



BRITISH INJUSTICE

An Analytical Investigative Report Demonstrating the
Chronic Systematic Subversion of British Justice

P.K. Jeager

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A personal voyage which exposes the collusion of multiple systems of governance to fundamentally undermine the rule of law as laid down by parliament.

P.K. Jeager - February 2023

“*The truth can wait, for it lives a long life.*”

Schopenhauer

“*...personal prejudice and financial greed are the two great evils that threaten courts of law, and once they get the upper hand they immediately hamstring society, by destroying all justice.*”

St Thomas More

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Prologue

The website britishinjustice.com came into being following a sequence of crimes unprecedented in British law. Misplaced trust and respect for the powers-that-be in the eyes of the ignorant British layperson such as myself left me all but a corpse – but I have now risen from the dead to tell this true story to mankind.

From the 1970s through to the 1990s the biggest ever country-wide property fraud took place through the vehicle of Victorian-era houses being converted into flats. Unscrupulous small-time operators started operating in towns like Richmond and Twickenham in England.

A new criminal cabal emerged to exploit this property bonanza comprising property speculators, surveyors and solicitors on first name terms with the management of local government and their legal sections with a direct line to the local police Chief Superintendent and the head clerks of the local civil and magistrates' courts.

A financial windfall ensued for banks: - with endowment insurance policies and mortgages being signed off by legal firms and small-time solicitors utilizing tame building surveyors. Thousands of leases were negotiated through solicitors administered – deliberately defective in title but unknown to the purchaser - deliberate poisoned chalices to provoke future disputes to force original objectives – breach of the lease used as coercion. Of course, local governments were implicated in ALL of these scams since these projects would require planning permission overseen by their in-house Legal Sections.

As campaigner Mr Richard Meacock found out (Richmond Ice Rink fraud) in his ignorance of legalese for which he paid with his life - that if you take on Local authorities such as the London Borough of Richmond upon Thames council it will turn out to be a fool's errand. They are protected by a spider's web of titled officers of the British High Court, legal sections in corporate money lending, the police and all aspects of the British courts services up to the Judiciary.

Meacock died a premature death under this system that wore him down and robbed him of a million pounds in legal costs with the full complicity of Dr Vincent Cable MP of the Liberal Democrats. As Minister for Business Cable also turned his back on some 50 local sub-postmasters during the infamous Horizon post office scandal. He also turned his back on me and many other residents even in written communiques whom he thusly forced into bankruptcy - brought about by an in-house protection racket operated by the Law Society and the Bar Council in their hallowed residences of the British courts. These operators being on first name terms with presiding Judges.

A case in point is Mr David Keegan, Civil Servant of the Brighton Legal Aid Board, who implemented against me the biggest ever Insurance fraud ever inflicted on the British public. That the Legal Aid board and the Solicitors Indemnity Insurance Fund were co-founded in 1947 by Law Society was no fluke – the purpose being to exonerate fraud by solicitors in collusion with local government-mortgage companies, banks, property developers and the Inland Revenue. britishinjustice.com exposes the evidence that proves that these bodies were set up in a partnership with the British Legal Aid Boards and the Government department of Official Receivers, both aligned with the High Court in bankruptcy civil section of the Thomas More Building of the grandiose Royal Courts of Justice in London. We present evidence that all Legal Aid certificates in respect of solicitor negligence cases (that is, criminal cases) are themselves an act of criminal deception against many thousands of British litigants. All these litigants were criminally deceived to believe they were being assisted but in reality were being put to the sword after a two year standard litigation period so solicitors could line their pockets under a pre-perfected system. The Legal Aid certificate in these cases was nothing more than a blackmail tool to be used after typically a two-year period to shut down victims for a derisory settlement. This perfected methodology invariably covered up evidence – of which the victim was generally oblivious - of solicitor's criminal malfeasance.

Just as a fly becomes trapped in a spider's web there was to be no escape - any refusal to comply carried the blackmail threat of withdrawal of the legal Aid certificate with the then-inevitable oblivion to follow. Resistance – as in my case – triggered the nuclear option of a specialist civil court such as Kingston County Court in Surrey England, the latter with court manager Mr Lionel Davies overseeing the slaughter. Court managers such as this individual operate as intermediaries between Judges and barristers to smooth the passage of the "Legally Aided" victims to the slow death of anonymous poverty.

This individual also orchestrated an illegal Police raid on my home in 2006 on spurious charges - which were never in fact tried – with the real purpose of searching for and stealing what they believed to be the only extant copy of building plans proving fraud on the part of Richmond Council. This episode is detailed in Section 6 of this dossier.

The Epilogue to this dossier contains final proof – which has only recently come to light – of this widespread criminal conspiracy against my person initiated in Richmond Council which has taken some twenty years of research to finally uncover. A letter from my local MP Munira Wilson constitutes the "smoking gun" in which she inadvertently reveals the extent of the criminal conspiracy against my person. Having received from me a copy of this dossier, the reader might reasonably think that my local MP Munira Wilson would work vigorously on my behalf to assist me in attaining justice. Instead, having realized her mistake, she is now ignoring all correspondence from me in violation of her constitutional obligations as a Member of Parliament to represent her constituents.

This scandal is at least as profound and as far-reaching in its implications as the Post Office Horizon scandal currently being played out in Parliament and courts of law – and like a plurality of courageous postmasters and mistresses - my fight for justice goes on.

Introduction

The following true story begins with the inner workings of the London Borough Richmond upon Thames. It is a template for all local governments across the country based on factual evidence. In the 1960s to the 1990s the biggest transformation of housing took place in the splitting of houses into leasehold flats and with it the biggest wave of leasehold fraud ever inflicted on unsuspecting new leaseholders. Thousands of legal sitting tenants were subject to (illegal) solicitor notices to quit. Operating these multiple frauds were solicitors and planning sections of local government using outside civil sections such as the Guilford and Telford Land registry in league with banks and mortgage lenders. The boiler room being the legal sections of local government that connects with the legal establishment including the courts. It is for the stimulation of new money whereby the general public blindly take all the financial risk (and in some cases suffer criminal coercion) to feed the economy, with the establishment orchestrators profiting regardless of the final outcome.

I was brought up to believe that we are all equal in the eyes of the law and Parliament. I was wrong. In 1988 I purchased a property in Haggard Road Twickenham that led me to take a particular interest in the introduction of C.P.Z (parking restrictions) in Twickenham for which residents had a vote. This included Haggard and Amyand Park Road - who voted a resounding NO.

In 1990 LBRUT set about crushing the NO vote. It installed a limited section of parking pay meters to Haggard Road and Amyand Park Road. Six years later in 1996 – despite another NO vote - it extended bays and parking restrictions the whole length of both roads. It gave the lie that “No challenge” had been made to the first phase installed (under the six-year rule).

Upon investigation by myself to Bob Alker (head of transport) I uncovered that LBRUT had NOT applied in 1989 to the Secretary of

State for planning permission. Effectively LBRUT had obtained parking revenue for six years from residents and visitors and parking permits illegally as it still does today. Its guardian is its legal section with its foot in the door of the British County Courts and the Magistrates courts. This was the same system that took command of my life for fifteen years (and my ex-partner). My evidence shows that the County Courts and the Magistrates Courts are used as a filtering system by the civil and legal establishment which includes Local Government and the Metropolitan police.

There are half a million ageing British citizens still alive today who will resonate with this true story who were fraudulently robbed by the legal profession using the British Legal Aid boards and the British courts. This state of affairs is why High Court Judiciary has now washed its dirty hands from association with bankruptcy operating through the Government Department of Official Receivers run by In-house protection racketeer barristers masquerading as High Court registrars and deputies. This system is analogous to the Metropolitan police who withdrew from front line scrutiny in police stations employing local government “civils” to man their reception desks.

I challenge the following organisations to face me in a public debate to refute my evidence and writings against a charge of Treason and subversive acts against Parliamentary Law: Barlow Lyle and Gilbert solicitors, David Keegan of the Brighton Legal Aid Board, Kingston Court managers Lionel Davies and Stephen Piggot. Lord Chancellor & Justice Secretary Alex Chalk MP. LBRUT council and the Halifax PLC and the Government Department of Official Receivers. The Metropolitan Police and the Justice Ministry that runs the British Courts. This system has been protected by the British mainstream media who have refused to report on my true writings - until now...

Section 1

Contractual Fraud

This dossier is presented by Mr Paul Jeager of 3 Trinity Court, Vicarage Road, Twickenham, Middlesex. This treatise uses evidence taken from actual conveyance files written in 1988 by Stone Rowe Brewer Solicitors (Twickenham) that was further used by solicitor Sean Jeremy Wilkins of Owen White & Catlin in bringing the case Jeager-v-Bates (1996)

Additionally new evidence was inadvertently supplied to me on 19th August 2018 by the planning department of the London Borough of Richmond upon Thames (LBRUT) Council and its Legal Section. It was this evidence purposely withheld from the case files of Jeager-v-Bates that proves LBRUT and my conveyance solicitors did in 1988 enter me into a fraudulent property purchase of a basement property using the LBRUT planning department in 1988 in a sophisticated planning fraud. This evidence is now on the record and consequently should lead to a police criminal investigation.

For me the evidence presented here closes what is a 32 year-old case history during which my suspicions of malfeasance have finally been proven correct.

In 1988 two firms of Twickenham solicitors, Stone Rowe Brewer and Edward Fail Neil & Co, along with the LBRUT planning department, entered me into a fraudulent property purchase conveyance.

They did so by using peer inducement techniques, which constitutes criminal coercion. Subsequently, they produced illegal documentation to coerce me to purchase a basement property to the main house situated at 2 Haggard Road, Twickenham. The freehold of the property was owned at the time by Mrs Dorothy Bates.

From September 1987 to September 1998 I spent some twenty thousand pounds on building works and structural alterations incorrectly believing I had a legal entitlement to do so.

In September 1989 I moved into the property I had converted to a bedsit flat with my partner Sarah Monkton which was then falsely ascribed as 2A Haggard Road Twickenham. I could not fully complete the internal conversion works due to major building works agreed to take place in the freeholder's back garden. The brief in the contract was to excavate in volume and build two new basement brick extensions and to construct a self-contained back courtyard with a side-staircase to the upper level.

In 1985 I was already acquainted with Mrs Dorothy (Dot) Bates who was the mother of a close friend. I was already aware she owned a house containing a basement to the upper house which was in a dilapidated condition. I had previously carried out some maintenance work to her home including to the basement.

The basement had no separate amenities to sustain life and was void of mains electricity, gas, water, or internal-run sewage pipe. The basement front window and entrance door had been bricked-up in 1960 and the front stairwell to the basement had been infilled with earth, becoming part of the front garden to the upper house. Entrance to the basement was from the back garden down a shallow stairwell to a back door of a small scullery kitchen containing just a Victorian-era sink.

Unbeknown to me at this time the basement property had been condemned as unfit for human habitation by LBRUT and consequently was zero-rated for local authority rates from 1961. On 22th May 1987 I drew up an agreement on my headed note paper **Jeager General Building** to purchase the basement property to the upper house.

Attachment 1: The agreement dated 22.5.87 with Mrs Bates.

Under contract law, such an agreement is binding between all parties as established in case law (*Steadman v Steadman*, 1974). Ms Bates went on holiday in August 1987 for three weeks with family. After consultation with her three sons, Mrs Bates accepted the agreement On 2nd September 1987.

During August 1987 I also went on a holiday for two weeks with a friend (Mr Roger May) using Holidayfax Airlines travel agency – the relevance of this coincidence is discussed below.

The return flight home on the last Saturday of the month was over-booked. We were consequently left stranded in Spain for 48 hours. We arrived at South End Airport instead of Gatwick the following Sunday evening getting a taxi back to Twickenham.

I phoned Stone Rowe Brewer Solicitors in Twickenham to speak with solicitor Mr Paul McNutt. I was acquainted with Mr McNutt since he had advised me during mid-1987 on the proposal – which was to become a legally binding contract – agreed with Mrs Bates for approval of purchase of the basement of the house. I spoke to Secretary Gina Rosemary Bassett who was the legal secretary to the four senior partners of Stone Rowe Brewer solicitors.

Solicitor McNutt was on holiday at the time so an appointment was made to discuss my Holidayfax Airlines claim on 11 November 1987. Mrs Bates arrived back from holiday on 2nd September 1987. She agreed my proposal to purchase the basement flat having discussed it with her sons.

JEAGER GENERAL BUILDERS

Paul Jaeger
2 Haggard Road
Twickenham
Middlesex


Property Maintenance

Agents and Installers for
Scandinavian Triple
Glazed Windows
and Patio Doors

22.5.87

Tel: 892 6893
894 0219

The following is a proposal in purchasing the basement flat belonging to Mrs Bates of 2 Haggard Road, Twickenham :-

1. After consultation and viewing of basement flat an assessment of price being £20,000 was made by two Estate agents.
2. The work to basement flat will require complete gutting and redesign, assessment for this being £20,000.
3. Access to flat will be by door under outside stairs. This will require excavation of earth, same as next door, and a window inserted into front basement for light.
4. Side pathway – So as not to alter too much it would be proposed to take pathway down at two stages, front to half way 3 feet, and halfway to back 5 feet. This would mean two steps down at front side alley and a further two half way at side of house. This would allow two 3' x 4' windows to side of front room and two 4' x 3' windows to backroom at side of house. Pathway would be concrete.
5. A new damp course would be inserted to front and side of house.
6. An extension would be erected at back from side of house to existing back level of kitchen. This would form a roof garden for access by Mrs Bates via back kitchen. A staircase at side of extension would give Mrs Bates access to garden.
7. { It would be proposed to extend basement wall, at present access to basement. The width of rear of house to make a self contained back yard patio. }
8. The lease for the proposed flat would be 99 years.
9. All legal costs to Mrs Bates would be paid for by Mr Jaeger.
10. All work would be done in such a way not to cause services to be cut off.
11. Extras proposed to Mrs Bates at Mr Jaeger's cost – All new guttering and downpipes to house.
12. All outside walls to be painted, colour chosen by Mrs Bates.
13. One new radiator to hall and bathroom.
15. One new door and frame to back kitchen.

DISADVANTAGES

Redesign of front garden and inconvenience while work is in progress.
Loss of area of back garden, but flat has to be made into a living unit.

ADVANTAGES

1. Less Rates.
2. Income per week if monies invested.
3. Somebody on hand all the time.
4. House worth more as no decay anywhere.
5. Front could be made with flower beds and parking for two cars.

Yours sincerely,

P.K.JAEGER

Mrs Bates instructed her solicitor Mr Thomas Bluet of the firm Edward Fail Neil & Co that same week to proceed with the contract to purchase. I in turn again phoned Secretary Gina Rosemary Bassett asking her for a further appointment with Paul McNutt to instruct on the property purchase of the basement to 2 Haggard Road. Ms Bassett asked me to come in to the office with the agreement and she stated that solicitor Paul McNutt would deal with it during the **same** appointment of 11th November 1987 made for the Holiday Fax case. **This is against Law Society regulations.**

Also in September Mrs Bates instructed me to clear the basement of various accumulated debris. Accordingly, I purchased a shed and also paid for two builders skips employing two men to clear the basement that including the blown concrete floors and plaster coverings to the basement flat. The bricks were collected from collapsed walls and part chimney breasts to be re-used in the internal building re-development.

I duly met with Paul McNutt on the agreed date during which meeting I instructed McNutt on both matters. He subsequently executed my instructions relating to the travel agency but **failed** to record the instructions relating to the property purchase as detailed in my proposal to Mrs Bates of 22/5/87 (**Attachment 1**). **This again violates Law Society regulations.**

By the time of this meeting it was already known to McNutt that I had begun work the previous month with substantial outlays of money. He should have informed me that in fact there was no legal framework to bring the contract to fruition but deliberately failed to do so. What McNutt purposely concealed was that under the law contracts relating to freehold developments and leasehold agreements are MUTUALLY exclusive – which McNutt was forced to reveal some 3 years later, as discussed in this dossier.

Mrs Bates had by this time also decided to renege on the contractual agreement for my ownership of a substantial proportion of the land referred to in the contract. The conspiracy to conceal all work relating to the contract and to formulate a false leasehold agreement began at this point. The plan was to have me complete all of the works illegally so that a new lease could eventually be drawn up for a property entity which at that time did not exist.

Parking zonation was about to be introduced by LBRUT council at this time and Mrs Bates instructed for her front garden to be excavated for the laying of a concrete hardstanding for car parking as agreed in my contract. At the same time the front entrance stairwell was dug out exposing the bricked up front door and window. I paid LBRUT traffic department the costs of installing a vehicular pavement crossing to the front hardstanding of 2 Haggard Road. Prior to the 11th November 1987 meeting with solicitor McNutt, I had already spent some £1,500 in pursuance of the contract (see Attachment 2).

The law states that no leasehold agreement can be formulated on a property unless the said property is fully habitable with all necessary amenities already in place and registered for the purpose of assessment of rateable value. In this case no valid leasehold agreement existed.

It is now clear that a necessarily fraudulent leasehold agreement was drawn up by Stone Rowe Brewer. The property was not habitable and in any event the infrastructure referred to in the lease plan did not then exist. The motive for drawing up this invalid lease – a full year after the contract was agreed – was evidently to deny me ownership of 2 plots of land referred to in the contract. Additionally, execution of any part of the contract would then be an automatic breach of this fraudulent leasehold agreement!

These recorded works were completed to the instruction of Ms Bates directly after she had instructed her solicitors with the contract (Attachment 1). The listed works constitute a record of mutually-agreed effort undertaken between September 1987 and November 1987. It was agreed with Mrs Bates in good faith at the time that these works would form part-payment in lieu of a deposit for the purchase price of basement property.

Solicitors had verbally agreed to deduct these costs by my submitting invoices to be deducted from the mortgage purchase cheque. In fact, this proved to be another deception and I was never reimbursed for an outlay of some £5,000 relating to these works, in breach of my contractual rights.

start EXOPANCO 2 Haggard Rd Tottenham Middlesex
October 1987

FRONT GARDEN

Clearing	Base wall + 2 SKIPS	13.92	00	✓ All Mrs Bates 3rd & 4th + 2nd & 3rd	
SKIPS		46	00		
SKIPS		79	00		
Materials		208	00	Richmond Lime Cement	
Labour	Shewn 3 DAYS	40	120	00	✓ Clearing
Labour	Shewn 2 DAYS	40	80	00	✓ Clearing
Labour	1 Day	40	40	00	✓ Digging
Labour	Season 6 DAYS	60	360	00	✓ Clearing
Labour	Donga 1 Day	40			✓ Laying concrete
Labour	Shewn 2 DAYS	30	60	00	✓ Laying concrete
	+ 20% PROFIT				

Small Vehicular crossing 446 45

Back garden

Shed

Labour	Shed 1 Day	60	00	NEW shed	NORTHMEN 337 946
10-11-87	} Season 1 DAY	60	00	Erecting shed. Stone basement to be	
11-4-88		60	00	Clearing Basement	
12-4-88	BARRY NUTTER 30-00	180	00	Clearing Basement	
2-11-88	6-8-88	1808	90	30-00 Clearing Rubbish	Dust car 74-00 8/11

Barry Front Planning

Start Date	13-6-88	650	00		
to	Remodelled Window	700	00		Hope Butler 5 new Red 1 existing
New Door Frame Steps					
Painting Back New Guttering		300	00		
(Site Note)					
Shed Brackets Sealed for Nicks		14	16		
LABOUR	1 1/2 HOURS	11	55		
PAINTING 2nd OF UNDERGROUND BASE OF		180	00		
BASE NEW OFF EXPOSED MORE EXISTING		92	00		
PAINTING FRONT OF BASE OF UNDERGROUND		180	00		
PAINTING FRONT OF BASE OF UNDERGROUND		380	00		
PAINTING FRONT OF BASE OF UNDERGROUND		260	00	1st year	
MONTHLY ASSIGNED DTS PAINT		600	00		SHOULD HAVE PAID 10%
MONTHLY NOT PAID BY COUNCIL DTS PAINT		600	00		

Attachment 2

Attachment 2

Invoice dated 15th October 1987 for the installation of a vehicular crossing = £446. 45.

 LONDON BOROUGH OF RICHMOND UPON THAMES Finance Department INVOICE		Any enquiries may be made at Municipal Offices Twickenham TW1 3AA Telephone 01-891 141 Extension number 7234 Department DOF Our Reference BPH/PCW Your Reference FPC/BPH Account Reference 2865830 VAT Registration 222 8089 71	
JAEGER BUILDING C/O 2 HAGGARD ROAD, TWICKENHAM, TW1 3AF			

INVOICE	COPY	TAX POINT
DATE		DATE
15/09/89	MIS. DEBTORS INCOME	11/02/88

CONSTRUCTION OF A FOOTPATH CROSSING NO 2568 AT A COST OF £446.45 LESS A DEPOSIT OF £74.40. THE BALANCE OF £372.05 IS TO BE PAID IN 3 EQUAL MONTHLY INSTALMENTS OF £74.41 COMMENCING MARCH 1988.

QTY	UNIT PRICE	DEBT DESCRIPTION		
		FOOTPATH CROSSING NO 2568	323.52	
		VAT @ 15.00	48.53	372.05
TOTAL AMOUNT DUE				372.05

6

Attachment 3

All these works were specified in the contract. The vehicular crossing was installed on 11/02/88 by the LBRUT traffic department. The address "C/O 2 Haggard Road" on this invoice shows clear collusion of LBRUT in the conspiracy to defraud my person.

