

From: stephen.thompson1@nomura.com 
Subject: FW: FW: Chelsea Bridge Wharf Residents' Association (CBWRA) - Committee Members' Conduct
Date: 1 November 2021 at 10:27
To: tobyspoerer@me.com

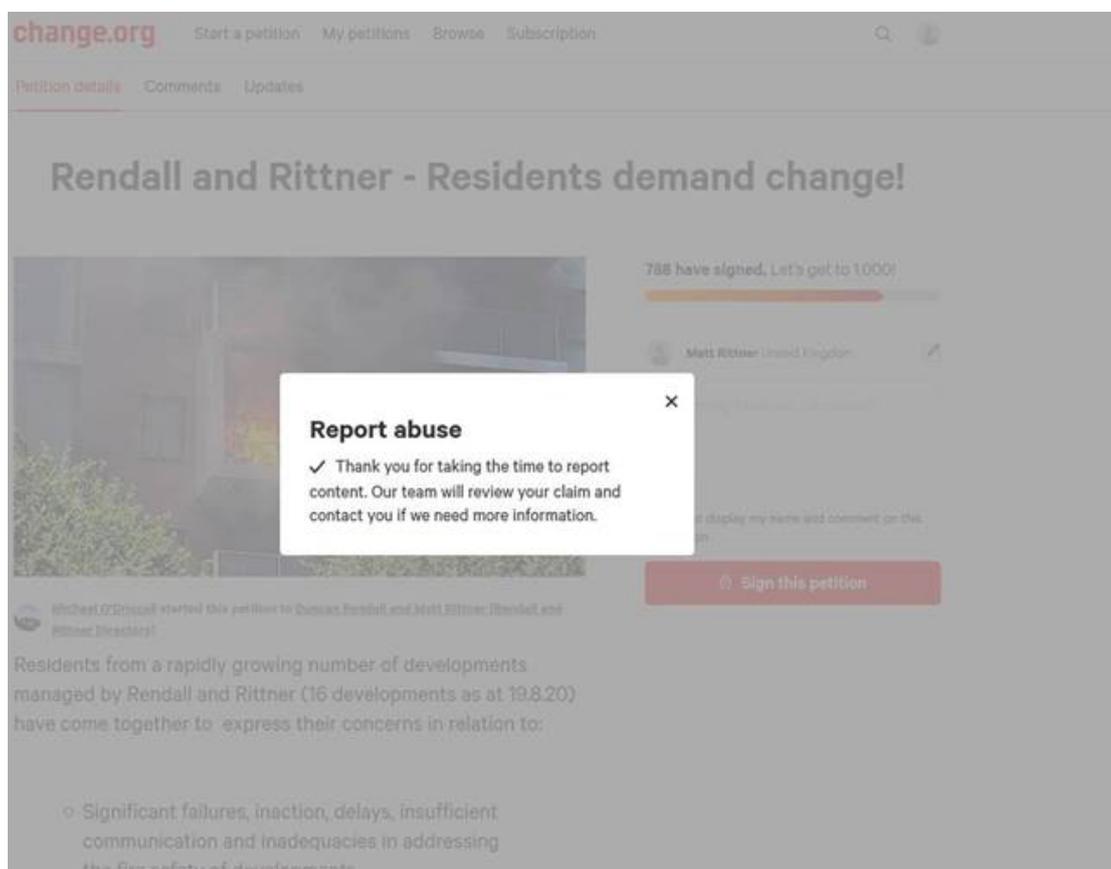


From: Thompson, Stephen (Legal/UK)
Sent: 29 October 2021 15:01
To: 'Mike O'Driscoll'
Cc: Catherine Thome; 'Charlie Garton-Jones'
Subject: FW: FW: Chelsea Bridge Wharf Residents' Association (CBWRA) - Committee Members' Conduct

Hi Mike

Further to the below, please see images from the [change.org](https://www.change.org) website attached. The site has also referenced the following:-

- o Significant failures, inaction, delays, insufficient communication and inadequacies in addressing the fire safety of developments
- o Rendall & Matt Rittner failure to properly pursue and/or seek to recover costs from companies responsible (such as the developers/ freeholders/ other relevant parties) who are, or should be held accountable for, certain costs such as build defects, cladding and fire safety failures and investigations, interim measures and remedial works, with R&R instead passing on the costs to leaseholders.



The above statements are inaccurate and the images relate to a fire that was caused by the resident. Both statements and images have the effect of exacerbating a situation to drive engagement with the petition by latching on to an issue that is causing many leaseholders a great deal of concern and hardship. R&R are not the responsible entity and has no legal basis for pursuing the developer, freeholder contractor etc (ie there is no legal basis for R&R do what it is claimed it has not done). I also understand from the Chair of Millennium Quay Freehold Limited and Millennium Quay Management Limited that your open letter dated 21st July incorrectly referenced Millennium Quay Lessees as signatories and that you were asked to remove these references.

