RBKC <Tony.Hutchinson@rbkc.gov.uk>; shah Ahmed

> Sent: Sun, Dec 24, 2017 12:01 pm

> Subject: 601 Westcliffe

>

> Morning All,

>

> Please excuse the mass email, but I thought it the most efficient way to get this organised, in my absence next week, so this way you all have necessary contacts.

>

> Patrick – Asa went to collect keys yesterday morning to have a look at the necessary works, but the porters told him they did not have any. The inventory clerk was going to leave them there. I had already given the porter Asa's details to permit access, along with the details of Mr & Mrs Ahmed, as their own main office was going to be closed until 27th Jan. I tried to call your office several times yesterday during the hours you gave me, but it always went to answer phone, and after waiting around a few hours, Asa had to go home.

>

> Obviously nothing is going to happen now until next week, but could you liaise with Asa directly please (bms@

email above and also [REDACTED] so that we can try and get him in asap, if in fact he can now still do it, so that we can try and have things ready in time.

>

> Chris & Asa – I'm on my personal number if you need to discuss with me next week.

>

> Mr Ahmed – keeping you in the loop. Hopeful things can still be done by the 2nd, but please await further news here before fixing your removal plans.

>

> If everyone could reply to all when any update is available please, so all parties know where we stand that would be great.

>

> Happy Christmas to all.

>

> Paul

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> Paul Mitchell

> Private Sector Housing Procurement Team Leader

> Royal Borough Of Kensington & Chelsea

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> <mailto:paul.mitchell@rbkc.gov.uk>paul.mitchell@rbkc.gov.uk<mailto:paul.mitchell@rbkc.gov.uk>

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> *****

> The Royal Borough of Kensington and Chelsea.

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> *****

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> <DSC_0527.JPG>

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