Attachment 4 is an invoice issued by Solicitor Paul McNutt for his legal fees to my instructions pertaining to litigation with Holidayfax Airlines in a meeting on 11th November 1987. On the same day, the basement property purchase was also instructed by me. That both matters were discussed at the same meeting – in violation of law society regulations – was a deliberate ploy by McNutt to use the Holidayfax dispute as an ongoing cover to conceal formal discussion and works relating to the basement property. In fact, this invoice was not issued for more than 3 years to use the passage of time to aid in this concealment – appropriately on April Fool's Day 1991.

There is no reference whatsoever on this invoice to the more important discussions which took place on 11th November or the later date of 17th February 1988 mentioned in the invoice on the subject of the basement property on which I had already started working. It is now clear that this constitutes the beginning of a premeditated fraud to avoid formal documentation of the basement development including repeated failure to record progress of the building work, expenses, or a sequence of multiple plans. McNutt also did nothing to progress the purchase of the basement – not least because no such entity existed under any legal framework.

All these facts were finally revealed some nine years later in 1996 in the Jaeger v Bates case files. The intervening years constitute a litany of essentially continuous fraud. The deception continued in 1996 with the cynical invention of false letters from solicitor McNutt.

I reproduce here one of two letters concocted in 1996 by Stone Rowe Brewer solicitors Twickenham on the instructions of Barlow Lyde

& Gilbert solicitors London who were contracted to the Solicitors Indemnity Insurance Fund, London.

Dist No: 11 002a
PH:JA:GB
11.4.91

P.K. JEAGER ESQ.

to Stone Rowe Brewer

TO OUR PROFESSIONAL CHARGES in connection with advice given in relation to a claim against Holidayfax including:-

Receiving your initial instructions on the 11th November, 1987, considering documentation lodged.

Thereafter entering into correspondence with Holidayfax and advising you thereon.

Receiving correspondence from Wiggen & Co., setting out at length their Clients position. Reporting to yourself and reverting to Wiggen & Co. for further instructions. Also seeking instructions as to the without prejudice offer made therein. Upon receipt of instructions returning to Wiggen & Co. rejecting their offer and dealing with the points raised by them pursuant to your written instructions.

Entering into further correspondence with Wiggen & Co. Pursuant to instructions forwarding papers to Mr. Howard Lederman of Counsel for his opinion.

Upon receipt of Counsels opinion consideration of the same and forwarding a copy to you for your comments. Entering into further correspondence with Wiggen & Co. and receiving correspondence from Air Europe and dealing with the same.

Reviewing the situation and advising you as to Counsels adverse advice. Confirming that Wiggen & Co. and their Clients were not prepared to make any further offers to you and requesting instructions as to progress of the matter. Attending you on the 17th February, 1988 for 30 minutes to discuss the case in general.

£ Continued/2

PARTNERS: David C. Bates LL.B., Jennifer E. Brewer, Ian M. Laidlaw LL.B., Paul L. McNutt LL.B., Lisa F. Briddle B.A., Ursula Stone B.A. (Concursus)

2 - 4 Heath Road, Twickenham
Middlesex TW1 4BZ
Telephone: 081-892 0111 (5 lines)

VAT Reg No. 317 9879 05

Attachment 4

One of two falsified letters dated 20th November 1987 which were in fact concocted nearly a decade later in 1996. The reader will note the absence of letterhead, reference or signature on this false document. In fact, there is not one conveyance letter on file that carries a header or is signed by solicitor Paul Mc Nutt. Other documents from solicitor McNutt around this time bear an identical typeface, indicating that the same typewriter – evidently faulty after the passage of time – was used to concoct this letter.

P K Jeager Esq
2 Haggard Road
Twickenham
Middlesex

PM.AM.

20th November 1987

Dear Mr Jeager

Your purchase

I refer to your telephone communication with my secretary of the 19th November 1987 and I confirm your instructions for me to act in connection with this matter although I note that I have not got details of the address of the property in question. Perhaps you could supply these to me as soon as possible.

In the circumstances, I have written to the vendors solicitors requesting a Draft Contract and I will keep you advised as to their response,

Yours sincerely

P MCNUTT

Attachment 5

The letter was instructed by Barrister Marc Beaumont to solicitor Sean Jeremy Wilkins whose firm was agreed to act as “banker” liaising with the Solicitors Indemnity Insurance Fund, London. These false letters were written for the case files of Jeager-v-Bates in 1996 to falsely claim that instructions were made over the phone which were in fact made during the same physical meeting on 11th November 1987.

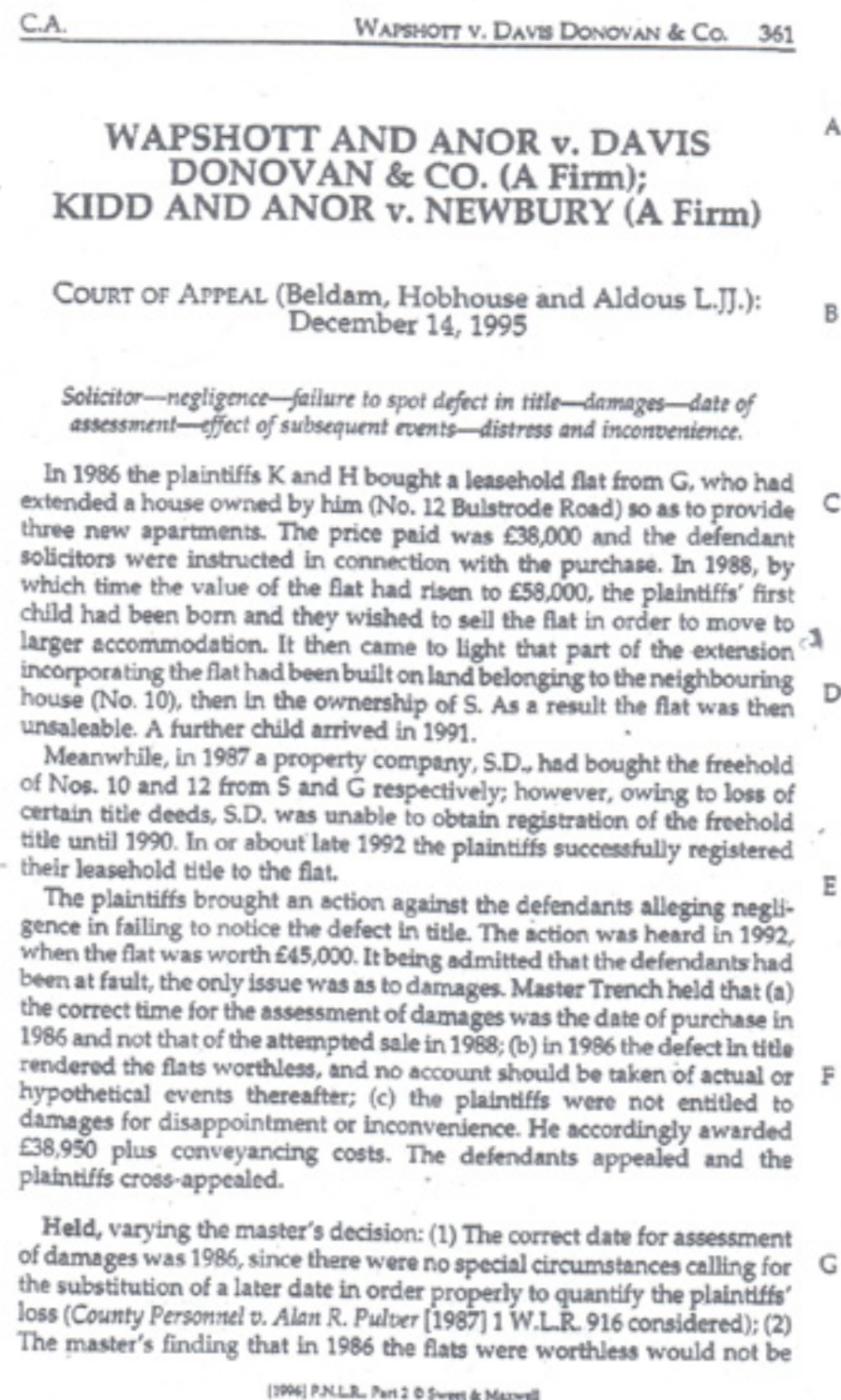
In 1988/9 a civil court case of Wopshott-v-Davies was in progress that later went to the High Court in London under an appeal. The case was very similar to my own, brought under the same procedure of the solicitors Indemnity Insurance Fund using a Legal Aid certificate and involving the same professional personnel. The High Court appeal judgement in Wopshott-v-Davis Donovan is the most widely used case law in court appeals across the land by the legal profession seeking to secure costs and damages in county court judgments.

Attachment 6 (below) : Front cover of Appeal Judgement in the case of Wopshott-v-Davies Donavan.

Davis Donovan was a local Twickenham solicitor who handled the sale of a flat but failed to carry out a search on title for the flat at the Land Registry. The upper overhang of the flat was built over the boundary to the next-door property. He admitted liability for these failings and took early retirement. Mr & Mrs Wopshott applied and received legal aid. A Legal Aid certificate unbeknown to them was already in force to INNS & Co solicitors London also contracted to the Solicitors Indemnity Fund London. In the case of Wopshott-v-Davies Donovan the District Judge found against Mr & Mrs Wopshott on the testimony of surveyor Mr Lee May – who was also used in my case (Jeager v Bates). Mr Le-May had been routinely used over many years by the Solicitors Indemnity Insurance Fund London to provide false testimony. Mr & Mrs Wopshott then self-financed an appeal to the High Court.

In the appeal court judgement the Right Honourable Judge severely criticized the testimony of surveyor Mr Lee May. He also rebuked the district Judge who presided in Wopshott-v-Davis Donovan.

Consequently, Mr & Ms Wopshott received the full current market value sale price of their flat and were further awarded full costs and damages.



Attachment 6

Section 2

Planning Fraud and Local Government

In September of 1987 I employed a Mr Richard Hood, an architect affiliated Dip Arch, F.R.I.C to prepare building plans for the creation of a new basement flat. The plans would be subject to a planning application with the LBRUT planning Dept. Twickenham.

This amounted to major internal structural alterations of a basement property. I would also undertake excavation of the back garden down to basement level to build two new brick extensions named as a bedroom and a bathroom in the plans. It also entailed excavation and construction of a self-contained back garden courtyard with a side staircase for exit to the upper garden level of the house side passageway. The Head of Planning at LBRUT, Mr Roy Summers, sent me the relevant documents and instructed me to approach Mrs Bates to sign over power of attorney to me to apply for planning permissions with the London Borough Richmond upon Thames planning department. He did this in the full knowledge that I mistakenly believed the basement of the property would have an independent legal existence at the end of the planning process.

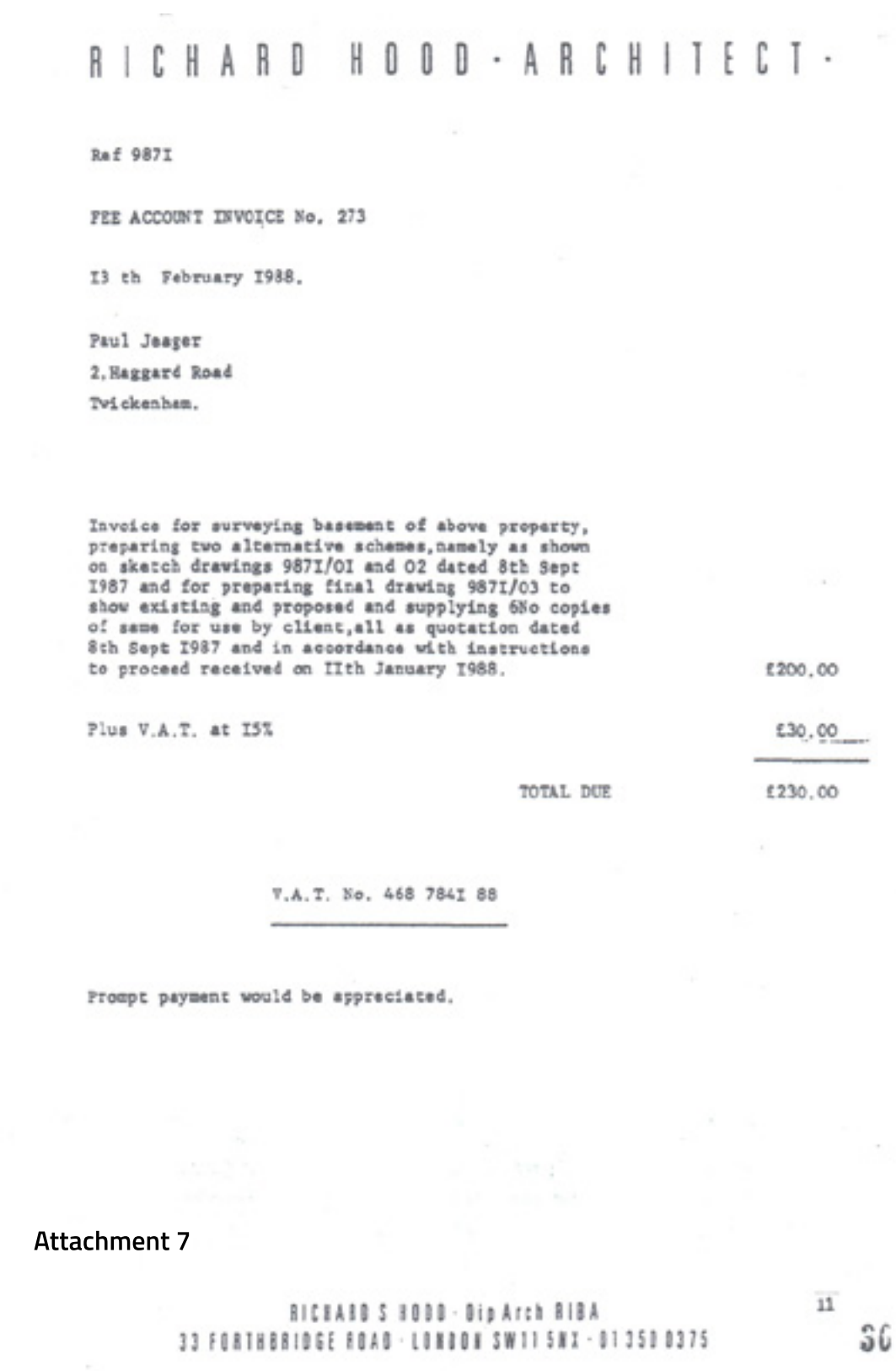
By this time a conspiracy to try to get me to abandon the project was already in place. Richard Hood then produced from my initial sketch a full set of Arch D plans ref: 9871/02 dated January 1988 knowing full well it would fail a planning application – which duly occurred.

He then produced another set of building Plans ref: 9871/03 dated February 1988 which were again rejected by Mr Roy Summers of the LBRUT planning Dept (**See Attachment 7a**).

It is now clear that Richard Hood was colluding with the conveyance solicitors and LBRUT at an early stage to coerce me to surrender the rights conferred to me under my contract with Mrs Bates. They were exploiting my ignorance of planning law in order to achieve this goal.

The one and only invoice written by Mr Richard Hood Architect Dip Arch- R.I.B. dated 13th February 1988 (**See Attachment 7**).

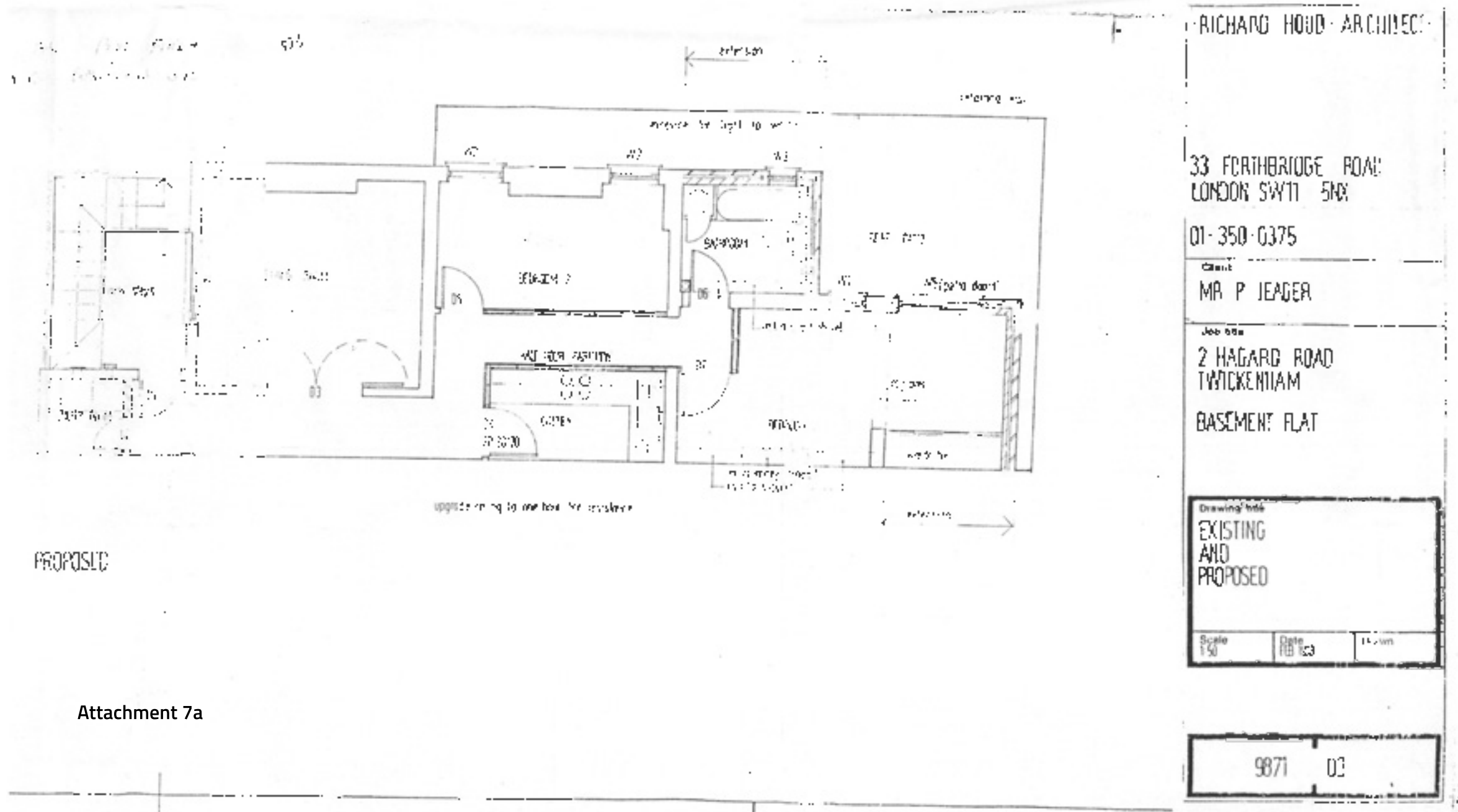
Total Due: £230.00. Prompt payment would be appreciated



Attachment 7

Plans 9871/03

Rejected by Mr Roy Summers LBRUT planning Department.



Attachment 7a

At this time there ensued a co-ordinated effort to pressurise me to give up my rights of tenure. Richard Hood used his professional status to fast-track a court summons for non-payment of an invoice in a matter of DAYS from the date of this invoice. Fourteen days from the date of the invoice from Hood I received a court summons from Brentford County Court ordering me to appear at the court in the first week of April 1988. To add pressure the conveyance solicitors had used Ms Dorothy Bates to increase the purchase price of the basement by £2000 to £25000 in clear breach of our contract. With the works added to the purchase price my exposure totalled £30,000. (Solicitor Paul McNutt had instructed me to keep records of contractor invoices and material receipts for reimbursement of my monies spent in lieu of a deposit. As said, these were to be deducted from the purchase price payment mortgage cheque back to me) I was never to be reimbursed for these recorded outlays having effectively paid £30,000 for the basement property and not £25,000 as recorded by the conveyance solicitors in the subsequent leasehold agreement.

A primary motive for Hood's actions was that the solicitors knew that a court C.C.J on my record would prevent my obtaining a mortgage. They were trying to coerce me to submit in a manner which would obviate a breach of contract on their part. I decided to persevere so I met Mr Richard Hood at Brentford County Court and paid him his invoice in cash. I also re-negotiated pre-payment for Hood to draw up building plans again which could pass a planning application with the LBRUT planning dept. The conspiracy therefore continued – albeit in an increasingly subtle manner.

The rejection of plan versions 2 and 3 should have under planning law required that the plans be sent back to the applicant with a letter outlining the default and the required amendments needed for ratification. The following evidence shows that three further sets of plans were produced in a further sophisticated planning fraud in which again no

letter of rejection or reason would be recorded or filed by LBRUT. The conveyance solicitors now in a conspiracy with my architect Mr Richard Hood and Mr Roy Summers of LBRUT now set forth to produce a further three versions of the plans all dated April 1988.

Following the resolution of the CCJ, a new phase in the deception began. Hood proceeded to produce a new set of plans ref: 9871/04, April 1988. They were substantially the same as plans version 03 still showing the second extension drawn as a bathroom but with a few more details added.

I submitted version 04 to LBRUT Planning Dept. on 13th April. From this point I liaised frequently with Mr Roy Summers over the phone concerning the remaining plans which were drawn.

Roy Summers registered the plans drawn under 9871/04 – without my knowledge - dated April 1988 ink-stamped as 88-13-04 (13th April 1988). This was the LBRUT ink stamp reference to the fraud exposed in 2018.