In order to achieve the objectives of CBWRA we have to work with R&R and the above is not compatible with fostering a constructive relationship, or with being a member of the CBWRA Committee. Accordingly we would ask you refrain from conduct of this kind.

Kind regards

Stephen

Stephen Thompson

Executive Director

Legal

Nomura International plc

Phone: +44 (0) 20 7102 0956

Email: stephen.thompson1@nomura.com

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From: Thompson, Stephen (Legal/UK)

Sent: 21 September 2021 13:14

To: 'Charlie Garton-Jones'; rincolisky@gmail.com

Cc: catherinethome@gmail.com

Subject: RE: FW: Chelsea Bridge Wharf Residents' Association (CBWRA) - Committee Members' Conduct

Thanks Charlie

From: Charlie Garton-Jones <Charlie@gartonjones.co.uk>

Sent: 21 September 2021 13:01

To: Thompson, Stephen (Legal/UK); rincolisky@gmail.com

Cc: catherinethome@gmail.com

Subject: Re: FW: Chelsea Bridge Wharf Residents' Association (CBWRA) - Committee Members' Conduct

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Looking at the change.org website the stated aims are:

IMMEDIATE ACTIONS SOUGHT

- Work with the freeholders to make our developments safe and secure, and act now
- Put an end to passing on costs to us that should not be ours to pay (see points 2, 2.1 & 2.2 in full letter at end of this text, below)
- Reduce the service charges so that they are fair and evidently justified and in line with those of other comparable developments
- Exhibit complete transparency and clear best practice with regard to accounts and communications
- Reduce your management fees until you have rebuilt trust with leaseholders and have shown us that you deserve the fees you are charging
- Commit to a new and much improved way of managing whereby you take swift and comprehensive action as soon as an issue is raised, and rectify all issues promptly and within the shortest possible timeframe
- Accept responsibility for Rendall & Rittner failures, and compensate leaseholders where they have been negatively impacted as a result
- Ensure no leaseholder is liable for any costs whatsoever due to failures / inactivity by Rendall and Matt Rittner

We demand that Rendall and Matt Rittner now properly address and resolve our concerns swiftly and to our satisfaction. “

Mob: 07977991186

From: stephen.thompson1@nomura.com <stephen.thompson1@nomura.com>

Sent: Tuesday, September 21, 2021 12:53

To: rincolisky@gmail.com

Cc: Charlie Garton-Jones; catherinethome@gmail.com

Subject: RE: FW: Chelsea Bridge Wharf Residents' Association (CBWRA) - Committee Members'

Conduct

Thanks Mike - What's the objective of the petition?

From: Mike O'Driscoll <rincolisky@gmail.com>

Sent: 21 September 2021 10:50

To: Thompson, Stephen (Legal/UK)

Cc: Charlie Garton-Jones; Catherine Thome

Subject: Re: FW: Chelsea Bridge Wharf Residents' Association (CBWRA) - Committee Members' Conduct

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Hi Stephen

I am not sure why you're re sending me this. I am on leave until early Oct and I thought I had made it clear that I do not wish to be contacted about this particular matter again until then.

I am trying to relax on a break, as I made clear in previous email, and I do not appreciate this.

This seems quite threatening - are you saying 'take the petition down' or you will remove me from the committee?

I am not taking the petition down and you should not be asking me to do that, simply because rendall and rittner are unhappy about it. It is grossly inappropriate and heavy handed.

We agreed, some months ago, that standards around such issues would be resolved through a code of conduct which I would develop. In the meantime I had clearly said on the petition that it was not endorsed by CBWRA.

Instead, in the meeting on Sunday, you decided (following Richard Daver's email saying that he was unhappy about this petition) that RA policy was suddenly 'petitions against R&R are not allowed'. . No discussion in committee.

I also refer you to this extract (see under this email in red) from the July meeting

I will not be bullied into taking down the petition, especially while I am on leave and if you feel that a petition signed by many members of the committee and several hundred residents of CBW , is a legitimate reason for removing an elected member of the committee,(a member who also got 36% of the vote at the last chair elections and who has been working hard for residents for many years before this RA was even functioning) then I guess you must go down that path. I doubt that residents will see that as a valid thing to do, to say the least and may wonder what the motivations for such an action really are.

We had a good conversation last week and the air was cleared, particularly in that we agreed that the 'three strikes' system was not fit for purpose and that all existing strikes should be cancelled and that I would bring forward a new system . It is a shame you immediately destroyed that goodwill and understanding created in that conversation by following up, literally the next day, with an email demanding that I take down this petition , and using the most hostile tone. " To the extent that you wish to remain a member of the CBWRA Committee, please can you desist from the referenced activities".

