



Mitre House <mitrehouseresidents@gmail.com>

FIRE SAFETY - Mitre House - and after a £285k refurb...!

1 message

Mitre House <mitrehouseresidents@gmail.com>
To: Mitre House <mitrehouseresidents@gmail.com>

Tue, May 6, 2025 at 5:05 PM

Dear Izabella,

With reference to your recent s.20 Notification dated 17/4/25 to all shareholding owner lessees at Mitre House re: FIRE PRECAUTIONS.

Please note the following facts:

(a) Are you (DNGBM) aware of the previous ***THREE** £500 Fire Reports your client Michele Hillgarth has cost lessees in **FOUR YEARS** but totally ignored...obviously not?

(b) One of which from **WATSON WILD & BAKER**, dated 27 July 2021 states

unequivocally: ***"Upgrading of the fire separation between the flats and the common means of escape should be a priority during the forthcoming refurbishment works: this should include doors, glazing and wooden partitions (where necessary)."***

(c) you will recall your comment that the recent INTERNALS were very expensive... indeed they were at a staggering **£285,000** but did NOT INCLUDE the above FIRE PREVENTION WORKS which they should have...**and lessees are now faced with yet more unnecessary costs and tenants with yet more aggravation whilst renting?**

(d) In response to your s.20 invitation to propose a trustworthy preferred contractor, I propose: SURREY TECH SERVICES Ltd, The Stables, Beasley, Ait Lane, Sunbury-On-Thames, Surrey TW16 6AS - Tel: 01784435828 (Alan Menzies).

And finally, subsequent to lessees being advised that DNGBM, despite charging £550pa fees for COMPANY SECRETARY services do NOT arrange nor supervise nor facilitate premises for the normally expected statutory AGM nor EGM for client nor shareholders' meetings, they are still hopeful you will remind your client Directors, **Hillgarth & Leigh Pemberton** that not only are their details stated **INCORRECTLY** at Companies House, but that they both will be held responsible for all costs incurred if lessees' are required to call their own EGM meeting due to their valid request for an EGM remaining ignored, most recently by Director **Leigh Pemberton** (*sometime with, sometime without a hyphen...?*) with reference to my email to him dated 10 April 2025, namely:

"I look forward to your prompt response and a choice of dates, time and venue for the overdue

*requested **EGM** within a perfectly reasonable deadline of **30 days please.**"*

You can remind him he has THREE days to comply or lessees will arrange their own EGM as is their legal right to do so under the circumstances described and charge expenses incurred to both Directors for failing in their fiduciary duties or more bluntly evidencing their incompetence in fairly respecting their fellow shareholders' rights, all as well explained and under review with **The Property Ombudsman** alongside my concerns of DNGBM's disregard for shareholding lessees' rights.

* Request of client Director Hillgarth copies of these THREE recent Fire Reports (£500 EACH...!!!) which she has totally ignored: **Watson Wild & Baker** (27/6/21), **Flair Developments** (13/01/23), **KARNTEK** (13/6/24) plus **YOUR NEXT COSTLY REPORT - surely another £500 minimum...?**

And please NOTE the following attached: Front Door Letterbox hanging off the door: £1000 light fitment missing lampshades (*I bet you did NOT arrange some SPARES for your insane £1000 fitments, Michèle - always a good idea*), Fire Alarm on the blink as usual....

...unbelievable whilst paying £8500pa Service Charge (£10,000 past four years and UP to probably £12,000 next year to cover Fire Doors & EXTERNALS without doubt) and all after a £285,000 INTERNALS - and FOUR colours on the walls, REFURB....

Yours sincerely,
Paul Brown-Constable
461-01-007
cc All relevant parties





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