At that point, Ms Dorothy Bates then colluded with my solicitors to insist on a swap-around of the internal kitchen, with the 2nd extension bathroom. The falsely cited reason was a potential fire hazard. In fact, such an alteration would create an equally serious fire hazard elsewhere in the building! In reality the motive was the reduction of the floor area of the property to preclude the development of the 2nd kitchen extension and courtyard so as to reduce the property to a one-bedroom dwelling.

Mr Richard Hood then produced the next set of plans in May 1988 that he referenced again as drawn in April 1988 with reference 4A with the kitchen and bathroom duly reversed. I submitted these plans referenced as 9871/04A to Roy Summers in the second week in May 1988.

Summers then contacted me by phone and said quote: *"LBRUT are not allowing planning permissions to two-bedroom properties in split houses as they attract two cars usage that is adding to the parking congestion in Twickenham. I would suggest you pick up the plans from reception and get your architect Mr Richard Hood to alter the second internal bedroom to a dining room that could be altered at a later stage back to a bedroom after planning permissions have been granted."*

In reality, the true motive for Summer's suggestion – having already reduced the floor area using the fire hazard as a pretext – was to surreptitiously reduce the flat to a single bedroom falsely citing a car parking congestion issue. The suggestion to create a dining room was a deception. In reality, they wanted this space for an internal kitchen. This suggestion concealed their surreptitious plan to deny my contractual right to building an external kitchen extension and the construction of a courtyard.

I phoned Mr Richard Hood of the new requirements made by Roy Summers to which he replied that he would carry out the alterations. Hood thereafter sent 6 copies of 9871/4A April 1988 plans on the **3rd June 1988** with no invoice or letter of contents. The motive for the absence of either a cover letter or an invoice for these latest drawings became apparent many years later. I submitted the plans straight away to Mr Roy Summers of the LBRUT planning Dept.

Roy Summers passed this version of the plan with an ink stamp **APPROVED** dated 3rd June 1988 **without** my knowledge. An **"OFFICE COPY"** stamp also appears on the document to signify it is not for general circulation. It also features a "DEPT OF TECHNICAL SERVICES" stamp indicating that no **structural** alteration had been approved. These plans would remain off public records for the next 30 years, only coming to light on 19th August 2018 (**Attachment 8**). In fact, the "4A" version number is necessarily invalid because the **HANDWRITTEN** "A" suffix violates the councils' nomenclature system – the progression

should have been to version 9871/5 – this alone is sufficient to demonstrate fraud. The intent behind this fraud was to create TWO versions of the plan 4A (which should have been versions 5 and 6 – the latter version containing structural information falsely labelled "4B" by Judge Morgan in his later judgement against me) which differed in key technical areas as discussed below – had the correct nomenclature protocol been used the fraud would have been impossible to execute.

Attachment 8 (plan 9871 / 04A – was ink stamped 3rd June with the "3" tippexed out and an ink pen hand 10th June inserted. See sleeved reduced A3 plan, attached and top right corner.

I acquired this version of the plan from LBRUT – the only version ever receiving approval – on 19th August 2018 which was the last piece of the puzzle enabling me to piece together the complete planning fraud.

The Technical Services ink stamp is routinely applied to a change of usage that in this case was the separation of the basement property from the upper house for rateable purposes of a new proposed address. This set of plans were totally insufficient to have passed for the planned major structural alterations. It is also significant that this set of plans were passed on a property that was unfit for human habitation.

LBRUT planning and conveyance solicitors then conspired to get me to carry out the works without legal planning permissions. The Power of Attorney document authorising me to proceed with planning, signed by the freeholder was destroyed due its illegality. Additionally, no legal rights of way over surrounding property existed in order for me to complete any of the works recorded in the plans.

Having approved the first 9871/04A version of the plans **WITHOUT MY KNOWLEDGE**, Roy Summers then committed another fraud by phoning me stating the following:



"The plans are insufficient to pass a planning application. You will need to get a stress bearing report of downloads to determine the sizes to R.S.J.s to be fitted throughout the project. These have to be written into the plans with diagram especially to the back flank wall of the house. To be taken out. Would I ask the architect to include specialist foundation information? I have left the plans (No Ink Stamps) with reception for you to pick up. If you could get them back to me as soon as possible we can then finally pass the plans under your application."

I phoned architect Mr Richard Hood who falsely said he did not do stress bearing reports – he obviously knew that this illegal version of the plans would NEVER been passed in legality and did not want any related stress bearing report assigned to his signature.

Hood recommended that I get the stress bearings report done and to send it to him. He indicated he would then insert the written R.S.J data together with technical foundation drawing information into the new set of plans and get them back to me with 6 copies.

I obtained the report in 24 hours using a recommended Hounslow Council-employed Architect. I sent Hood the plans using a motorbike courier pre-paid both ways so he could complete the plans and send them back to me which he did with the same reference (9871/04A). In reality these plans were the sixth version of the plan – a version with structural information which was NOT passed by the planning department.

On 27th July 1988 Roy Summers fraudulently sent me the letter below (Attachment 9) ostensibly giving planning consent together with a set of 6 duplicates of these plans labelled "4a" for distribution to various parties including the mortgage lender. These plans carried no approval ink stamps. The letter in fact gave consent for the OTHER version of plan "4a" which had no structural alteration information since this would be illegal under the terms of my leasehold agreement.

LBRUT LETTER OF 27/07/1988) withheld from Jeager-v-Bates case files. **Attachment 10** (plan version of 9871/04A WITHOUT stamps but with stress bearing reports.

Reference No. 68/1340
(which please quote in all correspondence)

London Borough of Richmond upon Thames
TOWN AND COUNTRY PLANNING ACT 1971

To P E Jeager
2 Bagyard Road
Twickenham
Middlesex

WHEREAS in accordance with the provisions of the Town and Country Planning Act, 1971 and the Orders made thereunder you have made application received on10th June 1988 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at 2 Bagyard Road, Twickenham by Conversion of house to form maisonette and basement flat including two single storey extensions and roof terrace

NOW THEREFORE WE THE MAYOR AND BURGESSSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority, HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby GRANTED.

Subject to the following conditions:— 5 attached hereto and
(a) The development to which this permission relates must be begun not later than the expiration of five years beginning with the date of this permission.

The reasons why the conditions are imposed are:— set out in the condition attached
To conform with the requirements of Section 41 of the Town and Country Planning Act 1971.
(Applicable to condition (a))

STANDARD INFORMATIVES: 21 and 22 attached hereto

Date 27 JUL 1988

Chief Planning Officer
Dept. of Technical Services
Regal House (2nd Floor)
London Road
Twickenham TW1 3OB

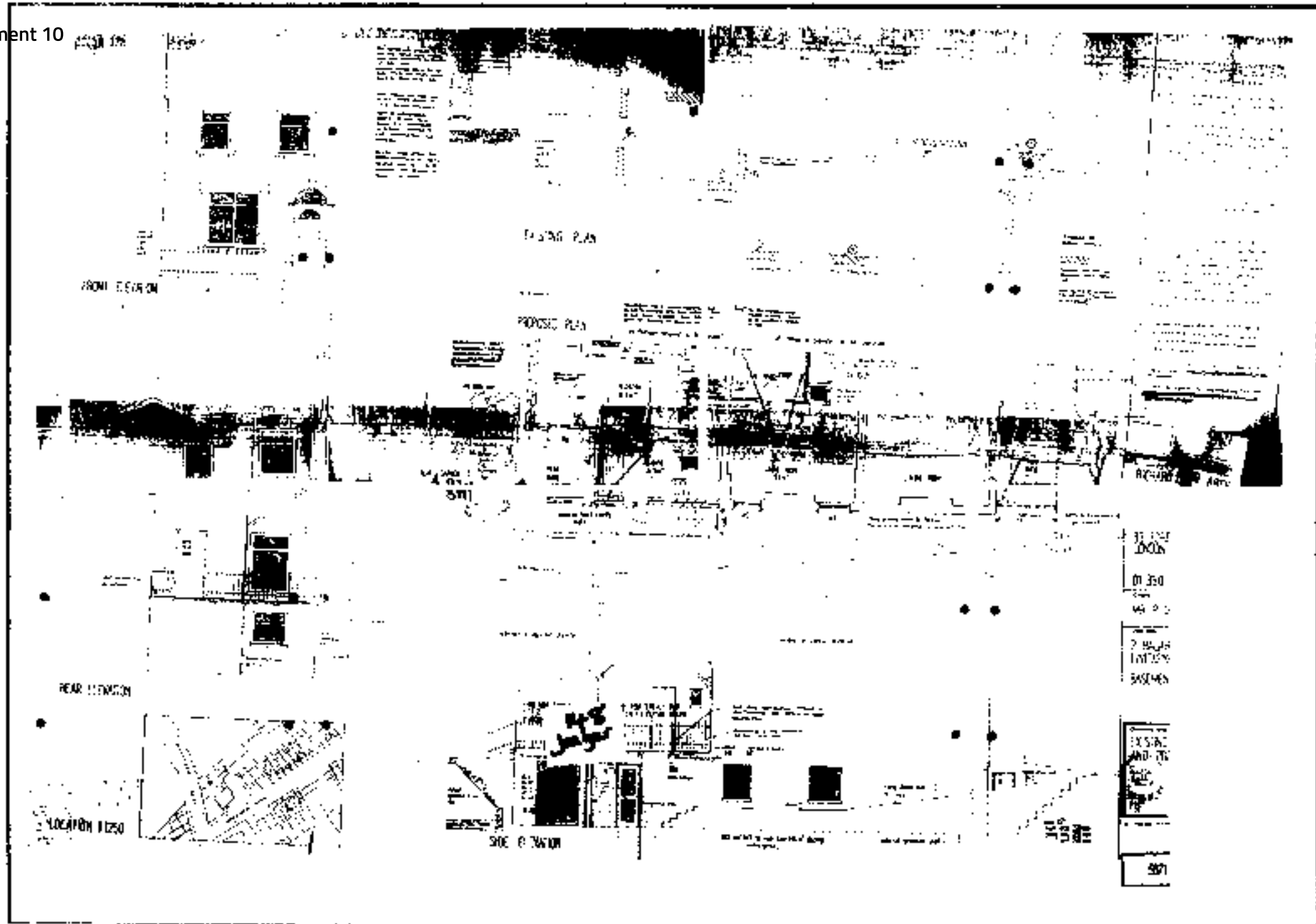
Signature: *A. Summers*
Signature: Richard Hood - Chief Planning Officer.

P.T.O. P36

Attachment 9

Attachment 10: Plan version of 9871/04A WITHOUT stamps but with stress bearing reports.

Attachment 10



Section 3

Building Control Document

Building Control documents are Local Authority planning department documents which provide a traceable history of building work and major structural alteration in accordance with authorised plans at a given address location. I obtained the Building Control Document from LBRUT archives in 1996 but would have to wait until 19th August 2018 - **THREE DECADES LATER** - to unravel this fraud that took place in 1988.

No./Name. 2A		Road. HAGGARD ROAD.		District. Twickenham.	Post Code.	O/S Sheet.		
Estate Dev. Plan No.		Year Completed.		Drainage. CD/SD.				
Building Plan No.		Codes. R. = Relaxation Application, B. = Building Regulation Application, D. = Dangerous Structure, C. = Contamination, I. = Improvement Grant.						
Drainage Plan No.		NR						
CODE	B.C. Ref. No.	TP. Ref.	Brief Description	Decision		Completed	Appeal	Remarks
				Per R.	Date			
B.	960		Bedroom to bathroom.	P.	18.9.64			
BC	1044/88		Two extensions + updating of basement flat.	R	7/1/88			Approved using No. 28
AMD	27-9-88		1044/88	R	27/10/88			
AMD	6.1.89		1044/88	P	9/1/89			
			Permit 271074					

Attachment 11

ATTACHMENT 11 – copy of the original Building Control document dated 1960/1 relating to the property at No 2 Haggard Road Twickenham owned by Ms Dorothy Bates.

Mrs Dorothy Bates purchased an end of terrace 1890s bomb-damaged Victorian house in 1960 with her third partner moving into the property with two of her three sons.

In 1961 Mrs Bates applied to have a box back bedroom over her kitchen changed into a bathroom.

On moving in she had the front window and door bricked up to the detached basement of the property and the front entrance stairwell down to the front door filled in with earth which then became part of the front garden.

The internal hallway stairs down to the basement had been taken out and the hallway floor was then boarded over. Ms Bates also obtained a condemned notice of habitation to the basement of her property from LBRUT council. The basement premises from then on was zero-rated for council taxes.

The attached BC document (**Attachment 11**) faithfully records the alterations done in 1960/61 however in 1988 it became necessary for the council to falsify the house name on this document as discussed below since a new BC document **could not be created** for a legally non-existent basement flat.

I acquired the BC document in 1996 when I was a self-representing litigant in the Jeager v Bates case. I obtained this document from LBRUT microfiche records along with other documents relevant to the case.

The significance of the BC document was revealed to me on 19th August 2018 when I finally saw the various plan versions. The document pertains to 2 Haggard Rd. but has been falsified by adding "A" ABOVE the original "2." in the Name section – there was no room to put the "A" before the original full stop!. The suffix "A" refers to the basement however no such legally valid concept even existed before 1987 or indeed for the entire length of time this was my dwelling until my illegal eviction in 2004.

The crucial record in this document is dated 3.6.88. This one record within the BC document amounts to a microscopic distillation of all the contemporaneous and subsequent fraud which took place up to and including my ultimate illegal bankruptcy in the High Court.

This record on the BC document post-dates the 3rd version of the plans (February 1988) after I refused to walk away from my legitimate original contract with Mrs Bates despite their intensive efforts to force me to do so. A fourth version of the plan was produced on **13th April 1988**. As discussed earlier in this dossier this revision was insisted upon with the surreptitious motive to deny me the land area my contract entitled me to as part of the originally agreed development. This fourth version was the foundation for the final two versions of the plan which constituted the main implementation of the planning fraud. The first field in this crucial record (row) under the title "**B.C Ref. No.**" is 1044/88 which alludes in code to multiple versions of the plan. This cynical deception condenses into a single record the existence of TWO versions of the fourth revision which differed in key technical areas: one version with no major structural alterations which could (and did) receive approval and the other which documented substantial structural alteration – the work I was actually carrying out – which totally violated the terms of the leasehold agreement which was never passed but was presented to me by the lying conspirators so that I would proceed with the creation of the new basement flat.

Attachment 8 is the plan version which complied with regulations and was passed on the 3rd of June. The "Dept. of Technical Services" stamp (top right hand corner) clearly shows that the original date of the 3rd June has been altered by hand with correction fluid to 10th June – this was done to deceive me into thinking that this was the final plan version in the mistaken belief that I no longer had a copy of the final plans dated 10th June which were stolen from my flat in a raid on my premises by the police in 2006 (see Section 6 for a detailed discussion of the concocted police raid).

Returning to the key record in the BC document, under the “brief description” heading Roy “Winnie the Pooh” Summers mentions the substantial illegal works that I (poor dumb Eeyore) was undertaking with the goal of presenting me with an empty honey jar at the end of it. The honey would of course be distributed amongst the conspirators. The record dated “3.6.88” – refers to the approved plan of the same date which **specifically outlaws** these structural alterations. As an aside, Judge Morgan invented the false nomenclature “9871/4B” in the case over which he presided to conceal the two different plan versions so as to play his part in the overall conspiracy.

The next entry in this row in the BC document is a Relaxation Notice (Denoted “R”). A relaxation notice can be applied in order to remove onerous restrictions during agreed building works. No such notice can be issued without an application presented to the planning department with the relevant plans by the party performing the works with the permission of the access-land freeholder. I made no such request.

This relaxation notice (“R”) was inserted by Roy Summers into the document for reasons of self-protection to give the false impression to LBRUT internal parties – such as surveyors – that access was required and being granted for legitimate works despite his full knowledge that **NOT ONLY** were the works I was undertaking illegal but I was trespassing **AS WELL**. This was done without my knowledge since to involve me would have had risked the illegality of the entire development being exposed. In fact a relaxation notice is a complete non-sequitur in any leasehold situation.

The entry in the Remarks section opposite this Relaxation record “Basement using No. 2A” unequivocally demonstrates the fraudulent invention of the “2A” basement flat entity from the very outset. This comment is in fact shorthand for “Basement fraudulently using No. 2A nomenclature as a deception”. This fraudulent entry **PREDATES** all preparation and implementation of the lease subsequently presented to me and proves **that all activity by the conveyancing solicitors and**

the Halifax plc (formerly Leeds PBS) from this date (3/6/88) – if not earlier – is quite simply criminal fraud.

Over the following year I would invest thousands of pounds in the internal conversion of the basement property, moving in with my partner Sarah in September 1989. I then started paying full council-levied taxes (rates) for the property as well as an ongoing mortgage (incorporating a building loan) – the latter violating the building society’s constitution.

LBRUT agreed to “waive” rates before I moved in when in fact rates were not applicable to the uninhabitable basement property in any event. After I moved in, LBRUT were forced to levy me rates – in full knowledge that this was fraud – since to do otherwise would have alerted me to the fact that at that time no independent legal basement entity existed at 2 Haggard Rd – as had been the case since 1961 as documented in the BC document.

The council estimated rateable value by taking an arbitrary proportion of the rest of the house which was (and remains in 2023) in a LOWER band than adjacent properties due to the fact that the basement was uninhabitable! They did this despite their full knowledge that the works were far from complete – and that no one-bedroom flat legally existed – so implicating the individuals who set the rates in this multi-faceted fraud.

In fact, I was twice refused a request to the council ombudsman for a reduction in my domestic rates since to do otherwise would have implicated him personally in the fraud. The Epilogue to this dossier contains recently-acquired evidence revealing the duplicity of LBRUT in respect of the rates (and subsequently council tax) taxes I paid from 1989 through to 1999.

If the reader is wondering why the BC document is littered with spurious entries and blatant clues to the planning fraud it is because the crooks involved never expected anyone outside their council headquarters den of iniquity – myself included – to acquire and scrutinise this document.

Section 4

The Leasehold Fraud

In May 1988 I was contacted on the phone by Gina Rosemary Bassett, secretary to probation solicitor Paul McNutt of Stone Rowe Brewer solicitors. Ms Bassett was also secretary to the eponymous senior solicitor partners in Messrs Stone, Rowe and Brewer. I was asked to sign the Original lease on a fraudulent blank back page in an alleged legal exchange with the Counterpart lease countersigned by Ms Dorothy Bates next to my signature. The back page of the original lease I signed was then destroyed shortly after my signing and the counterpart lease signed by Ms Dorothy Bates would then become the only extant lease document.

Mrs Bates (the freeholder) signed this lease on a new added back page, the page I signed having been destroyed. She signed the lease on the premises of my solicitors Stone Rowe Brewer, Twickenham in front of Secretary Gina Rosemary Bassett and my solicitor Paul McNutt. Gina Bassett then obtained the signature of Bates' solicitor Thomas Bluet in person on the same page.

The new back page – which I never saw and therefore never signed – had had two crucial clauses added to it (**see Attachment 12A**) which rendered ALL of the work I was undertaking an automatic breach of the lease! In fact, such clauses are necessarily included in all British lease agreements to inform the lease tenant of limitations to allowable works. The added clauses (15, 16) were deliberately concealed from me at that time since I would likely have realised the potential default because of my works. It should also be pointed out here that both the mortgage and the building loan extended to me by Halifax Plc were illegal because they were secured by the basement flat which did not legally exist.

In order to give the false impression that I had seen and agreed this version of the lease, another fraud planned from the start was enacted. The front page of this lease had had one of Bates' middle names

(Mary) deliberately omitted and I was requested by letter to INITIAL the correction (see **Attachment 12**). They cleverly only presented the front page for me to initial so I would remain unaware of the fraudulent alterations to the back page having previously signed the first lease.

The trap was duly set for me to commit to expending a large amount of effort and expenditure so that once completed I could thus be blackmailed by threatening to invoke the clauses rendering these works in breach of the lease but not of the original contract. I could thus be faced with potentially being evicted and losing all the added value I had created.

Attachment 12 is the front page from the final certified lease. It carries the final ink-stamps not only of the solicitors but of the Inland Revenue as well. All parties were fully aware that the document did NOT carry my signature next to the other signatories on the back page of the document.

However, the crucial issue here is the non-existence under the law of a basement flat property.

We hereby certify this to be a true copy of the original

John Rowe Brown & Evans
JOHN ROWE BROWN & EVANS
Solicitors
10, 11/88

H M LAND REGISTRY
LAND REGISTRATION ACTS 1925 to 1975

29 SEP 1988
FINANCE ACT 1981

COUNTY AND DISTRICT) : LONDON BOROUGH OF RICHMOND UPON THAMES
OR LONDON BOROUGH)

TITLE NUMBER : .

PROPERTY : 2 HAGGARD ROAD TWICKENHAM.