I am not going to spoil my holiday by getting into a further discussion about this now, I made a perfectly reasonable offer that we can discuss RA policy on petitions etc in early Oct when i m back in the UK if you do not wish to accept that, and remove me from the committee based on a policy you made up on Sunday (petitions against R and R are not allowed) and which was not discussed or agreed by anyone else, made then that is unfortunate,

I have given an immense amount of time to the RA, I am now on leave till 6th Oct, on a rare break which I am trying to enjoy. Please respect that.

Regards

Mike

--

From July meeting:

Stephen

Okay no problem. Non committee communications, I mean this applies across the board and really I've got, I've had conversations with various members of the committee, I've got no desire to interfere in personal pet projects of individuals on the committee operating as an individual at all. Please don't think that this is an attempt to run some sort of autocratic residents association. All I would ask everybody and I've spoken to a number of people about this who have their own sort of concerns that are you know perhaps personal, but they ultimately echo some of the underlying issues that the RA is concerned about, just to make it clear you know when they are sending something that hasn't effectively been identified and [MO1] discussed on these calls as being the official view of the committee, that they just make that crystal clear with a sentence or so saying look I am on the committee, not withstanding this is from me as Jane, or John or whatever else. Again I'll perhaps level with you, I don't think it hurts in some respects to have Rendall & Rittner and Berkeley Homes seeing the frustrations of individuals operating on an individual capacity, because it's definitely there and it's something they need to be aware of that we can then use as leverage in the context of our official communications and say well we might be coming at this in a slightly more corporate fashion, but as you've seen from some of the other messages you've received, there is a lot of emotion and frustration underlying this on individual levels.

[MO1] So this was the policy and I was complying with it

But after this I said and we agreed that it would be covered in code of conduct (check date)

Rem when he emailed you re this and was insisting he would send you the text (that no doubt was an r and r request also)

On Tue, 21 Sept 2021 at 10:17, <stephen.thompson1@nomura.com> wrote:

Hi Mike

Resending

Kind regards

Stephen

Stephen Thompson

Executive Director

Counsel

Nomura International plc

T: +44 (0)20 7102 0956

M: +44 (0) 7900 582 355

E: stephen.thompson1@nomura.com

From: Thompson, Stephen (Legal/UK)

Sent: 17 September 2021 12:22

To: rincolisky@gmail.com

Subject: Chelsea Bridge Wharf Residents' Association (CBWRA) - Committee Members' Conduct

Hi Mike

Further to our telephone conversation yesterday regarding the CBWRA Committee Code of Conduct. Email below and attached FYI. To the extent that you wish to remain a member of the CBWRA Committee, please can you desist from the referenced activities. For obvious reasons, this will fall outside of the "three strikes and you're out" rule applicable to inappropriate communications with other committee members Happy to discuss.

Kind regards

Stephen

Stephen Thompson

CBWRA Chair

Mobile: +44 (0) 7900 582355

Email: stephen.thompson1@nomura.com

From: Richard Daver <richard.daver@rendallandrittner.co.uk>

Sent: 16 September 2021 21:48

To: Charlie Garton-Jones

Cc: Thompson, Stephen (Legal/UK); John Osborn

Subject: RE: CBW RA Fees

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Dear Charlie and Stephen

Further to my email below, we have now remitted the funds received to your account and I would be grateful if you could confirm receipt. We will reconcile again towards the end of the year, to include the Warwick receipts, where mentioned below, we will add the £10 to their November demands.

We have now exhausted our service charge reminder process and the next stage for debtors is to instruct solicitors. For those accounts where payment of the £10 has not been made, this has been removed from their account and assumed they do not wish to pay or become a member of the RA. A list of leaseholder properties who have paid is attached – almost 700 which is pretty healthy considering Warwick is not included.

Stephen – on a more negative note, I have reached the end of the road as far as seeking positive engagement with Mike is concerned. The attached images show that he continues to peddle his petition as the recent activity shows. I appreciate you have your own challenges and can neither control or influence, but equally I cannot see how R&R can interact with him as a member of the RA committee when we know he is actively working against us. I am not actually sure if he is still on the committee as there has been no RA related interaction recently, but I have no trust that anything said to him in a CBWRA capacity, will not be twisted in social media to suit his agenda.

Kind regards

Richard

Richard Daver BSc (Hons) FCIH, FRICS, FIRPM

Managing Director

Direct Dial: [020 7481 6774](tel:02074816774)

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From: Richard Daver <richard.daver@rendallandrittner.co.uk>
Sent: 09 September 2021 16:55
To: Charlie Garton-Jones <Charlie@gartonjones.co.uk>
Cc: stephen.thompson1@nomura.com
Subject: RE: CBW RA Fees

Dear Charlie

I hope you are well.