THIS LEASE is made the 23rd day of September 1988
thousand nine hundred and eighty-eight BETWEEN DOROTHY AMELIA
of 2 Haggard Road Twickenham Middlesex (hereinafter called 'the Landlord')
which expression shall where the context so admits include the person or
persons for the time being entitled to the reversion immediately expectant
on the determination of the term hereby created) of the one part and
PAUL KEITH JEAGER of 2 Haggard Road Twickenham Middlesex
(hereinafter called 'the Tenant') which expression shall where the context
so admits include his successors in title) of the other part

WHEREAS :-

The Landlord is registered at H M Land Registry under title number SGL 48537
as Proprietor with Absolute Title of the abovementioned freehold property

NOW THIS DEED WITNESSETH as follows:-

1. In consideration of the sum of TWENTY-FIVE THOUSAND POUNDS (£25,000.00)
now paid to the Landlord by the Tenant (the receipt whereof the Landlord
hereby acknowledges) and of the rent and covenants on the part of the Tenant
hereinafter reserved and contained the Landlord hereby demised unto the
Tenant ALL THAT Basement Flat shown for the purpose of identification only
on the plan annexed hereto and thereon edged red (hereinafter called 'the
demised premises') in the property known as 2 Haggard Road Twickenham in
the London Borough of Richmond upon Thames (hereinafter called 'the Building')
including:-

a) the internal plastered coverings and plaster work of the walls bounding
the Flat and the doors and door frames and window frames fitting in such walls
(other than external surfaces of such doors door frames and window frames)
and the glass fitted in such window frames and

b) the plastered coverings and plaster work of the walls and partitions
lying within the flat and the doors and door frames fitted in such walls
and partitions and

22 Feb.

Attachment 12

Solicitor McNutt was obligated to do a search as part of the groundwork for a new lease - which he did - and therefore knew he was committing fraud in failing to inform my ignorance in law to the illegality that no registered separate basement flat property entity existed.

In fact, the lease is clearly made out for the whole No. 2 Haggard Rd property because no separate basement flat existed. The conspiracy was to fool me into creating a physical basement premises with my money and effort which could in future be used to blackmail me into accepting a new lease for the said - as yet non-existent - new flat re-numbered to 2A.

15. Not to make any alteration in the internal arrangement or external appearance of nor make any addition to the demised premises other than such as shall have previously been approved of in writing by the Landlord or her Architects or Surveyors nor in any manner deface the walls floors or ceilings thereof nor alter cut or injure any of the demised premises or the Building and not to place or affix or allow to be placed or affixed outside the demised premises any water ventilating or other pipe

16. Not to paint write place affix attach or exhibit any figure letter pole flat signboard advertisement inscription bill placard board nameplate or sign whatsoever in or to in front of any part of the demised premises so as to be seen from the exterior

SIGNED SEALED and DELIVERED)
by the said DOROTHY AMELIA)
BATES in the presence of:)

D. Bates

*Thomas P. Bluelst.
61 Piccadilly Gardens,
London W6 0XT
Solicitor*

Attachment 12A

The lease was then presented by hand (secretary) to the Inland Revenue who stamped it and a few weeks later McNutt stamped the document (top left-hand corner) demonstrably confirming that the lease was for the **whole** 2 Haggard Rd property. It was then sent to HM Land Registry office who stamped the lease but as I will show later in this dossier I was never included in the updated record of proprietorship register as the lessee for 2 Haggard Rd that affected the freehold property in law.

The solicitors now turned their minds to get me to finance and carry out the building works to the “basement flat” – whilst carefully withholding the lease document from me for some thirteen months – lest I should discover their treachery during execution of the project.

So at the same time further pressure was added to me to proceed with the works relating to the originally-agreed contract (Attachment 1). This was executed in the form of a one-page contract drawn up by the solicitors. The operative clause in this contract (clause 9) citing my original contract was placed in the margin of this document so as to strengthen the perception in my mind that I could commence work immediately – and to pressurise me to do so.

The letter from Duke-Cohen in the Prologue to this dossier mentions “Licences”. Such phraseology is in fact a fraudulent rhetorical device using coded language as previously used by the conveyancing solicitors in this case – which was well understood by other solicitors conspiring against me later. No such concept exists under the law. On the strength of this document I paid a 5% deposit of the contract price – £1250 – which amounts to criminal extortion.

The REAL motive was to continue to conceal my **contractual ownership** of the three parts of land in the back garden and to invent a spurious concept of a “Licence” as a mechanism to contractually formalise curtailment of part of these rights. This effort to conceal my ownership rights from me started from the very beginning when I first instructed McNutt in 1987 right through to my bankruptcy and eviction in 2004.

A new agreement dated 12th September 1988 (**Attachment 13**) incorporating my original contract dated 22nd May 1987 (Attachment 1)

On the same day I signed and paid the deposit, McNutt wrote a letter to me which refers to a mortgage with Leeds Permanent which he knew full well was illegal.

Letter from my solicitor citing illegal mortgage activity.

THIS AGREEMENT is made the 12th day of September 1988 One thousand nine hundred and eighty-eight BETWEEN DOROTHY MARY ANGELA DATES of 2 Haggard Road Twickenham Middlesex (hereinafter called 'the Vendor') of the one part and P. K. JAEGER (hereinafter called 'the Purchaser') of the other part

WHEREBY IT IS AGREED as follows:-

1. The Vendor will sell and the Purchaser will purchase the Leasehold interest in the premises more particularly described in the draft Lease annexed hereto and shortly known as Basement Flat 2 Haggard Road Twickenham Middlesex (which are hereinafter called 'the Premises')
2. The consideration for this purchase is TWENTY-FIVE THOUSAND POUNDS (£25,000.00) of which ten per cent shall be paid on or before the signing hereof as a deposit in part payment of the purchase price to the Vendors solicitors namely Edward Pail, Neale & Co and the balance to be paid on completion of the purchase
4. Vacant possession of the property will be given to the Purchaser on completion of the said purchase
5. Completion shall take place on the 23rd day of September 1988
6. All the terms of the Agreement between the parties hereto are contained herein and no statement or representation or description whether made by the Vendor in writing or verbally shall form any part of this Agreement or have any effect hereon or be deemed to be a representation warranty or condition or inducement for the purchase of the Premises
7. The property is sold subject to all local land charges whether registered or not before the date hereof and all matters capable of registration of local land charges whether registered or not actually registered
8. The National Conditions of Sale Twentieth Edition excluding Conditions 15(2) 15(3) 21(2) and 21(3) shall apply to this Agreement so far as the same are applicable to the sale by way of private treaty and are not inconsistent with this Agreement and the prescribed rate of interest therein referred to shall be four per cent above the Base Rate for the time being of the Bank of Ireland
9. See clause opposite

IN WITNESS whereof the parties hereto have hereunder set their hands the day and year first above mentioned

[Signature]

Attachment 13

P.K. Jaeger Esq.
2 Haggard Road
Twickenham
Middx.

PM.GB

12th September, 1988

Dear Mr. Jaeger,

2 HAGGARD ROAD

Thank you for your letter today and of course we discussed this matter and Contracts have now been exchanged with completion scheduled for the 23rd September, 1988.

I have immediately placed in hand the HM Land Registry Search at Croydon and we will be telephoning next week to attempt to ensure the result prior to completion as will be required by your Mortgagees, the Leeds Permanent Building Society.

I am now reporting on title to the Leeds Permanent and, furthermore will be preparing a cash statement indicating the passage of monies to take place at completion.

There will also be the Counterpart lease to be signed once this is received from the Vendor's Solicitors and it is important that your liaison with me as to this bearing in mind the current postal difficulties.,

Yours sincerely,

P. McNUTT

Attachment 14

Attachment 15 is a report compiled by surveyor Mr W G Barnett of the firm Colleys Surveyors contracted to the LEEDS PBS who joined a partnership with the HALIFAX Plc in the 1990s.

As a professional surveyor, Barnett would be well aware that the plans to which he refers in this document (9871/4A) were spurious, as is his statement "*Obtain all necessary legal consents and permissions for the work.*" He knew perfectly well as a qualified surveyor that no legally valid permissions existed for the scope of work to which he himself referred.

6/9

REPORT AND MORTGAGE VALUATION (PAGE ONE)

Branch: TWICKENHAM.

APPLICATION No. BT 3371054
Date of Inspection 10th August 1988
Date of Report 11th August 1988

all and initials NR: P.K. JAEGER.

PROPERTY ADDRESS 2A, HAGGARD ROAD,
TWICKENHAM,
MIDDLESEX.

DESCRIPTION OF PROPERTY: Semi detached, detached/semi-detached/and detached/ mid terrace/ house/ bungalow/ flat/ maisonette. If flat/maisonette, state whether purpose-built or converted; no. of floors; no. of storeys in block, and whether block is provided with lift or not. If other type of property, give a description.

Converted basement flat in 3 storey end of terrace house, at end of terrace of 12 houses and without lift.

STRUCTURE AND CONDITION	4.1 Age of property	4.2 Materials used for walls and roof	4.3 Internal condition of repair	4.4 External condition
	About 98 years (1890).	Roof: Pitched with slate covering; coated with water proofing sealant. Walls: Apparently 9" solid brickwork with rendered elevations.	Generally appears to be in poor order.	Generally appears to be in fair order.

MORTGAGE VALUATION	VALUATION FOR MORTGAGE PURPOSES (ON OWNER OCCUPIED BASIS) assuming that all essential work listed in section 4 will be satisfactorily completed
DEDUCTIONS AND DEPOSITS	£ 62,000
4.1 There are no deductions for street charges because they have not been taken over by the appropriate authorities. How much has been deducted in arriving at the mortgage valuation?	£ N/A.
4.2 Where the lender, buyer, ground landlord, or some person other than the prospective borrower is likely to be liable for street charges, how much is the outstanding liability?	£ N/A.

GENERAL REMARKS ON THE STATE OF THE PROPERTY INCLUDED IN THE MORTGAGE VALUATION

1.1 Remarks on a site inspection, if any, and whether the subject is a maisonette or a flat, the progress of construction and whether it is inspection is necessary.

As presently, Number 2 is converted into a self-contained ground and 1st floor maisonette. It is occupied by the Freeholder, and the basement is self-contained shell, which has electric lighting but not have the other services or fittings, and the front door and windows of which are broken up. Access to the flat is via its back door. The basement is in poor repair and decorative order and there is extensive damp in its floor walls, with extensive peeling plaster on the walls. Indications of woodworm were noted in the floor timbers of the 1st floor. I understand that the Applicant is to purchase the basement as a shell, that he is going to build 2 storey extensions onto the rear of it and that he is going to comprehensively repair and modernise the shell of the house. As 2 extensions will be constructed of rendered cavity blockwork with asphalt covered, flat roofs, finished in tiles. I also understand that the Applicant will be obtaining a Local Authority grant towards the cost of the upper maisonette was not inspected internally, but some disking was noted to the main roof, while the back extension roof was not visible. Both slopes have been coated with a water proofing sealant, which reduces the ventilation of the roof spaces and can lead to further deterioration of the slates and the roof timbers. I understand, however, the Freeholder is likely to obtain a Local Authority grant for the recovering of the main and back addition roofs and a satisfactory strengthening of the roof structures should be carried out at that time. Hot water and hot water radiator heating to the basement flat will be supplied by a gas fired boiler. There are signs of structural movement in rear wall, but it appears to be insignificant. (see section 15).

Can you recommend that the subject is a suitable security? (see section 15).

Stay to remain in, at or about the mortgage valuation?

YES.

WORK RECOMMENDED AS A CONDITION OF MORTGAGE

Please indicate, whether, in your opinion, the work should be carried out: (a) prior to completion of the mortgage; (b) by way of retention (specify the amount to be retained until the work is executed - it should be noted that the figure does not necessarily represent the cost of the work involved); (c) by way of Outstanding

by way of retention:...

Build the 2, single storey rear extensions and comprehensively prepare and modernise the basement flat, as set out in plan 9871/04A, dated April 1988. Obtain all necessary legal consents and permissions for the work.

Obtain a report from a Specialist damp proofing and timber treatment firm, submit the report to the Society for consideration by its Surveyor and subsequently have recommended work carried out with the benefit of long term guarantees.

RETENTION: £5,000.

COLLEYS 4431 6

Attachment 15

Following on from this fraud solicitor McNutt committed a further fraud: Conveyance solicitor Paul McNutt report on title for a basement flat at 2 Haggard Road (Non-existent flat) for release of my mortgage cheque off The Leeds Permanent Building Society. The lease was registered against the freehold title SGL48537 making attachment 34 criminal fraud.

REPORT ON TITLE AND RECEIPT FOR ADVANCE CHEQUE

Application No. **08 T3371054**

To LL **PERMANENT BUILDING SOCIETY**
Permanent House, The Meadow, Leeds LS1 1NS.

I/We have investigated the title to the property described below and report as follows:

1. FULL NAMES OF BORROWER(S): **PAUL KEITH JEAGER**
All the Borrowers are 18 years of age or over, or will be 18 years of age by the date fixed for completion.

2. ADDRESS OF PROPERTY: **Basement flat, 2 Haggard Road, Twickenham, Middx. TW1 3AF**
The description of the property in the title deeds agrees substantially with that contained in the Society's instructions.

3. PURCHASE PRICE: £ **25,000**

4. TITLE: * Registered at HM Land Registry, under Title Number **SGL48537** /To be registered/Not subject to registration

5. TENURE: * ~~FREEHOLD~~ **LEASEHOLD**

6. A * Rent Charge/Ground Rent of £ **50** pa a year is payable on **Dorothy Mary Amelia Bates** in each year
to **Dorothy Mary Amelia Bates**
I/We have inspected the last receipt for the above.

7. LEASEHOLD 7.1 Term of Lease **125** years from **completion**
PROPERTY ONLY 7.2 Over-riding rents (if any) **N/A**
I/We have carefully perused the indemnity regarding over-riding rents and consider it to be satisfactory.

7.3 Conditions (if any) regarding insurance company or agency for insurance of the property
Landlord to insure

7.4 If the freeholder's interest is to be shown on the policy, state full name and address of the freeholder

8. ~~NEW PROPERTY - TO BE COMPLETED BY THE BORROWER(S) OR THE SELLER(S) IF THE PROPERTY IS NOT A NEW BUILDING~~

9. ENDOWMENT OR PART ENDOWMENT MORTGAGE ONLY:
Details of each policy to be assigned should be supplied. Failure to provide this information may delay the issue of the cheque.

INSURANCE COMPANY	POLICY NUMBER	DATE OF POLICY	SUM ASSURED	OUTSTANDING BALANCE	SECURITY DATE	MONTHLY PREMIUM
Friends Provident	9462066		30,000	30,000	2013	

The policy(ies) is/are not written under the Married Women's Property Act 1882 or the Married Women's Policies of Assurance (Scotland) Act 1880, and has/have no other alterations, endorsements or unit trust element.

9.1 * The Policy(ies) ~~HAS/HAVE~~ **HAS NOT HAD/HAVE NOT** been assigned in connection with a previous mortgage.
(Where appropriate the previous assignment(s) and reassignment(s) will be produced with the title deeds.)

10. Date arranged **23rd September, 1988** for completion
The advance cheque will normally be made payable to the Solicitor acting for the Society.

I/We Certify (1) that the title to the property is good and readily marketable and that the Borrower(s) will be entitled to the property on completion, free of any prior charge or incumbrance.
(2) that we have enquired of the Borrower(s) for details of those adult persons who will be residing in the property to be charged and (if the Borrower(s) already owns the property to be charged) of those adult persons who are now residing in the property and the required forms of consent have been signed by all such persons.

I/We undertake (1) promptly to effect all necessary registrations of the legal charge and policy mortgage (if any) and forward to the Society all documents of title, duly stamped as necessary, within 21 days of completion of the legal charge or as soon as such documents have been issued by H.M. Land Registry.
(2) to deliver to the Society with the documents of title all consents, planning permissions, road agreements and other documents which may be called for upon a sale, and, in the case of houses less than 10 years old the N.H.B.C. Agreement and N.H.B.C. Certificates or Standard Notice of Insurance Cover (HBS 1979L).

Signed **Stone Rowe Brewer & Devane**
Solicitor's name and address
Stone Rowe Brewer & Devane
2/4 Heath Road, Twickenham,
Middx. TW1 4BZ

This report must be signed by the approved Solicitor, or in the case of a firm, by a Partner, or by an authorised Assistant.
Solicitor's Reference _____ Date _____

Attachment 16

The statements and certifications in this document are all false. In particular:

- (1) *I/We certify (1) that the title to the property is good and readily marketable and that the borrower will be entitled to the property on completion free of any prior charge or incumbrancer.*

This is a falsehood, plain and simple.

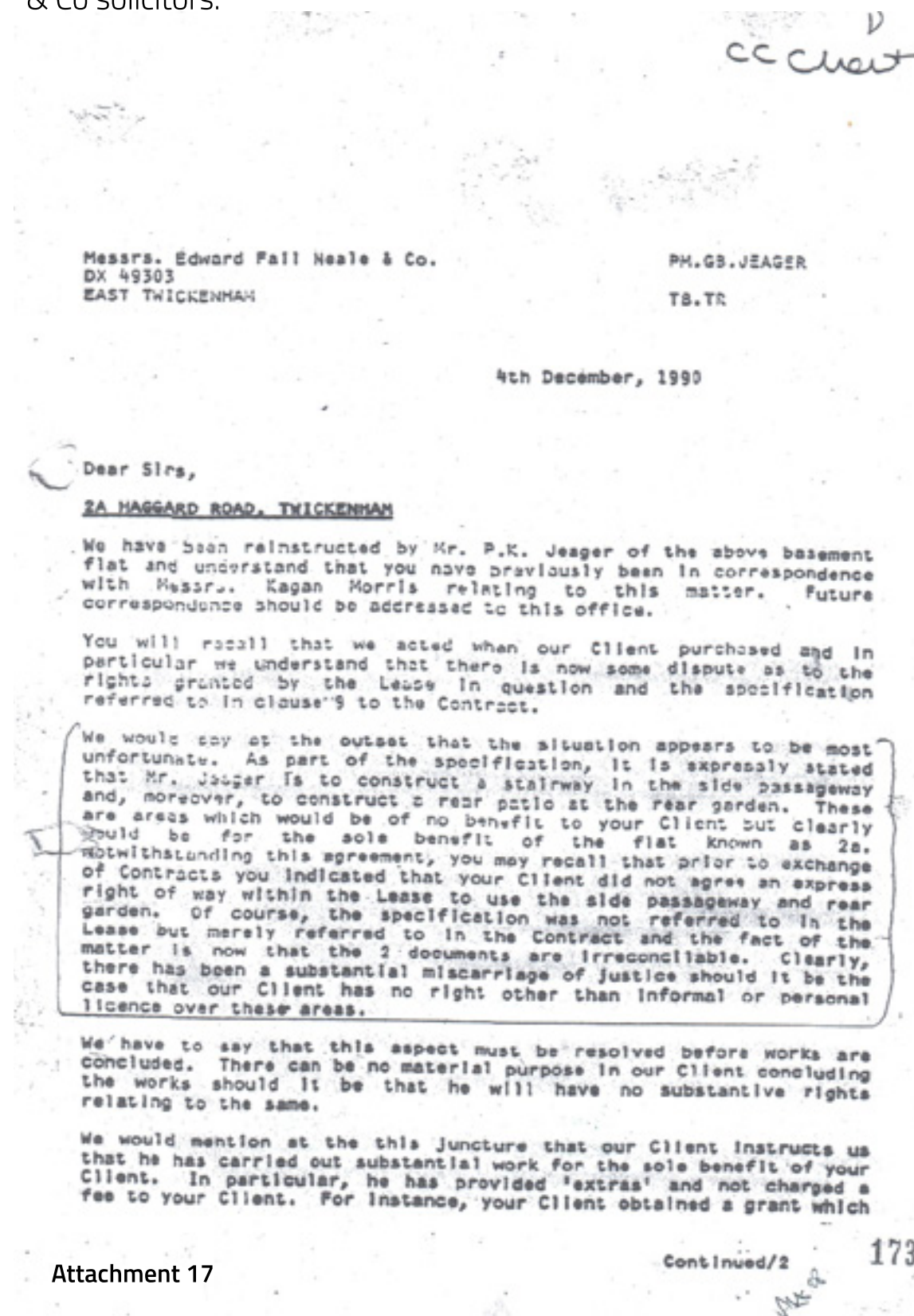
- (2) *(2) To deliver to the Society with the documents of title all consents, planning permissions, road agreements*

The various permissions referred to were either false or non-existent.

In September 1989 after twelve months of effort working on the flat and instructing contractors using my own money, my partner Sarah and I moved into the basement flat I had completed to a temporary bedsit. The flat I built comprised a full width wall to wall front room plus hallway with a bathroom and a second bedroom (dining room). I and my partner lived for five years without a kitchen (myself for a further nine years) since my plan to build the kitchen extension was contrary to the surreptitious motives of the other involved parties.

The following letter is dated 4th December 1990. It was written by Paul McNutt to Mrs Bates' solicitors in response to a request for assistance by me. The letter is Index numbered 173 and is taken from the case files of Barlow, Lyde & Gilbert v Jeager reversed in title for the record.

Letter written 4th December 1990 by solicitor Paul McNutt to EFN & Co solicitors.



This letter is of the utmost significance – my request to McNutt to help resolve a worsening dispute over the ongoing works forced him to reveal his hand and try to conceal his role in this rapidly unravelling fraudulent conspiracy.

This is the first correspondence in which he refers to “2A Haggard Rd” in the subject line of the letter – in the third paragraph McNutt refers to “...the flat known as 2a” effectively admitting that no such flat 2A legally existed – a fraud to which he was central from the beginning.

The “Contract” to which he refers is my original contract with Bates. The “specification” to which he repeatedly refers is in fact the scope of work in my original contract (Attachment 1) and the accompanying unauthorised plans I was given.

In the third paragraph he states that the Contract and the Lease are “irreconcilable” which constitutes a “substantial miscarriage of justice” as he himself knew FROM THE OUTSET and which by this time he was forced to reveal.

He then goes on to twice use the conditional tense in admitting that I had neither a legal right of way nor a legal right to carry out the works – the conditional tense used to falsely imply he was unaware of these facts. In reality he was at the centre of the conspiracy to deceive me into breaching The terms of the fraudulent lease and to undertake substantial expenditure with a view to blackmailing me at the point of constructing bedroom. This pre-plan was to eliminate the court yard and kitchen extension for a new lease to 2A Haggard Road that I could then sell openly with no restrictions.

It is clear from this letter McNutt had lost his nerve and was seeking to offload blame to his partners- in-crime. This was a turning point in the whole fraudulent scheme. McNutt had to decide whether to come

clean or continue the fraud using the machinery of Legal Aid effectively underwritten by the solicitor’s indemnity fund. The honourable thing to do at this point would have been to admit the fraud and my consequent entitlement not only to a 125 year lease to the whole property but also the freehold entitlement to land at the rear of the property. Instead, after consultation with the senior partners, they opted for the path of deception in the full knowledge that I was gullible and vulnerable to being deceived.

The various parties from this point on intensified their collective efforts to embroil me in an increasingly Byzantine legal and administrative maelstrom to conceal their wrongdoing and protect their various reputations by using these Kafkaesque means to destroy me. The chosen mechanism was to misuse existing legal machinery in the form of Law Society-administered systems – namely Legal Aid and the Solicitors Indemnity Insurance Fund. Illicit use of these systems is hardly routine because of the risk to the legal establishment of exposure. Nevertheless, it is commonly used by unscrupulous lawyers – some of whom are quite practiced in this mode of deception – as in my case.

Section 5

Legal Aid and Court Cases

Legal Aid was set up in the late 1940's by the Law Society ostensibly to assist with the legal costs for individuals in civil and criminal cases. Around the same time the Solicitors Indemnity Insurance Fund was set up to cover claims against solicitors for malpractice.

Legal Aid is frequently invoked by individuals in disputes over property and in particular disputes involving leasehold agreements. In reality, leasehold legislation is the vestigial rump of the feudal system in England whose primary goal is to perpetuate inequality of land ownership among the populous. It is virtually non-existent elsewhere in the world including in Scotland where the remnants of feudalism have now been abolished. It has complicated and arcane rules which are opaque to the layman and is therefore open to abuse by unscrupulous involved professionals – often colluding and conspiring together to the detriment of the lessee. There are many thousands of instances of criminal fraud in England in recent decades in leasehold situations, funded by the abuse of Legal Aid of which my case is but one.

It is clear in this case that a conspiracy existed from the very beginning involving conveyancing solicitors, council planning department surveyors, architects, mortgage lenders and the land registry. The legal services commission working with the solicitor's indemnity fund and ultimately even the British Courts including judges and barristers. What is exposed here is a long-standing fraudulent mechanism necessarily involving these disparate professional and legal bodies working in collusion to exploit an archaic and fundamentally unjust leasehold system. The very existence of such a system invites abuse by parasites surreptitiously exploiting labyrinthine leasehold law to profit from the wealth creation of ignorant "useful idiots" such as myself.

The reader needs to understand that in cases between layman litigants versus the legal profession involving a promise of justice – in reality a poisoned chalice – the misuse of Legal Aid is akin to some demonic

possession, zombifying individuals for a pre-determined time (typically 2 years) who are exploited during this time by parasitic lawyers being paid throughout (ostensibly funded through Legal Aid) with the cynical connivance of the solicitors indemnity fund. The hapless victim is then callously blackmailed when the litigation period runs out: either accept a settlement which exonerates the malfeasance of a solicitor or get nothing AND be denied any future Legal Aid entitlement!

The criminal fraud and hardship I and others close to me endured for decades would simply not have happened absent this archaic legislation. Multiple misuses of legal aid are central to the entire fraud in my case and the essential details and timeline of these events are presented below. As time progressed the various parties became more and more embroiled in a morass of ever-worsening fraud culminating in the virtual destruction of my life.

In my case, the Mad Hatter's tea party began in earnest after the letter of 4th December 1990, with the feast on the table donated by the Solicitor's Indemnity Insurance Fund through the vehicle of the Legal Aid Board. At this point, the senior partners in McNutt's law practice (Stone Rowe Brewer) informed the Solicitor's Indemnity Fund of a potential action against them for malpractice. In turn, the Solicitors Indemnity Fund instructed Barlow Lyde and Gilbert (one of the three contracted firms to the SIF) to oversee the case. Owen White and Caitlin of Feltham were selected by Barlow Lyde and Gilbert to manage a potential malpractice lawsuit since they were specialists in this area and were already involved in a similar case. They also assigned Barrister Marc Beaumont in 1991 – a proven "fixer", well-connected in the courts – to use his expertise to mitigate the historical malfeasance up to that point and to seek a settlement which I would accept and which ABOVE ALL would avoid an escalation which could be disastrous for the reputation of the London Borough of Richmond-upon-

Thames Council. (Unbeknown to all parties at this time, the Wopshott v Davis Donovan case was to become a crucial legal precedent in this type of case involving leasehold fraud.)

In Civil cases in England & Wales all solicitors are bound by Law Society regulations to record all expenditure relevant to a case in a "taxation document", which provides full traceability for the perusal of a judge in chambers. This procedure ensures transparency and may be challenged by either a judge or involved litigants. In my case, taxation documents which came to light many years later reveal a continuous record of legal effort (designed to cover up fraud) between 1991 – long before any Legal Aid certificate was set up – through to 2001. The solicitors in question did not expect this trail of breadcrumbs to survive but in due course these breadcrumbs fossilised and formed a vestigium waiting to be exposed by the winds of time.

Front cover taxation document written by Wilkins of Owen White & Catlin (Attachment 18).

The above document is very revealing and shows the effort expended between 1991 and 1996 on the first Barlow Lyde & Gilbert obtained legal aid Certificate for out of court settlement. The second BLG legal aid certificate was for Sean Jeremy Wilkins of Owen White & Caitlin to write case files in 1996 and used in Jeager-v-Bates to 1998.

The entry indicates that Barlow, Lyde & Gilbert instructed Owen White & Caitlin to act and within a month had appointed Barrister Beaumont as an advisor. Beaumont's invoice (**Attachment 19**) shows that he commenced work on the same day as his appointment – 2nd July 1991 – "perusing papers".

been unable to use the side entrance to the property and that her enjoyment of the garden had been greatly reduced.

Surveyors and valuation reports were obtained by the Defendant and served on the Claimant. Matters were progressed and in July 1996 the matter came before HHJ Morgan for a three day trial. At the end of the third day the parties thought that agreement had been reached and the parties approached the trial judge who gave direction that an order be drawn in the terms purportedly agreed between the parties. However, the Claimant then changed his mind in respect of the terms of the agreement and in view of the fact that the order had not been sealed the matter was listed for retrial and this came before the court in August 1997 when the order given (fully detailed below) gave a time table for the completion of the building works and a definitive decision on the boundaries, with leave to the Defendant to restore the damages part of her counterclaim should the building works not be completed.

The Defendant restored her claim for damages in February 1998 when the building works had not been completed. A doctors report was obtained and served on the Claimant to support the Defendants claim for damages. The issue of damages was listed for a two day trial which took place in February 2001 when the Defendant succeeded in her claim for damages and the Defendant was order to pay the sum of £15,525.15 together with an order for costs.

For the ease of the Assessing Judge the costs drafter has apportioned the costs between the periods when the Claimant was and was not Legally/Publicly Funded and it should also be noted that the Defendant was granted Legal Aid/Public Funding in September 1994.

There was extreme acrimony throughout these proceedings and the matter was extremely complicated with differing copies of the lease agreement being held by each party. The Claimant also had litigation pending with the conveyancing solicitors and injunction proceedings against the Defendant in the Brentford County Court. However, in respect of proportionality, discretion will be sought due to complex and novel issues and the importance of the matter to the Defendant

Sean-Jeremy Wilkins Owen White & Catlin

THIS MATTER WAS CONDUCTED BY A PARTNER FOR WHOM THE FOLLOWING RATES HAVE BEEN CHARGED

1991 - January 1996 at	
£110.00	PER HOUR ATTENDANCES AND PREPARATION
£11.00	PER TELEPHONE CALL AND ROUTINE LETTER
February 1996 - January 1998 at	
£140.00	PER HOUR ATTENDANCES AND PREPARATION
£14.00	PER TELEPHONE CALL AND ROUTINE LETTER
February 1998 - February 2001 <i>Barlow Lyde & Gilbert v Jeager</i>	
£170.00	PER HOUR ATTENDANCES AND PREPARATION
£17.00	PER TELEPHONE CALL AND ROUTINE LETTER

WHERE INDICATED PRESCRIBED LEGAL AID RATES HAVE BEEN UTILISED

Attachment 18

The papers in question being the conveyancing file (referenced later in the same invoice on 24th Feb 1992). This unequivocally shows collusion relationship between Owen White & Caitlin and the

conveyancing solicitors Stone Rowe Brewer. This expenditure on the 24th Feb was OMITTED from the Owen White & Caitlin taxation document since to include it would expose the conspiracy.

PROFESSIONAL FEES OF MR MARC BEAUMONT
HARROW-ON-THE-HILL CHAMBERS

60, High Street,
Harrow-on-the-Hill,
Middlesex,
HA1 3LL.

Tel: 081-423-7444
Fax: 081-423-7368
DX: 37601 (Sth Harrow).

Vat Reg No: 524 1845 57.

Mrs Lofthouse.,
Messrs Owen White,
Gavel House,
90/92, High Street,
Feltham,
Middlesex TW13 4ES

Ref: MCC/RK/Bates

Date first rendered: 12 July 1991
Next rendered: 25 February 1992
Further rendered: 12 October 1992

Dorothy Mary Amelia Bates -v- Paul Keith Jaeger

2 July 1991	Perusing papers (2hrs) [at £ 75.00 per hr]	£ 150.00
12 July 1991	Advised in Conference	£ 150.00
22 August 1991	Cheque for £ 300.00 plus £ 52.50 VAT received with thanks. [1992 hourly rate = £ 80.00 per hr]	
24 Feb 1992	Re-Perusal of documentation including Conveyancing file (4 hrs at $\frac{1}{4}$ normal hourly rate)	£ 160.00
25 Feb 1992	Site Visit 1 hr 20 mins Travel time 2 hrs (charged at $\frac{1}{4}$ normal hourly rate)	£ 107.00 £ 80.00

- 1 -

Attachment 19

I was at that time totally unaware of the fact that all the solicitors were colluding with the goal that all these costs absent a blackmailed settlement would ultimately be borne by me in my gullibility through the misuse of Legal Aid. Around this time I was pressing on with the work detailed in my contract with Mrs Bates. I instructed contractors to excavate the back garden area down to basement level and built the bedroom one extension in accordance with my contract, an expenditure amounting to some £7000 in addition to my own labour.

The 2nd February 1992 the entry in the Owen White and Catlin taxation document reveals they were closely monitoring my activity at this time with a site visit by Beaumont and surveyor Mr Petter affiliated to Owen White & Catlin). The sole purpose of their efforts was to further a conspiracy to get me to accept a new lease of greatly reduced scope (omitting much of the back garden area I was excavating) – which could not be legally initiated until the COMPLETION of the relevant (primarily internal) works.

The taxation document clearly states that no legal aid was in place to cover the cost of all this legal effort – but legal costs were being incurred nonetheless by the conspirators which they fully intended failing a settlement to offload onto me by abusing the relationship between Legal Aid and the Solicitors Indemnity Fund. The methodology they planned to use was tried and tested and it would deliver them all from culpability and cover up the original lease fraud – or so they thought.

Nonetheless, by 1992 there was an additional urgency because the 6-year statute of limitations for civil action in tort cases was approaching. The dispute could therefore escalate into a criminal case involving multiple parties with the attendant risk to careers and reputations.

Their cunning plan was essentially matured by the end of 1992 and the stage was set by early 1993 for Barlow Lyde & Gilbert to initiate a Legal Aid Certificate in my name and date of birth without my knowledge – an illegal act which was as grossly unethical as it was morally repugnant. A document proving this outrageous fraud came into my possession in 1998 after I approached yet another solicitor (Weerakoon, Hounslow) (**Attachment 20**) which proves beyond question the REAL purpose of the certificate set up by BLG without my knowledge to which Mr David Keegan of the Brighton Legal Aid office falsely ascribes to me (incorporating my initials and birth year: EAEJGPKYCC46AV1). As stated above it was in fact created to surreptitiously fund an undisclosed action between myself and Stone Rowe Brewer. This certificate – which I reproduce below – had nothing to do with Jeager v Bates because solicitor Paul McNutt of SRB solicitors was always the real defendant – concealed behind the Legal Aid smokescreen..

It was initially ascribed the code 02/01/9314246/P. The certificate set up by Barlow Lyde & Gilbert was changed on 14th July 1993 to the following code: EAEJGPKYCC46AV/1. This coincided with my hiring of a new lawyer of which more below. The reader will see that my name, initials and birth year (P K Jeager, born 12/12/46) are encoded within this renamed certificate. The timing of this change is coincidental to say the least but for me, ignorance remained blissful.

Assisted Person's Details		Solicitor's Details	
Assisted Person	MR PAUL PK JEAGER	Firm Name	WEERAKOON SOLICITORS
Address	2A HAGGARD ROAD BASEMENT FLAT TWICKENHAM MIDDLESEX TW13AF	Address	73 KINGSLEY ROAD HOUNSLOW MIDDLESEX TW3 4AB
Opponents	Stone, Rowe, Brewer	Account No	0B549I
		Phone No	081 814 1883 <i>010 88471030</i>
		Fax No	081 814 1895
		Ref No	TW NEG 0002 JEAGER
		Conducting Solicitor	PLEASE ADVISE ROLL NUMBER
		Old Certificate Number	02/01/93/14246/P

This is to certify that the status of the Certificate is as specified in the "Certificate Status" box below. Its scope is specified in the "Certificate Scope" box overleaf. It covers the proceedings listed overleaf and is subject to the limitations and conditions listed overleaf.

Certificate Status
Full certificate granted on date 14/07/1993.
This certificate imposes both scope and financial limitations on the work to be done under it. Payment will not be made for work undertaken outside the scope specified or in excess of the costs limit. Solicitors should check the limitations imposed carefully and apply for an amendment where appropriate.

Area Office	
Signed: David Keegan (Authorised signatory Legal Aid Area No. 2)	Address: Brighton Area Office No. 2 Legal Aid Area Office, Invicta House, Trafalgar Place, Brighton, East Sussex, BN1 4FR

LET0C01A
MOOR-A
2503072

Page 1 of 2

THIS IS AN IMPORTANT DOCUMENT. KEEP IT SAFELY

Attachment 20

I first phoned solicitor Mr Johnathan Walsh of Lancaster's solicitors Chiswick London in May 1992 on other matters. I mentioned the worsening boundary dispute and he indicated he would be willing to act on my behalf since he undertook Legal Aid cases. I indicated to Walsh that I had been accused by Mrs Bates' solicitors (Owen White & Caitlin) of exceeding my entitlement to land from the perspective of the lease agreement by my excavation work to prepare for an extension construction – in the furtherance of my original contract.

The dispute continued to escalate and so I arranged an appointment with Walsh for myself and my partner Sarah on 14th September 1993. By this time I was short of money because of my various expenditures so I applied for Legal Aid during this meeting. By the time of my meeting with Walsh, the Legal Aid certificate produced in my name without my knowledge by Barlow Lyde & Gilbert assigned to the Solicitor's Indemnity Insurance Fund had already been in place for some eight months. Walsh by this time was well aware of the existence of the certificate having liaised with Owen White & Caitlin who were to be his payees.

Walsh then joined the conspiracy and deceived me by initiating a new dummy certificate with David Keegan to code ref: 01-01-94-00498V so that he did not have to reveal to me the existence of the original certificate – which I only found out about many years later. An important aspect of the ongoing conspiracy is that the original certificate was set up at the Legal Aid Office 85 Greys Inn Rd, London. The second bogus certificate was set up by the Brighton Legal Aid Board, a conveniently safe distance from London: In reality Walsh's legal aid dummy certificate was a façade using the Brighton hinterland for the purposes of reaching a settlement and thereby burying the rotting corpse of the planning fraud in a sealed tomb never to be discovered. But like in the case of Sweeney Todd whose downfall was caused by the stench of rotting corpses, my olfactory senses were awakening.

It later came to my attention that by late 1992 (barristers report by Mr Timmins 1998) a plot had come to maturity whereby Mrs Bates was to be offered £10,000 in a deal to resell me the land (courtyard and kitchen extension) which I was currently working by creating a lease for a new basement entity – to be named "2A" incorporating the new rights of way which I was currently unwittingly violating with my construction. The works would have to be completed first in order for a new lease to be executed - but this mechanism would for the first time legitimise the creation of a "2A" leasehold property and serve to finally bury all of the planning and conveyance fraud which had hitherto taken place. This offer for a significantly diminished lease constituted the second attempt to deny me my contractual rights to land in my original contract with Mrs Bates and to obviate a legitimate claim for damages on my part and my leasehold rights for the whole property. The solicitors on all sides knew that at that time I was ignorant of my rights and sought to collude in a labyrinthine plot to exploit my ignorance.

The period 1992 – 1994 constituted a continuous cynical effort to wear me and my partner down physically, financially and mentally using a plethora of instruments of torture: endless harassment as well as crime both petty and serious against us including three attempts of murder by the Bates family with the Police under instruction from the legal department of LBRUT to stand down. During this time my partner was diagnosed with a nervous breakdown. Our relationship broke down and by April 1994 she fled the property in fear of her life. Revealingly, my solicitor Johnathan Walsh refused to take out an injunction against the Bates family to seek a halt to their many criminal behaviours. The object of this Machiavellian plot was to torture me to the point where I would readily sign away my rights to be released from the rack.

In April 1994 the pressure ramped up because the six-year statute rule of limitations was approaching. At that time, Walsh gave me spurious advice recommending he issue (S.J Wilkins instructed) a summons for a case against Mrs Bates as a precursor to a case against the conveyancing solicitors (Stone Rowe Brewer). This cynical device was designed to deceive me into believing that this course of action would ultimately lead to an action against SRB in a court case. The real reason as plotted by the various conspirators was in fact to offer me the already-conceived replacement lease by way of settlement with the veiled threat of removal of Legal Aid entitlement: a device of which Nicollo Machiavelli would have been proud.

I was duly led by the carrot of the prospect of a court case unaware of the attached stick (the threat to remove Legal Aid) due a year and a half later – when the potential cessation of Legal Aid was looming – a court hearing (Jeager v Bates) to finally take place. A precursor to the forced settlement by blackmail was to include an order made by Judge Sturdy of pure theatre to a non-event trial – see attached below. **(Attachment 21)**

The statement made by Sturdy in this missive “upon hearing solicitors for both parties” is a flat lie. In reality Walsh was the only solicitor present and he was surreptitiously acting as an agent for Wilkins of Owen White & Catlin. NO other solicitors were present including BLG solicitors or were formally heard by the judge at all – in fact on the day I was herded into an ante-room with my solicitor Walsh and never even saw the Judge. A clerk simply delivered this fairy-tale document to us with my solicitor managing to conceal his mirth from me.

GENERAL FORM OF judgment or order

Plaintiff's address
LANCASTERS
DX80315 CHISWICK

Before (Deputy) District Judge STURDY
Sitting at Kingston Upon Thames County Court

On the 18 day of SEPTEMBER 1995

UPON hearing SOLICITORS FOR BOTH PARTIES

IT IS ORDERED THAT:

- 1) THIS MATTER BE SET DOWN FOR FINAL NO LATER THAN 30 NOVEMBER 1995 WITH A TIME ESTIMATE OF 3 DAYS.
- 2) THE TIME FOR WITNESS STATEMENTS TO BE EXCHANGED BE EXTENDED UNTIL 31 OCTOBER 1995.
- 3) THE HEARING OF THIS ACTION TAKE PLACE IMMEDIATELY BEFORE THE HEARING IN THE ACTION JEAGER - V - STONE ROWE BREWER - NUMBER KTL04030 AND IS HEARD BY THE SAME JUDGE.
- 4) COSTS IN THE CAUSE

Defendant's address
OWEN WHITE + CATLIN
DX36102 HATHAM,

Dated 18/9/95

The Court Office at Sessions House, 17, Bwell Road, Surbiton, Surrey KT6 6AQ
is open from 10 am to 4 pm Monday to Friday. When corresponding with the court please address forms or letters to the Chief Clerk and quote the case number.

N24 General Form of Judgments and Orders

Attachment 21

Judge Sturdy also refers to the solicitors case number KT404030" – a false concoction intended to deceive me into thinking that such a case (myself against the solicitor for malpractice) existed – it didn't. No summons was ever issued for such a case. The intention all along was to force me to settle out of court using the Jeager v Bates case as a façade to cover up the cornucopia of malfeasance and crimes relating to the lease and planning fraud.

In accordance with Judge Sturdy's order, Walsh took a statement from me – albeit after the 31st October deadline. By this time I had begun to realise the seriousness of the lease fraud which I duly documented in my statement. Walsh removed the passages in my statement discussing the fraud – namely the switching of the back page and references to my original contract with Mrs Bates. Additionally, in violation of Sturdy's order, no statement by Mrs Bates was ever issued to me outside of an internal court.