The demands did indeed go out in June with the half yearly demands due on 1 July. We have to date received funds of just under £6,700 and are going through the final reminder process (expires on the 15th). Anyone who has not paid by then will have their £10 charge removed prior to referral to solicitors.

In the past we have held funds pending your request to transfer, but I have now asked the accounts team to transfer what we have and we can then remit any stragglers at a later date.

Once the reminders expire and we remove the charges, we will be able to provide a list of those who have paid and therefore a members of the RA.

I understand that Warwick has not been charged as they do not pay six monthly on 1 July. I have however asked that the £10 is applied to the November demands given October has already been issued.

Kind regards

Richard

Richard Daver BSc (Hons) FCIH, FRICS, FIRPM
Managing Director
Direct Dial: [020 7481 6774](tel:02074816774)
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Please consider the environment. Do you really need to print this email?

From: Charlie Garton-Jones <Charlie@gartonjones.co.uk>
Sent: 07 September 2021 11:47
To: Richard Daver <richard.daver@rendallandrittner.co.uk>
Cc: stephen.thompson1@nomura.com
Subject: Re: CBW RA Fees

Hi Richard,

Just following up from your email in February (see below). The RTM company account did receive a payment in Feb (£8,720 on 18.02.21) but nothing since? If the demand went out for the £10 subscription in June shouldn't the money have been sent across by now?

Regards

Charlie

From: Richard Daver <richard.daver@rendallandrittner.co.uk>
Sent: 10 February 2021 22:34
To: Charlie Garton-Jones <Charlie@gartonjones.co.uk>
Cc: stephen.thompson1@nomura.com <stephen.thompson1@nomura.com>
Subject: RE: CBW RA Fees

Charlie

It seems we omitted to add the £10 with the January demands, so we will pick this up with the mid year demands. Apologies for the oversight.

We do however have c. £8k in the account which will be remitted to the RTM bank account in the next few days.

Kind regards

Richard

Richard Daver BSc (Hons) FCIH, FRICS, FIRPM
Managing Director
Direct Dial: [020 7481 6774](tel:02074816774)
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From: Charlie Garton-Jones <Charlie@gartonjones.co.uk>
Sent: 09 February 2021 14:37
To: Richard Daver <richard.daver@rendallandrittner.co.uk>
Cc: stephen.thompson1@nomura.com
Subject: CBW RA Fees

Hi Richard,

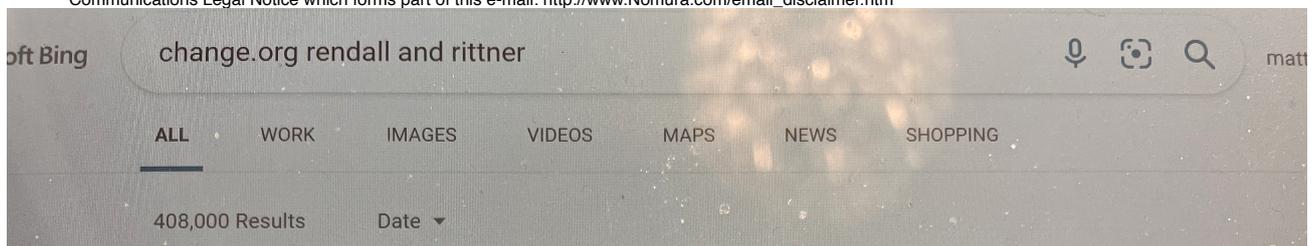
I can see from the account that the last payment of membership fees was 4th Feb 2020 so I guess we are due another payment? Same account details as before. HSBC account ending 581

Charlie

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Duncan Rendall, Matt Rittner and Fidelio ... - Change.org

<https://www.change.org/p/rendall-and-rittner-and-fidelio-capital...> ▼



Residents from a rapidly growing number of developments managed by **Rendall** and **Matt Rittner** (approximately 60 developments as at 13.9.21) have come together to express their concerns in relation to: Significant failures, inaction, delays, insufficient...

Duncan Rendall and Matt Rittner- Residents demand change!

<https://www.change.org/p/duncan-rendall-matt-rittner-portsoken-house...> ▼



Residents from a rapidly growing number of developments managed by **Rendall** and **Matt Rittner** (18 developments as at 17.9.20) have come together to express their concerns in relation to: Significant failures, inaction, delays, insufficient communication and...

Rendall & Rittner residents demand greater ... - Change.org

<https://www.change.org/p/darren-kaye-rendallandrittner-co-uk-rendall...> ▼

Residents living at London properties managed by **Rendall & Rittner** in particular The