Walsh repaired to a meeting along with ringmaster Wilkins with Barlow Lyde & Gilbert to arrange the final sting. At a meeting of February 1996 held at my flat accompanied by another solicitor and a barrister (highly irregular, done to avoid written documentation) Walsh duly proffered a derisory offer which could easily have been made over two years earlier and which would have obviated all of my suffering in the interim. I was offered the back garden land I already owned under the original contract with Bates as a solution in silence of the spurious rights-of-way issue which would enable me to complete the agreed works. Walsh knew that I was still unaware of the lease fraud (rights of way) and that the real design was to have me complete the works so that a new lease for a new property entity (to be called "2A") would then be created. The key point is that no such lease was possible under leasehold law until such time as I had completed the back garden works.

The proposed deal, needless to say, would neatly coerce me into surrendering my leasehold rights to the whole property. The leverage used to get me to accept this derisory settlement was the threat of withdrawal of a Legal Aid certificate if I refused what was deemed a reasonable offer on the table. Any future Legal Aid would thus be denied me unless I accepted the offer – a standard ploy in such circumstances.

At this meeting Walsh readily admitted to the assembled parties that he had enriched himself to the tune of some £13K during this purgatorial period in my and my partner's life. This grotesque bias between solicitors funded under the guise of Legal Aid (in reality the Solicitors Indemnity Fund) and the legally-aided, reduces the administration of justice in such circumstances to little more than a business with guaranteed profit to the solicitor – thus incentivising them to draw out proceedings for the maximum time available.

I was so incensed that I decided there and then to sack Walsh. I wrote in February 1996 to Walsh explaining how poorly he had represented me and sacked him. After my sacking him, by law Walsh was compelled to inform Kingston Court that he no longer represented me. He did not do so and moreover he did not cancel the Legal Aid Certificate either – no doubt waiting to see my next move.

The case Jeager v Bates was scheduled for June 1996, so now as a self-representing ignorant litigant I set about garnering the documentation which I thought might help me in the case. I went to the LBRUT archives and I obtained the Building Control document and other information taken from microfiche film. No witness statements had been exchanged and it emerged that Walsh had NOT officially informed Kingston court that he was no longer representing me. Accordingly, Kingston court did not contact me advising of a legal obligation to seek court permission from a Judge to represent myself.

My sacking of Walsh created an immediate crisis – the expectation of an out of court settlement was quashed which left Wilkins with an unexpected and immediate problem. The case files which were not expected to be needed now had to be produced so Wilkins applied for an extension to the court to July to allow him time to write up the case files despite being the defendant in the case!

Therefore, BLG set up a new Legal Aid Certificate through Mr David Keegan of the Brighton Legal Aid Board in order to maintain the façade that the case was a civil dispute between myself and Mrs Bates. The real purpose of this new certificate was of course to fund Wilkins to produce case files. From this point on all costs by Wilkins were ascribed to this new code, the original certificate created under my name without my knowledge having served its purpose to a failed out of court settlement. In fact, Wilkins should never have been writing up case files – he was the putative proxy defendant's solicitor in the case – but was in fact surreptitiously acting on behalf of Stone Rowe Brewer who delivered all of the necessary documents to him to write up the case files.

The code ascribed to this new certificate (**See Attachment 22**) – **YLIGBMAY9623/A/Q/1** (which includes the coded reference to Barlow Lyde & Gilbert along with the date it was set up) – reveals that its true purpose was to fund continuation of the perennial legal effort required to force me to settle – this time escalated to a court case with a wig-and-gown Judge presiding. The reader will see that Wilkins of Owen White & Catlin now selected Mrs Bates as the patsy for this latest continuation of the Legal Aid farce.



LEGAL AID CERTIFICATE

LEGAL AID ACT 1988

Reference Number: YLIGBMAY9623/A/Q/1



Current Supplier Details		Client Details	
Firm Name	OWEN WHITE & CATLIN	Client	MRS DOROTHY MA BATES
Address	GAVEL HOUSE 90-92 HIGH STREET FELTHAM MIDDLESEX TW13 4ES	Address	2 HAGGARD ROAD TWICKENHAM MIDDLESEX
Account No	0A715C		
Phone No	0208 890 2836		
Fax No	0208 751 4581	Opponent Details	Date Included
Ref No	WL BATES	Paul Jeager	11/04/1998
Conducting Solicitor	PLEASE ADVISE ROLL NUMBER		
Old Certificate Number	02/01/94/12170/D		

This is to certify that the status of the certificate as specified in the 'Certificate Summary' box below has been properly specified in the 'Current Certificate' box above. It covers the period from the date of issue to the date of expiry and is subject to the limitations and conditions listed overleaf.

Certificate Summary	
Substantive Certificate	Issued on 26/09/1994
Current Certificate Status	
LIVE	

This certificate is issued to the holder for the purpose of funding legal aid. It is not to be used for any other purpose. The holder must ensure that the certificate is used in accordance with the provisions of the Legal Aid Act 1988. The holder must also ensure that the certificate is used in accordance with the provisions of the Legal Aid Regulations 1989. The holder must also ensure that the certificate is used in accordance with the provisions of the Legal Aid Code of Practice 1990. The holder must also ensure that the certificate is used in accordance with the provisions of the Legal Aid Act 1988 (as amended).

Attachment 22

LET0001S
HUCK-A
12007789



THIS IS AN IMPORTANT DOCUMENT. KEEP IT SAFELY

The above letter to my brother, signed by the Brighton Area manager David Keegan (**Attachment 22A**) unequivocally demonstrates his collusion in the conspiracy. The headings at the beginning of the letter ascribe the two stated codes to myself and Mrs Bates respectively. This gives the false impression that Mrs Bates was a genuine recipient of Legal Aid when in fact Barlow Lyde and Gilbert represented NEITHER Mrs Bates nor myself – these associations to the litigants are nonsensical under the law. The new certificate dated 23rd May 1996 initiated a court hearing and preparation of case files.



LEGAL AID BOARD Brighton Area Office

Invicta House, 5th/4th Floor, Trafalgar Place, Brighton East Sussex BN1 4FR DX 2752 Brighton 1
Legal: 01273 699622 Finance: 01273 679929 Franchising: 01273 670690
Means Assessment: 01273 696222

Mr. R.A.O. Moore-Jaeger
Charlottown Cottage
Lewes Racecourse
LEWES BN7 1UR

Our Ref: DMK/JAG
Your Ref:
Date: 6 October 1999


David Keegan
Area Manager, Brighton

Dear Mr. Moore-Jaeger,

Paul Jaeger - EALJQPKYCC46/A/V/1 - 93/14246
Mrs. Dorothy Bates - YLIGBMAY9623/A/Q/1 - 94/12170

Thank you for your letter of 22nd September 1999.

I need to make clear my views of the case in relation to your brother's legal aid.

If your brother and Mrs. Bates signed different versions of the contract, then there will be a need to make a new contractual agreement as the old one will be void. This will depend on evidence that the contracts are different. Your brother has led me to believe that Mrs. Bates's version of the contract has yet to be disclosed. If that is so, this needs to be done.

If the contracts are the same, then agreement needs to be reached on resolving the detailed boundary, completing the works and the purchase of any additional rights from Mrs. Bates.

Once completed, your brother's loss can be re-evaluated. You can either continue privately to negotiate loss or your brother can reapply for legal aid for counsel to reconsider his loss. This will not overcome counsel's reduction in the estimated settlement due to the risk of losing any court case because of the solicitors' note.

Counsel based the loss on the cost of purchasing the right of access as not being significantly more than £8500. It is of note that this assessment does not take into consideration the dispute over the boundary line.

In summary, legal aid in the negligence case has been discharged. I consider the dispute with Mrs. Bates should be settled without proceeding to court. If this is done your brother's loss can be reassessed and your brother could reapply for legal aid on the action against Stone Rowe Brewer.

Attachment 22A



Not only do these associations carry no legal validity, in fact these two legal aid certificates NEVER functioned at the same time. The two certificates had entirely different functions and the latter certificate actually REPLACED the former for the purpose of funding legal effort by Wilkins in seeking to reach a settlement with me – this time in a full court case – so as to continue the concealment of the original lease and planning fraud.

With the new certificate in place ready to be used in the ongoing conspiracy, events began to move quickly. Walsh sent me the original conveyance file compiled by McNutt with no supporting documentation to give the false impression that Sturdy's orders were being implemented (in fact none of the directives ordered by Sturdy had been complied with).

By this time the Judge Sturdy order had lapsed and in order to initiate any renewed action it would have been necessary to apply to Kingston County Court in front of a Judge to give good reason as to why the Jeager V Bates case should be revived for a hearing given that the 6 year statute relating to the 1988 lease had expired. I was ignorant of my responsibility to seek permission from a judge to act as a self-representing litigant.

In June 1996 Wilkins sent me 3 case files (via a third party) which he wrote himself in the livery of Barlow Lyde & Gilbert being the supposed case of Jeager-v- Stone Rowe Brewer to fool me into thinking that this suit was also being progressed in accordance with Sturdy's order. Wilkins then wrote 3x3 copy sets to Jeager-v-Bates and delivered one set to the court manager at Kingston Mr Lionel Davies in OWC livery! The proof of these various deceptions is revealed in Wilkins taxation documents.

In July 1996 the court hearing duly went ahead. I turned up like the proverbial lamb to the slaughter to the courtroom abattoir armed with the single case file provided by Walsh however discussion quickly turned to evidence not contained in this case file and which I was therefore ill-prepared to discuss. I objected so the Judge who then asked the **defendants** if they had spare copies of the relevant case files which they duly deigned to supply me with – the very case files sent to me by Wilkins only this time in the OWC livery! It is the responsibility in such cases for the plaintiff – NOT the defendant - to produce case files. By his actions Judge Morgan fundamentally undermined the due process of constitutional English law.

I was thus not the only sheep present: The entire Jeager v Bates case had always been nothing more than a fleece concealing the malpractice wolf as a way of preventing the true dispute being heard by higher authority in a criminal court – with all the attendant risks and consequences it would have entailed for the numerous criminals involved.

Nevertheless, the commingling ploy worked and after being battered for three days by legalese from the other side, I accepted the compromise proposal bartered by Judge Morgan in which I made several genuine concessions in return for the land at the rear of the property which I already legally owned prior to the hearing.

On reflection I recognised I was making too many concessions with nothing in return and decided to reject the deal – which had merely regurgitated a deal which had essentially been on the table for several years. Accordingly, I wrote to Kingston Court and the court arranged an audience for me with Judge Morgan, who told me to get a barrister – to give the impression that I would enjoy proper representation - and he agreed to reopen the case.

In the autumn of 1996 I employed a new solicitor Mr J Slater of Slater Bradley & Co in Putney I found in the phone book whom I informed that I wished to pursue the conveyancing solicitors for malpractice.

In order to progress my instructions a new Legal Aid Certificate would have been required by solicitor Slater who failed to implement it. He did in fact illegally operate under the existing certificate set up by Walsh which was always still aimed at an out of court settlement. Like solicitor Walsh he tried to coerce me into a settlement with the threat that I would otherwise be liable for the ballooning legal aid costs. I was incensed by Slater's diversionary tactics and sacked him at our final meeting in December 1996.

My sacking of Slater forced the conspirators to realise that I would not accept a settlement so they made the decision to ratchet up the pressure and resort to a contrived court case to coerce me into accepting the settlement offer I rejected from Walsh – but all of these approaches continued to surreptitiously conceal the REAL underlying issues – the contract, planning and leasehold frauds.

A new solicitor was then recommended by a friend: Solicitor Charles Terry, London. Terry agreed to take the case. He made contact with Wilkins and promptly joined the conspiracy. They hired barrister Maynard to represent me with my old antagonist barrister Beaumont lurking in background. The case took place in July 1997.

Terry and his appointed barrister cheerfully utilised the same case files as previously to bring the case – knowing full well they had been compiled for and in the interests of SRB solicitors! Evidently the wolf was still in rude health and swathed in sufficient sheep's clothing to at least fool me.

In the middle of this case, and with impeccable timing to add pressure and despite being the putative defendant in this case, Wilkins of OWC initiated an injunction to force me using Judge Morgan to construct the court yard and side staircase to the back garden on my land. This injunction had no legal grounding whatsoever to which was illegally operated outside of these designated proceedings. Morgan should have terminated the now-corrupted proceedings forthwith but instead endorsed this horrendous abuse of my person and carried on regardless.

Judge Morgan's Judgement is reproduced below in **Attachment 23**. Morgan in fact contradicts himself in the first two sentences of this judgement. He states that the Defendant (Mrs Bates) leased the property to the Plaintiff (myself) and goes on to describe me as the freeholder. This ridiculous falsehood has myself as freeholder granted a lease to my own property! It is thus a deliberate mendacious concoction demonstrating Morgan's collusion in the whole conspiracy against my person. These first two sentences in this judgement render it false and invalid. It also renders all future action against me including my bankruptcy false and invalidates all the subsequent spurious costs falsely ascribed against me or my assets.

The judgement unsurprisingly makes no reference whatsoever to the "2A" basement flat nomenclature given its non-existence under the law. The other nomenclature sleight-of-hand in this document is that the fraudulent plans attached to the case files had now been re-incarnated as 9871/04B in the judge Morgan Judgement. Evidently Morgan believed this manoeuvre would divert attention away from the previous criminal creation of two DIFFERENT versions of the plan both labelled with the suffix "4A".

In order to comply with the injunction imperatives I was forced to raise funds to the tune of £7,000. I did this by borrowing £5,000 from my sister – which I was never able to repay – and a further £2,000

from Halifax Plc which amounted to the final instalment of a £10,000 loan agreed in 1988 for the pursuance of my contract works. I hired contractors to do the extensive excavation work and the construction of the courtyard and staircase from basement to upper ground level – this was completed by the middle of 1998. In compliance with the injunction I laid foundations for the kitchen beneath the concrete courtyard area but I did not have sufficient funds to proceed with the building of the kitchen. The garden kitchen extension was in fact never completed.

At this juncture I had a burning sense of injustice and wished to pursue McNutt of SRB for the malpractice I had endured – believing that my case was still alive. I recalled that Mrs Bates had been represented by a barrister based at Inns Court in London, so I decided to investigate the geographical area knowing that there were several barrister's chambers in the vicinity.

JUDGEMENT ON JEAGER -V- BATES

Kingston Upon Thames County Court

Judgement delivered by His Honour Judge Morgan

Friday 22nd August 1997

RE: JEAGER -V- BATES

This action arises out of a grant of September 1988, of a lease by the Defendant to the Plaintiff of the Basement flat at 2 Haggard Road, Twickenham. The Plaintiff is the freeholder owner of the house at that property. It is a property with the ground floor, a first floor and a basement. The basement prior to 1988 was unused for many years. The action became before me over a period of 3 days in July last year. It was thought to be settled on the third day but that has turned out not to be so. After Direction's Hearings the matter has been restored for hearing for the beginning of this week.

On Wednesday (20th August 1997) there was insufficient time to give a Judgement and so I do so today. This is not a reserved Judgement.

The background to the action maybe briefly summarised. In 1986, the Plaintiff who had been staying at the property of one of the Defendant's adult sons then went to stay at 2 Haggard Road. Initially this was to be a brief stay but in fact he lived there in 1987 and 1988. During 1987 and 1988, negotiations took place between the Plaintiff and the Defendant for the granting of a lease to the Plaintiff for the basement of the premises and for works to be carried out to convert the basement into a habitable condition. Both parties had Solicitors acting for them.

Matters came to a head in the Summer of 1988. On 27th July 1988 the Plaintiff got planning permission in respect of the conversion of the basement. The relevant plan is 9871/04B at page 148 of the Trial Bundle.

The negotiations between the parties culminated in two letters between the respective Solicitors in September 1988. The first was from the Plaintiff's Solicitors dated 6th September 1988, at page 219 of the Trial Bundle. The letter enclosed an amended lease plan indicating a demised area etched red and a parking area shown as yellow to reflect the lease agreement. More importantly I refer to paragraph 2 of that letter. [The Judge read this out].

The reply of the Defendant's then Solicitors is dated 6th September 1988, and is found at page 220 of the Trial Bundle. The relevant paragraphs are these:-

P33

Attachment 23

In August I visited the locality and intuition told me to knock on the door of one of the chambers – Cartier & Co - and I was duly introduced to a barrister called Saunders who agreed to look over the extant Jeager v SRB solicitors case files for £250 cash-in-hand. I returned several days later to be told by Saunders that the case was outside his expertise but recommended a suitable solicitor firm Koskey Seal & Co. in Harrow. Koskey himself first made an appointment for me to attend a meeting with Barrister Jamie Riley at 11 Stone Buildings in Lincolns Inn. I duly attended at the appointed time and was introduced to Mr Riley who stated he could not act for me due to a conflict of interest – he had previously represented and was retained by OWC solicitors of Feltham as clients.

In March 1999 by appointment I met Barrister Beaumont who coincidentally had chambers in both Harrow and London. The reader will recall that Beaumont also had previous dealings with OWC – direct involvement in my case in fact. Another meeting was arranged at 11 Stone Buildings. I waited in their reception and the rotund Beaumont appeared – without introducing himself. He asked me what I wanted out of the case. I replied I wanted my contractual rights to be upheld and my life back. He did not even bother replying, turned on his heel and walked out.

Two weeks later I again attended 11 Stone Buildings for an appointment with yet another barrister – Mr Timmins - I attended with Koskey solicitor Ms Simone. Timmins arrived and we were led to another nearby chambers – to an attic storeroom a clandestine venue for a clandestine meeting to produce a clandestine barristers report to supposedly pursue SRB but in reality to surreptitiously protect them. This report stated Bates was to be bribed with £10K by the SIF to drop her objection to giving up the land I owned by contract – to continue to stifle this legal contract and cover up the extant lease with a new lease – a variation to the original to protect the land registry who were fraudulently implicated in the original lease.

The report also downplayed the possible success of a suit against SRB – an obvious lie because I had proof of malpractice. The £10k bribe readily explains the vicious abuses and harassment I received at the hands of the Bates family over a five-year period 1991 – 1996 during my excavations. Had I completed the works the £10k bounty would have been forfeited by Bates – but Wilkins injunction forced the work to take place and Bates never really bothered me again – knowing full well she would get in trouble if she had interfered with the execution by me of the injunction imperatives.

As an aside, another barrister Ms Raquel Agnello also sat at 11 Stone Buildings in Lincolns Inns- unbeknown to me at the time – our paths would cross again 4 years later when she produced a bogus high court order for me vacate and surrender up my property.

Dissatisfied with the experience with barristers, I decided to sack Koskey Seal and sought out a new solicitor in the phone book - Weerakoon in Hounslow. I made little progress with this new solicitor in the pursuance of my lawsuit against SRB however this brief encounter did yield one useful outcome. I obtained from Weerakoon a copy of the dynamite legal aid certificate (**Attachment 20 above**). This document is the only true production of a Legal Aid Certificate I ever saw – it is a genuine Rosetta Stone revealing a history of multiple frauds in the application of Legal Aid in my case.

By early 1999 I suffered a mental breakdown and I was referred to a clinical psychologist at St Johns Clinic in Twickenham who diagnosed me with a serious case of PTSD – a decade of being subject to lies, duplicity and blatant fraud having taken its toll. Kingston Court was informed of this. In the summer due to my state of diminished mental acuity I enlisted the help of my brother to act for me, who on advice from Court Manager Lionel Davis applied in writing to act for me. My brother went before Judge Morgan and was given permission to act in any further proceedings on my behalf, an option which was not afforded me in 1996 in bringing Jeager v Bates.

In a later hearing with Morgan my brother raised various anomalies in Morgan's 1997 judgement – including the plan nomenclature alteration to version "4B" as a judgement "error". Judge Morgan unsurprisingly refused leave to appeal.

Shortly thereafter BLG showed their hand by writing to my brother and me inviting us to a settlement meeting at their offices. My brother and I duly trotted off to their illustrious offices in London. I was offered £13,000 to settle – conveniently below the £15,000 threshold which would have had to be signed off by a High Court Judge. A sum higher than this would have precipitated a Law Society investigation with a predictable outcome for McNutt and LBRUT. The £13000 shrivelled carrot came – needless to say – with a Jonson gagging order which would have prevented further action on my part after the inevitable subsequent revelation of the lease fraud – and with no tenure to a basement flat property. I decided to reject the offer.

Consequently, Lionel Davis then launched new proceedings for Jeager v SRB – without any summons and long after the expiry of the six-year statute – this time in Epsom. Naturally, the case could not have proceeded in Kingston since it would immediately have revealed multiple counts of fraud. Judge Morgan refused to take the case so Davis picked a soon-to-retire Judge to hear the sham case. My brother was given very little time to prepare files for the case based on contract – about a week leading up to Christmas 1999. Nonetheless, my brother succeeded in couriering documents by the 4pm Christmas Eve deadline.

We went to court on 2nd January also hand-carrying the files, which Judge Hull unsurprisingly rendered inadmissible – with the false excuse that the documents were not presented to the court by the deadline. The Judge proceeded through the looking-glass, asking the defence barrister acting for BLG representing SRB, for his case file! Judge Hull then suffered a road to Damascus moment and addressed the defence barrister Seitler saying "I do not think I can put my name to this case". Evidently, Hull had not been satisfactorily briefed prior to taking on the

case. In light of the rejection of our case file, I did on the second day bring in some important documents from the file for which I swore in on an affidavit. The key document proved to be the irrefutable 1990 McNutt letter citing the "irreconcilable" nature of my original contract with Bates and the leasehold agreement. As a result of this crucial evidence Hull found in my favour. He found McNutt's actions had been seriously negligent. We walked away suitably elated. Nevertheless, Hull was duty bound to clarify the implications of his own findings – that the contract and lease were irreconcilable – but pointedly failed to do so.

My and my brother's elation was short-lived – unbeknown to both of us there was a legal howitzer trained on me in the form of a liability hearing. The outcome of this hearing in the Spring of 2000 was that although I had clearly been wronged, the Judge speculated in his ruling that I had suffered no financial loss because I would have bought the lease regardless of perceived flaws – conveniently omitting to correct my delusion that the lease was not for a non-existent flat but in fact for the whole property at 2 Haggard Rd. To add insult to injury, the Judge awarded costs to SRB represented by BLG (financed by the Solicitors Indemnity Insurance Fund). In reality, tame Judge Hull's awarding of costs to SRB was an inevitability given that no summons was ever issued against SRB in the case. Hull retired around a year later.

Now that all avenues to creating a new lease for a new "2A" property with associated settlement were exhausted and the fact that no substantial costs were awarded in the judgement of Jeager v Bates case, Wilkins needed a new mechanism to recover his costs. A plot was hatched whereby Mrs Bates would claim that my works had caused her to suffer opportunity cost in respect of letting out her property whilst she was on holiday in Australia.

Her claim conveniently overlooked the fact that she had no right to let any part of the house since I owned the leasehold for the whole property – a fact of which I remained blissfully ignorant at the time.

Nonetheless this false claim was progressed and compliant Judge Morgan duly awarded £15K in costs to Mrs Bates. Wilkins was then able to utilise this illegitimate precedent as a pretext to further inflate the sum to some £112K to cover his legal costs incurred in the ongoing fraudulent conspiracy to deny me my rights.

The £15k claim was cemented by a charging order by Judge Trigg on 1st October 2001 (**Attachment 23B**).

Charging Order Absolute	
Claimant	
Paul Keith Jeager	
To the defendant	
Mrs Dorothy Bates 2 Haggard Rd Twickenham Middx	

In the Kingston-Upon-Thames County Court	
Case No. <i>Always quote this</i>	KT403074
Claimant's Ref.	

Before DEPUTY DISTRICT JUDGE TRIGG sitting at Kingston-Upon-Thames County Court, St James Road, Kingston Upon Thames, Surrey, KT1 2AD

On neither party attending the claimant in person and solicitor for the defendant

On the application of *Paul Keith Jeager* *Dorothy Bates*
and on reading the affidavits of Sean Jeremy Michael Wilkins filed herein and the order nisi made on the 21 June 2001

It is ordered that the beneficial interest of the defendant *Mrs Dorothy Bates* in the asset specified in the schedule below stand charged with the payment of £15405.15 the amount due from the defendant to the claimant on an order of this court dated 1 October 2001 together with any interest* and £165.00 costs of this application, the costs to be added to the judgment debt.

Dated: 1 October 2001

*Where judgment is entered for more than £5000 or includes a sum in respect of contractual or late payment interest, the claimant may be entitled to further interest.

Schedule
Basement Flat .2a Haggard Road Twickenham Middlesex, Tw1 3af TW1 3AF

The court office at Kingston-Upon-Thames, St James Road, Kingston Upon Thames, Surrey KT1 2AD is open between 10 am and 4 pm Monday to Friday. When corresponding with the court, please address forms or letters to the Court Manager and quote the case number. Tel: 020 8546 8843 Fax: 020 8547 1436

Charging order absolute

Produced by: Print
N87

Attachment 23B

The following month Court Administrator Lionel Davis then issued a charging order "Nisi" the following month (**Attachment 24**) ludicrously claiming that OF the £15525.15 claim £112005.33 - a sum about 7 times higher evidently accurate to the last penny - remained unpaid!

Charging Order Nisi	
Claimant	
Paul Keith Jeager	
To the defendant	
Mrs Dorothy Bates 2 Haggard Rd Twickenham Middx	

In the Kingston-Upon-Thames County Court	
Case No. <i>Always quote this</i>	KT403074
Claimant's Ref.	

On the application of *Paul Keith Jeager* *Mrs Dorothy Bates*
and on reading the affidavit of Sean Jeremy Michael Wilkins it appears that by a judgment made on 23 February 2001 in this court the defendant *Mrs Dorothy Bates* was ordered to pay to the claimant the sum of £15525.15 of which £112005.33 remains due and unpaid, and that the defendant has a beneficial interest in the asset specified in the schedule below:

It is ordered that unless sufficient reasons to the contrary are shown before

Kingston-Upon-Thames County Court St James Road Kingston Upon Thames Surrey KT1 2AD on the

7 January 2002 at 12:00 PM

when this matter will be further considered, the *claimant's* *defendant's* beneficial interest in the asset shall, and it is ordered that in the meantime it do, stand charged with the payment of £112005.33 including any interest* due on the judgment together with the costs of this application.

Dated: 12 November 2001

*Where judgment is entered for more than £5000 or includes a sum in respect of contractual or late payment interest, the *defendant* *claimant* may be entitled to further interest.

Take Notice	
To the defendant <i>Mrs Dorothy Bates</i> , <i>Jeager</i>	
If you do not attend at the time and place shown above the court will make an order that it thinks fit	

Schedule
<i>BASEMENT FLAT</i> 2 Haggard Rd Twickenham Middx TW1 3AF TITLE NO SGL 522469

The court office at Kingston-Upon-Thames, St James Road, Kingston Upon Thames, Surrey KT1 2AD is open between 10 am and 4 pm Monday to Friday. When corresponding with the court, please address forms or letters to the Court Manager and quote the case number. Tel: 020 8546 8843 Fax: 020 8547 1436

Charging order nisi

Produced by: Ghant
N86

Attachment 24

The timing of these actions is no coincidence – they both come shortly after my petition for bankruptcy which I entered on 24th September. This second document is littered with officially-stamped “corrections” typically juxtaposing the claimant with the defendant, these stamps to give the illusion of legitimacy. The original Schedule in this document is of course for 2 Haggard Rd (with the correct Land Registry Title No 522469), falsified to the non-existent “2A Basement Flat” by Davies with this fraudulent entry stamped with the court stamp. The reader will recall other instances of the falsification of the house number – a necessary part of the whole fraud – notably in the Building Control document where Roy Summers squeezed in an “A” after the original 2 (Haggard Rd) entry in the “No./Name” field (see Attachment 11)

The official-looking charging order “Nisi” (Latin: Unless I object) nevertheless succeeded in fooling me and Davis conspiring with Wilkins succeeded in inflating the claim to the £112K figure – their cynical purpose being to ratchet the pressure on me to the point where they could achieve their long-held ambition of depriving me of my legitimate lease to 2 Haggard Rd.

It will come as no surprise to the reader that this latest episode rendered me suicidal and destitute and in total ignorance of the reasons for destruction of my life. I suffered a mental breakdown, but I nonetheless decided that I had to act and virtually the only option I felt I had left was to put what remained of my faith in the Government Department of the Official Receiver – I decided to initiate bankruptcy proceedings in the belief that a fraud had been perpetrated against me and would be investigated.

Section 6

Bankruptcy and Eviction

On 24th September 2001 I applied for bankruptcy at the High Court. (See Attachment 25) The resulting Bankruptcy Order on a Debtor's Petition is shown in Attachment 26. All officials in the High Court as well as the Receivers were well aware this address did not exist.

It was also tampered with at a later date with the entry "Lately trading as a builder under the style Jeager General Builders" to give the false impression that the bankruptcy related to a company rather than an individual. This was done to assist with the deceptions relating to the bankruptcy which were to follow.

E250.

DEBTORS BANKRUPTCY PETITION

ref: -02/HE/1352.

NO. 7253 of 2001

IN THE HIGH COURT OF JUSTICE
IN BANKRUPTCY

RE: Paul Keith Jeager

24-09-2001 11:13 001-01-67976
KEITH BUXTON
192717 BK+DEPOSIT OR PETITION 250.00
CASH 250.00

I, Paul Keith Jeager of Basement Flat, 2a Hubbard Road, Twickenham, Greater London, TW1 3AF currently unemployed request the court that a Bankruptcy Order be made against me and say as follows:

- I have for the greater part of six months immediately preceding the presentation of this petition resided at Basement Flat, 2a Hubbard Road, Twickenham, Greater London, TW1 3AF, within the district of this Court
- I am unable to pay my debts
- That within the period of five years ending with the date of this petition
 - I have not been adjudged bankrupt
 - I have not [made a composition with my creditors in satisfaction of my (£ 16 debts) or [entered into a scheme of arrangement with creditors] BA 1914)
 - I have not entered into a voluntary arrangement
 - I have not been subject to an administration order under Part VI of the County Courts Act 1984
- A statement of my affairs is filed with this petition

I certify that there are no prior petitions against me in this or any other court

Date: 24 September 2001

Signature: 

Presented and filed on the 24 September 2001

OFFICE COPY
SUPREME COURT OF JUDICATURE
6 JAN 2004
ISSUED
BANKRUPTCY

SUPREME COURT OF JUDICATURE
BANKRUPTCY

Attachment 25

Received from 10th December 2001 pursuant to order of Mr Registrar Jeager dated 14th December 2001

BANKRUPTCY ORDER ON A DEBTOR'S PETITION

24 SEP 2001 REGISTRAR

IN THE HIGH COURT OF JUSTICE
IN BANKRUPTCY
BEFORE MR. REGISTRAR BRIGG

RE: Paul Keith Jeager

UPON THE PETITION of the above named debtor which was presented on 24 September, 2001

AND UPON HEARING the Debtor in person.

AND UPON READING the petition and the Statement of Affairs

IT IS ORDERED THAT Paul Keith Jeager of Basement Flat, 2a Hubbard Road, Twickenham, Greater London, TW1 3AF unemployed be adjudged bankrupt

LATELY TRADING AS A BUILDER UNDER THE STYLE JEAGER GENERAL BUILDERS.

And it is certified that the estate of the Bankrupt be administered in a summary manner

[And it is ordered that be appointed trustee of the Bankrupt's Estate]

[And it is also ordered that

DATED THE 24 September, 2001

TIME: 12³⁰ hours

IMPORTANT NOTICE TO BANKRUPT

[The][One of the] Official Receiver(s) attached to the Court is by virtue of this Order receiver and manager of the Bankrupt's Estate. You are required to attend upon the Official Receiver of the Court at THE OFFICIAL RECEIVER, 21 BLOOMSBURY STREET, LONDON, WC1B 3SS immediately after you have received this Order. The Official Receiver's offices are open Monday to Friday (except on holidays) from 1000 to 1600 hours.

OFFICE COPY
SUPREME COURT OF JUDICATURE
23 APR 2007
ISSUED
BANKRUPTCY

SUPREME COURT OF JUDICATURE
24 SEP 2001
BANKRUPTCY

Handwritten signature
9/24/01

Attachment 26

I met with the receiver allocated to me and explained the background to the case. The receiver consequently contacted the High Court civil section who contacted the Kingston Court civil section down the line to my antagonist Sean Jeremy Wilkins. A creditors meeting was then arranged without my participation involving Wilkins, BLG and the Halifax Plc and a puppet elect trustee Kevin Ashley Goldfarb (who worked for licensed liquidators Griffins) was appointed - with Wilkins pulling the strings behind the scenes. It transpired years later that it was agreed that Goldfarb's costs (eventually £6493.72) would be covered by cashing my endowment policy after the dirty deed had been done.

The conspiratorial effort to deprive me of my leasehold rights and my dwelling continued.

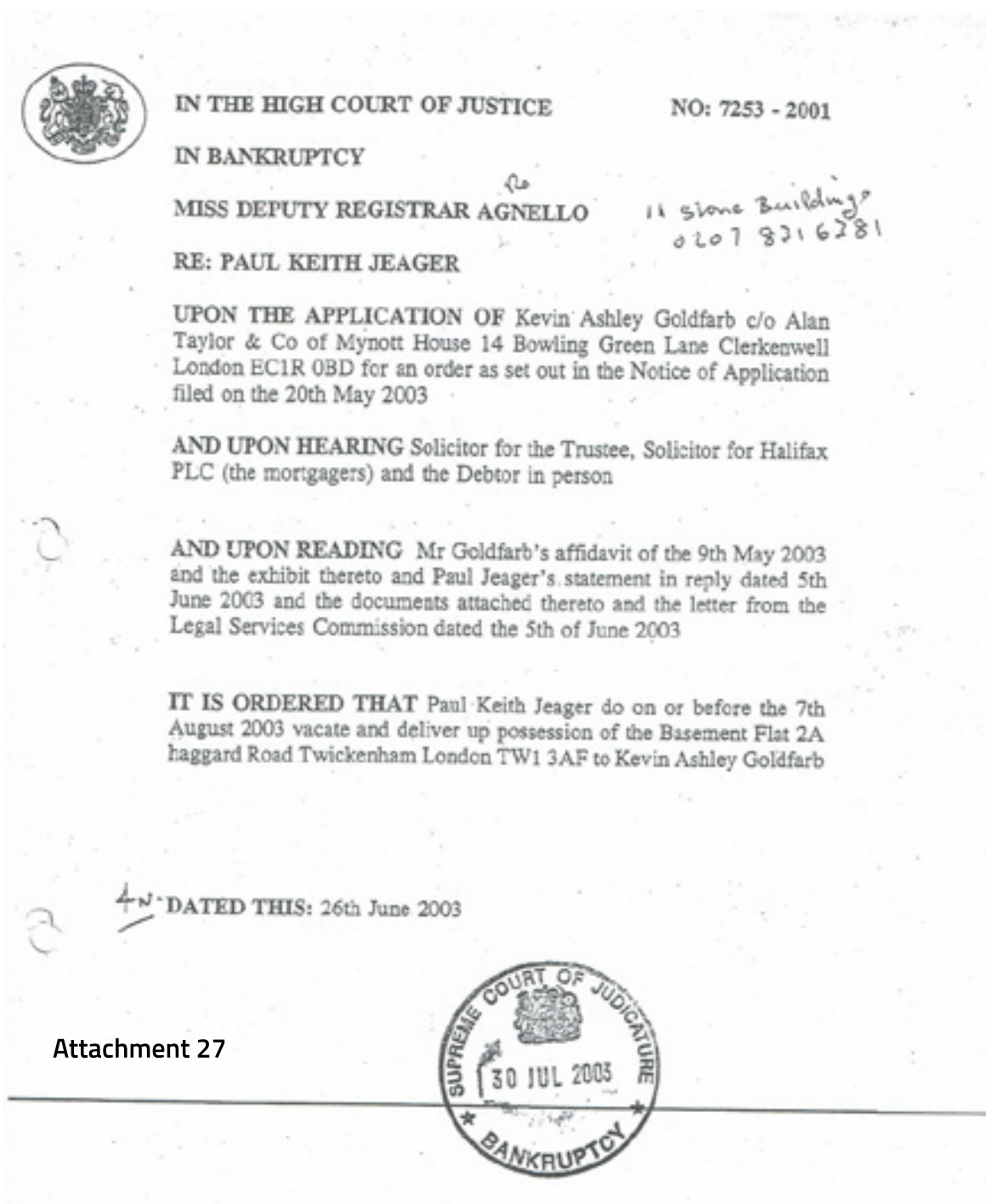
In May 2003 Goldfarb applied for a notice for me to quit the property. I appeared before Deputy Registrar Raquel Agnello (I am by name but not by nature - for it was I who was to be slaughtered) on 26th June. Agnello was a close associate of barrister's chambers at 11 Stone Buildings who had represented OWC for many years.

On the day I was kept waiting for over 3 hours frustrated and angry until a chamber became available - Ms Agnello and the civil section waited until lunchtime when the chambers planned to use was empty and so could be used illicitly and "off the record" for this spurious hearing.

The resulting Order (Attachment 27) is unsurprisingly anomalous, in particular:

1. The order falsely states that Agnello heard from the Trustee, Solicitor for Halifax and myself. In fact apart from three court security guards I was the only relevant party present;
2. I was ordered to vacate "Basement Flat 2A" which Agnello well knew did not legally exist;
3. Corrections to the document were NOT stamped with a registrar's stamp - the latter being unavailable due to the opportunistic and illicit use of chambers during a recess for lunch.

I complied with the order - unaware of my tenure of the whole property under the law - by the deadline of 7th August and was rehoused into social housing in Twickenham in a destitute state..



Wilkins then turned his attention to realising cash from the property by the instrument of a Lease Variation which allocated the “unexpired residue” of my lease (some 110 years) for 2 Haggard Rd (the entire property) to one Farhang Najafipoor – a property developer – for a sum in the region of £220K. These proceeds were disbursed to cover Wilkins’ £112K spurious legal fees as well as £40k to the Halifax (including a £10k loan illegally added to the mortgage) and a large payment of £68K to the SIF. This latter payment demonstrates that the SIF underwrote the entire legal effort and shows in this case that the role of the Legal Service Commission as expressed through Legal Aid is deliberate deception to give the false impression to an ignorant layman that he is enjoying genuine legal assistance.

Some two years after my contrived bankruptcy and increasingly angry as my renaissance unfolded I decided to start investigating. I began with the Plan nomenclature fraud – despite being uncertain of the detail of the fraud I knew Judge Morgan’s invention of version 4B was false and I was determined to get to the bottom of it. On 9th Feb 2005 I decided to visit Kingston Court and met with the new court manager Mr Stephen Piggott. My purpose was to scrutinise the case files as used by Morgan during the case. Piggott was not able to find the full original case files, but returned with partial remnants of Lancaster solicitor’s case file which CRUCIALLY contained a copy of the building works plans that were identical to those used by Judge Morgan in the Jeager-v-Bates case. This version became the smoking gun.

I asked Piggott to stamp (red ink court stamp) and date (by hand) the corner of the plan which he duly did thereby unwittingly incriminating himself. (See Attachment 28, corner detail). I immediately recognised anomalies: not least that the architect Hood’s name and address and the plan reference number were concealed by being covered by blank paper prior to being photocopied. The motive for this nefarious action – a conspiracy to deceive me hatched by Wilkins of OWC and the PREVIOUS court manager Mr Lionel Davies – was to conceal the treachery of both architect Hood and Judge Morgan.

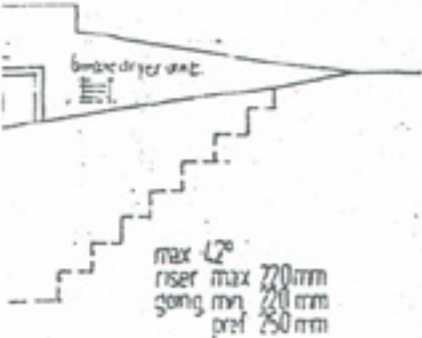
For the rest of that year I became a nuisance to Kingston County Court and repeatedly lobbied Stephen Piggott as I sought to uncover more detail in respect of the planning fraud. (In fact I only finally pieced together the whole truth in 2018 when I finally acquired ALL versions of the plan).

The attached emails (Attachment 29) are instructive since they show the combined efforts of a large number of involved individuals – including two Judges – to utilise their combined legal expertise to thwart my pursuit of the truth. By April 2006 their efforts were focussed on gaining an injunction against me to neutralise me.

Events took a radical turn on 31st May 2006 – I sealed my fate by putting up a poster on a front window of the court claiming fraud relating to the plans. My antagonists then realised I was getting too close to the truth and would be able to overturn all the false convictions against me and my bankruptcy. They then abandoned notions of an injunction and instead immediately hatched a plot to recover and extinguish the smoking gun – the fraudulent plan version given to me by Piggott. They at once contacted the Chief Superintendent of Kingston police. The latter realised that “the game was up” and I had proof that Richmond Council is riddled top-to-bottom with criminal fraudsters so the imperative became to steal back the evidence by whatever means necessary. They chose to use the frivolous trumped-up charges displayed in **Attachment 31** as an excuse to raid my home.

Two days later on the 2nd June, Kingston AND Twickenham Police raided my home at around 06:20am – the timing witnessed by two witnesses. Three police cars and a holding van arrived outside containing 7 police officers who surrounded my flat. I was told to get dressed then I was immediately gratuitously handcuffed and arrested by PC Lance Hooper 725 VK. The putative charge was criminal damage by putting a poster up outside Kingston County Court. Police records show that Hooper FALSELY recorded the arrest on his Evidence Sheet later as 7.48am (**See Attachment 30**) a full hour after the actual arrest. The missing hour was in fact spent at my flat to search for and steal the illicit plan I obtained from Piggott while I languished bewildered in the van like a caged animal. They duly found the plan but failed to find the copy I had made – (**Attachment 28**) – a prime example of bungling incompetence for which I am most grateful.

U1-350
Client
MR P. J/
Job title
2 HAGAR
TWICKEN
BASEMEN
Drawing title
EXISTING
AND PRO
Scale
1:50
A. M. 66 A. 117
9871



Attachment 28

Pigott, Stephen
From: Anderson, Ian
Sent: 21 April 2006 12:57
To: Pigott, Stephen
Cc: Davies, Lionel; Lennon, Linda; Perkins, Lincoln (London GMD); Taiwo, Tony
Subject: Mr Jaeger

Dear Stephen,
I just spoke to Lionel and I understand that a further letter has been received and that the Police intend to visit and arrest Mr Jaeger. What I have been working on is e-mail information (apart from one letter) and it maybe helpful if I had sight of the relevant letters and replies regarding this case. I know that this is going to mean more work for you but can I have a look at the correspondence please. I can then take a view as to whether we have enough evidence for an injunction against Mr Jaeger. This will of course require our Departmental Lawyers to get involved but I really need to see the correspondence first.

Happy to discuss,
Ian

BROMLEY COUNTY COURT
2 & Ark 2008
A/s No. 21545

Original Message
From: Pigott, Stephen
Sent: 21 February 2006 10:57
To: Lennon, Linda; Bromley Cty, Court Hqr; Taiwo, Tony; Anderson, Ian; Perkins, Lincoln (London GMD); Security Branch
Cc: Powell, Avril; Aldrich, Mark; Casanova, Steven; Mayers, Jayne; Morgan, HP/Judge Hugh; Williams, HP/Judge Sally
Subject: RE: difficult customer KT403074/10404030

31/03/2006
Dear all,
Just for your information Mr. Jaeger who is now subject to a banning order from the building (letter sent April 2005) and has a limited restraining order (not allowed to file any more applications- 31/1/06) against him, turned up today swearing and being offensive. I asked him to leave the building, but he refused even after I informed him that I would ring the police. The police arrived ten minutes later and after hearing that he has pushed passed our security guard refusing to be searched and caused a scene in the counter and downstairs waiting area, they decided to arrest him for aggressive behaviour in a public place.

I've got the feeling this won't be the last I see of him, but wanted to let you all know the latest situation.

All the best,
Stephen

Attachment 29

Book 124A
EVIDENCE & ACTIONS BOOK
SUSPECT/PERSON(S) CONCERNED Paul JAEGER
ARREST/PROCESS/INCIDENT Harassment and Criminal Damage
Friday day the 2nd JUNE 2006
at 0748 time at 3 TRINITY COURT, VICARAGE ROAD, TWICKENHAM
Post Code TW2 7JX
OFFICER REPORTING HOOPER
Warrant No. 222379 Rank PC No. 725
OCU Code VK Station WINSTON
PLAN for Human Rights
Proportionality:
Police actions must be fair and achieve a balance between the needs of society and the rights of the individual. You should consider different options capable of achieving the objective and select the least intrusive.
Legality:
Police actions must be supported by legislation or stated cases. You must know your basic police powers well.
Accountability:
Police actions will be open to scrutiny. You should fully record your actions and the options considered. Show what factors influenced your decision, include reasons for not taking action.
Necessity:
Police actions must be 'necessary in a democratic society'. You must be able to justify any infringement of rights.

Attachment 30

Pc Hooper's witness statement relating to my arrest is attached below (Attachment 31), written some two months after the arrest. The reader will note the heavy redactions in this document. After some investigation I succeeded in recovering the unredacted original – they are shown side-by-side.

RESTRICTED (when completed) MG 11 (T)

WITNESS STATEMENT
(CJ Act 1967, s.9; MC Act 1980, ss.5A(3)(a) and 5B; MC Rules 1981, r.70)

Statement of **HOOPER PC 725 VK** URN:

Age if under 18 ☐ Over 18 ☐ (If over 18 insert 'over 18') Occupation: **Police Officer**

This statement (consisting of: 2 pages each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated anything in it which I know to be false, or do not believe to be true.

Signature: [REDACTED] Date: 4/8/06

Tick if witness evidence is visually recorded ☐ (supply witness details on rear)

On Friday 2nd June 2006 I was on duty in full uniform in company with other officers in a marked Police vehicle, VK2, in response to an ongoing investigation of harassment and latterly criminal damage at Kingston County Court. The suspect, Paul JAEGER of 3 Trinity Court, Vicarage Road, Twickenham, who was a former litigant in several cases at Kingston County Court which had failed

[REDACTED]

On the above date at 07.48 hours JAEGER, having let myself and colleagues into his flat, was arrested by me. I said "Mr JAEGER I am placing you under arrest for criminal damage and harassment in that you have persistently visited Kingston County Court and acted in an aggressive manner and on Wednesday 31st May 2006 you glued some posters of a slanderous nature onto the front windows of Kingston County Court and have sent numerous letters of a harassing nature to the Court staff over the last several years." I then cautioned JAEGER and he replied "No, nonsense." I placed JAEGER in cuffs in a front stack position

Signature: [REDACTED] Witnessed by: [REDACTED]

2004/05(1) MG 11 (T)

Attachment 31

RESTRICTED (when completed) MG 11 (T)

WITNESS STATEMENT
(CJ Act 1967, s.9; MC Act 1980, ss.5A(3)(a) and 5B; MC Rules 1981, r.70)

Statement of **Lance HOOPER PC 725 VK** URN:

Age if under 18 ☐ Over 18 ☐ (If over 18 insert 'over 18') Occupation: **Police Officer**

This statement (consisting of: 2 pages each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated anything in it which I know to be false, or do not believe to be true.

Signature: Lance Hooper PC 725 VK Date: 4/8/06

Tick if witness evidence is visually recorded ☐ (supply witness details on rear)

On Friday 2nd June 2006 I was on duty in full uniform in company with other officers in a marked Police vehicle, VK2, in response to an ongoing investigation of harassment and latterly criminal damage at Kingston County Court. The suspect, Paul JAEGER of 3 Trinity Court, Vicarage Road, Twickenham, who was a former litigant in several cases at Kingston County Court which had failed and JAEGER had incurred a large amount in legal fees. The costs of conducting these proceedings had ultimately bankrupted JAEGER. After this from about 2001 onwards JAEGER had started a campaign of harassment towards the Court particularly the Court Managers, Lionel DAVIES and then Stephen PIGOTT. The letters would vary between the simply slanderous accusing the Court Managers staff and judges of corruption and conspiracy to commit corruption to the vaguely threatening. Also JAEGER would visit the Court premises, fly posting the front windows, barging into the front reception being aggressive and abusive, swearing and shouting at staff and the Court Managers. Both the managers and security staff mentioned JAEGER's conduct which carried on even after he had been banned from the Court and had an injunction taken out against him. Finally when JAEGER mentioned in one letter that the Court Managers had been followed home and photos had been taken that would be published on the internet, PIGOTT reported the matter to the Police. On the above date at 07.48 hours JAEGER, having let myself and colleagues into his flat, was arrested by me. I said "Mr JAEGER I am placing you under arrest for criminal damage and harassment in that you have persistently visited Kingston County Court and acted in an aggressive manner and on Wednesday 31st May 2006 you glued some posters of a slanderous nature onto the front windows of Kingston County Court and have sent numerous letters of a harassing nature to the Court staff over the last several years." I then cautioned JAEGER and he replied "No, nonsense." I placed JAEGER in cuffs in a front stack position (cuff number 614030) as my

Signature: Lance Hooper PC 725 VK Signature witnessed by: [REDACTED]

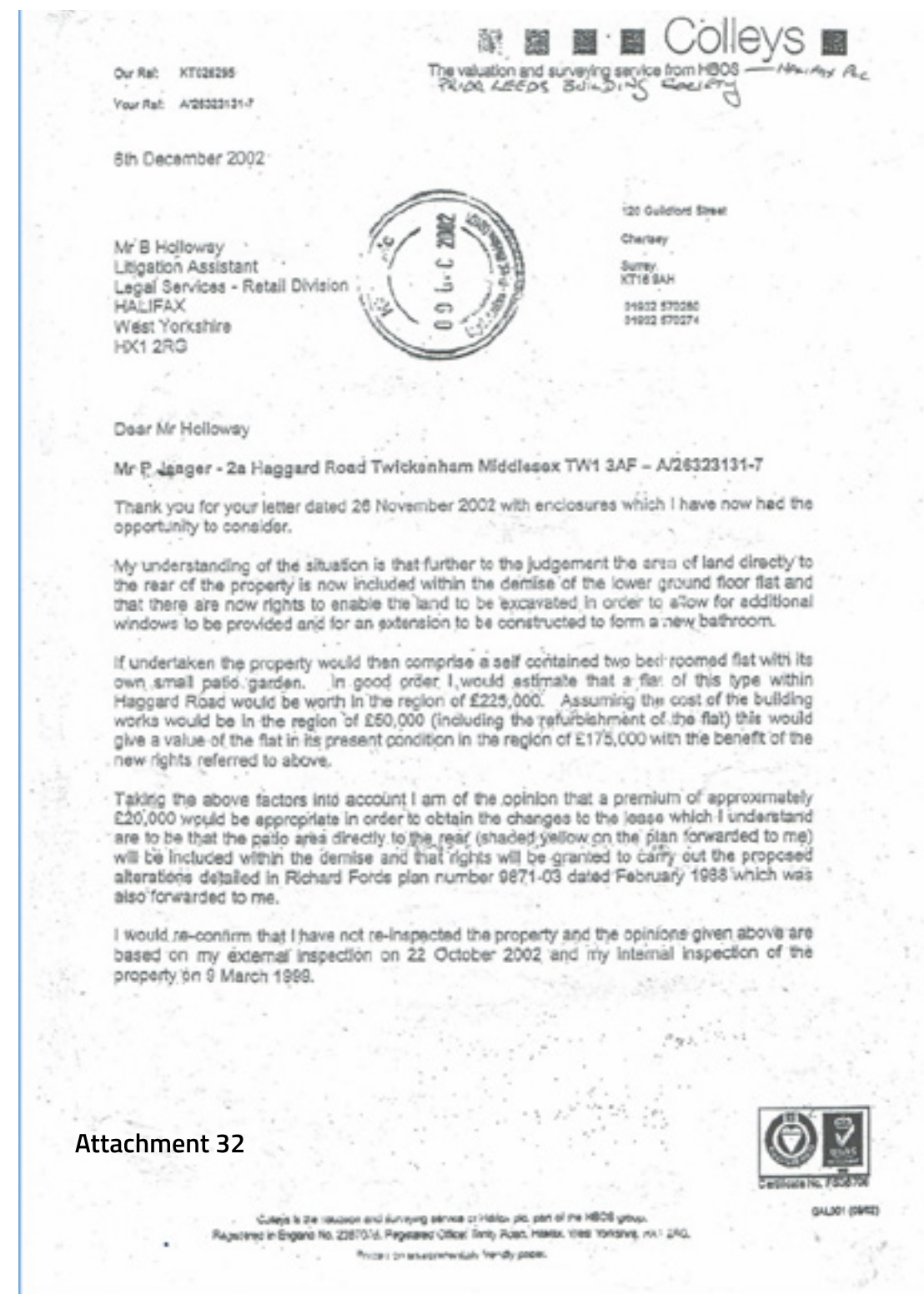
The purpose of the redactions was to conceal from a court of law the various parties involved in the conspiracy to thief documents during the illegal raid on my flat which incriminated Richmond Council. The conspirators included Court Managers Lionel Davies and Stephen Piggot as well as Hooper – whose identity as Arresting Officer is also concealed thereby rendering the witness statement invalid. There is of course no justification under the law whatsoever for such redactions – in fact it is a criminal offence. Hooper of course ensured that after I was safely convicted that only the redacted version witness statement remained in the official record.

Hooper's statement admits that multiple "colleagues" entered my flat that morning – several of whom were from the Twickenham station and asked to be relieved since their shift was ending BEFORE 7:00 am – their departure witnessed by myself and two others at this time – which falsifies Hooper's repeated stated claim that all these events took place an hour later.

I discovered later that day (by this time on Police bail) that in addition to damage they caused to my computer, that the officers who searched my flat had stolen the plans they were looking for. The following day I wrote a complaint to Chief Superintendent Kingston police relating to the damage to my computer and the theft of the plans, blissfully ignorant at the time that the conspiracy to force a guilty plea in my subsequent trial was already at an advanced stage. Non-coincidentally PC Lance Hooper was a liaison officer to Kingston Crown court and its civil section.

Returning briefly to the role of the architect in the fraud the attached letter **(Attachment 32)** below written by Colleys surveyor W. G. Barnett illustrates that multiple parties were seeking to protect architect Richard Hood from exposure to his central involvement in the deception. He is referred to as "Richard Ford" – Richard Fraud would have been more apposite. Although Surveyor Barnett refers to plans 9871-03 the letter in fact alludes to detail relating to the unauthorised version of the plan fraudulently labelled "4B" by Judge Morgan. This was why Kingston police were instructed to steal back what was thought to be the only extant copy of the "4B" plans.

Tellingly, the letter from Colleys was NOT signed by its author – Surveyor Mr. W. G. Barnett – who was implicated in the fraudulent Halifax mortgage from beginning to end (1988 through 2002).



I have already presented sufficient evidence in this dossier that my antagonists could not afford to risk my appearance before a jury because their case was fatally undermined by the connivance between the department of constitutional affairs and the British courts, which would have been exposed by such a trial. The tactics used therefore were to coerce me to plead guilty without a hearing taking place by exploiting my vulnerability (still suffering from PTSD), my ignorance of procedure and due process of law and my fundamental human rights.

On 8th Feb 2007, the day set for the trial, my legal team arrived and promptly walked out on me in a farcical display of which Noël Coward would have been proud. I was left with no alternative but to plead guilty to more serious trumped-up charges invented by Pc Hooper after my arrest of “putting a person in fear of their safety” under the Public Order Act – NOT harassment NOR criminal damage for which I was originally arrested – without my case even being heard. My barrister Mr Darren Sammat (ex CPS) interestingly did not leave with the rest of my legal team and was unsurprisingly ready to accept a guilty plea on my behalf when requested to do so by Judge Ms King. Two weeks later on 16th Feb 2007 and without being referred back to magistrate’s court for sentencing, I received the following sentence:

Restraining Order (protection from Harassment Act 1997 S5) the defendant is prohibited from contacting directly or indirectly Stephen Piggott of Kingston County Court for the next 5 years.
12 weeks imprisonment suspended for 12 months.

On my way out of the court reception area with my brother, barrister Sammat appeared behind me and asked with an air of finality “Mr Jeager – how much did they take you for?” – referring to my travails over the previous decade. I replied “£300,000” and he then departed with a knowing smirk on his face.

My recent attempts to obtain more detail of the events on the day of my arrest by copious correspondence with the Independent Office of Police Conduct (IOPC), the Police Professional Standards Office (PPSO) and other bureaucratic quangos have yielded very little useful information except that Pc Hooper took “early retirement” after facing investigation relating to complaints against him by colleagues in the police. Whether this very convenient early retirement had anything to do with his conduct in relation to my case is lost in the sands of time.

Section 7

The Role of the Land Registry in the Fraud

This section documents a timeline of fraud within the Land Registry documentation which begins with the date of my lease – 23 September 1988 through to the current time. The freehold of 2 Haggard Rd was acquired by Mr Edward John & Mrs Dorothy Mary Amelia Bates on 22nd August 1967 at a price of £5150. The property had been built in the late 19th century and was bomb-damaged during WWII.

The document (**Attachment 33**) is a copy of the original Land Registry document (SGL 48537) updated and current as of 27th July 1992. This document has a series of record entries in the Proprietorship Register. The original purchase is recorded in the first entry and Mr Bates death in March 1984 constitutes the second entry. In the “Application Number and Remarks” section opposite this entry is a spurious date of 28.9.1988 appears in the next data field which is also officially stamped. This date is an oblique reference to my Leasehold Agreement for 2 Haggard Rd completed 5 days earlier on 23rd September 1988 – which was obviously **NOT** added to the Proprietorship Register in direct contravention of property law.

The Charges Register for the property is shown in **Attachment 34**, which was current as of 27th July 1992. The first two entries relate to a mortgage with Goldhawk Building Society in accordance with usual practice.

OFFICE COPY

ISSUED BY THE LAND REGISTRY PURSUANT TO THE PROVISIONS OF THE LAND REGISTRY ACT 1925 AND THE LAND REGISTRY ACT 1969

UNDER SECTION 113 OF THE 1925 ACT THIS COPY IS ADMITTED IN EVIDENCE TO THE SAME EXTENT AS THE ORIGINAL

H.M. LAND REGISTRY GREATER LONDON

TITLE NUMBER SGL48537

This register consists of 4 pages

22.8.1967

ADMINISTRATIVE AREA

GREATER LONDON

PARISH OR PLACE

RICHMOND UPON THAMES

The Freehold land shown and edged with red on the plan of the above Title filed at the Registry registered on 25 April 1939 known as 2 Haggard Road, Twickenham.

3. PROPRIETORSHIP REGISTER

Showing history of the Title, name, address and description of the proprietor of the land and any events affecting the right of disposal thereof

TITLE ABSOLUTE

Entry Number	Proprietor, etc.	Particulars of the Title, name, address and description of the proprietor of the land and any events affecting the right of disposal thereof
1.	EDWARD JOHN BATES, Caterer, and DOROTHY MARY AMELIA BATES, his wife, both of 2 Haggard Road, Twickenham, Middx. registered on 22 August 1967.	Price paid £5150
2.	Edward John Bates died on 31 March 1984.	28.9.1988

Any entries struck through in red are no longer subsisting

Attachment 33

The next entry is made on 21st November – 3 days after SRB solicitors sent the lease to the land registry. This entry should therefore have been made in the Proprietorship Register. Instead only an oblique reference to the Leasehold Agreement is made.

OFFICE COPY

ISSUED BY TELEPHONE DISTRICT LAND REGISTRY SERVING THE REGISTRATIONS OFFICE ON THE REGISTER ON 27 JUL 1992
UNDER SECTION 113 OF THE 1925 ACT THIS COPY IS ADMISSIBLE IN EVIDENCE TO THE SAME EXTENT AS THE ORIGINAL

Page 2

C. CHARGES REGISTER
concerning charges, mortgages, etc., affecting the land and registered dealings therein

TITLE NUMBER 00410537

Entry number	The date at the beginning of each entry is the date on which the entry was made on this volume of the register.	Application number and date
1.	22 August 1967-CHARGE dated 11 August 1967 registered on 22 August 1967 to secure the moneys therein mentioned. PROPRIETOR-GOLDENHURST MUTUAL BENEFIT BUILDING SOCIETY of 15/17 High Road, Chislewick, W.4. registered on 22 August 1967.	49635/67
2.	21 November 1988-The parts of the land affected thereby are subject to the leases set out in the Schedule of Leases hereto. The Lessee grant and reserve easements as therein mentioned.	

Any entries struck through in red are no longer subsisting

215

Attachment 34

It is also the case that there is neither reference to my mortgage with Leeds Permanent Building Society – nor is recorded the multiple instalments of a building loan ADDED to the mortgage prior to 1992 – to have recorded these would have proven fraud on the part of Leeds Building Society – showing collusion with the Telford Land Registry Office.

The document (**Attachment 35**) makes the tacit admission that there was freehold contract land involved – relating to my building contract – which is outside the real legal extent of the leasehold agreement.

OFFICE COPY

ISSUED BY TELFORD DISTRICT LAND REGISTRY SHOWING THE SUBSISTING INTEREST ON THE REGISTRY ON 21 JUL 1992
UNDER SECTION 113 OF THE 1925 ACT THIS COPY IS ADMISSIBLE IN EVIDENCE TO THE SAME EXTENT AS THE ORIGINAL

TITLE NUMBER SOLA8537

Page 3

C. CHARGES REGISTER

Schedule of notices of lease

DATE		DESCRIPTION	DATE OF LEASE	TERM		RENT £	LESSEE'S TITLE
				YEARS	FROM		
21.11.1988	1 (Part of) 2	2 Haggard Road (Basement Flat) Garden Ground	23.9.1988	125	23.9.1988	£50 and additional rent	SOL522449

Land No. 803714 853714 & 853714 1314

R29

Any entries struck through: are no longer subsisting

21

Attachment 35

Paul McNutt solicitor in his letter (**Attachment 17**) described this as a “substantial miscarriage of justice” – which then implicated the Land Registry. This document also fraudulently refers to a “basement flat” which in law had no independent legal existence ever from 2 Haggard Rd as a flat.

Attachment 36 that follows is alleged as was produced on 21.11.1988 contains particulars of my lease which demonstrates the deliberate pre-meditated exclusion of the lease on the Proprietorship Register in Attachment 33 for reason the flat 2A never existed in title until fraud of a title in 2005.

This document was written up years later after I had spent 1988 and 1989 converting the basement of the house unfinished into a bedsit flat moving in with my partner Sarah in September 1989.

Attachment 16 proved this beyond doubt that the fraudulent lease mortgage was advanced on the freehold house and not the basement shell under the **Freehold title SGL48537**.

Attachment 36 that follows was written years later. It starts at the beginning giving a false new Land Registry **Title Number SGL522469** to a NON-existent basement property lease missing from the original Proprietor Register. This is blatant fraudulent pre-planned alteration of these documents by the Telford civil land registry office anticipating the creation of a new “2a” leasehold property - which never took place. My bankruptcy thwarted these plans – instead ultimately a variation order was used after my bankruptcy to enable a third party to live in the basement and to raise money to reimburse the Solicitors Indemnity Fund and Halifax Building Society for my mortgage.

The lease for the basement flat today in circulation 2023 is a fraudulent document. The lease I still hold today is for the whole house 2 Haggard Road, which includes the basement as part of this property. It is still in law legal with eighty years remained un-expired to run.

A lease that could not be legitimised until the flat was free of boundary dispute brought about by the corruption of The London Borough Richmond upon Thames council and conveyance solicitors.

M. LAND REGISTRY

Map reference TQ1673 F 610

on 1 opened 21.11.1988 TITLE NUMBER SGL522469 This register consists of 2 pages

A. PROPERTY REGISTER

containing the description of the registered land and the estate comprised in the title

Unless the contrary is indicated below, any subsisting legal easements granted by the under-mentioned lease(s) for the benefit of the land in this title are included therein. The registration takes effect subject to any rights excepted and reserved by the said lease(s) so far as such rights are subsisting and affect the land in this title.

GREATER LONDON LONDON BOROUGH OF RICHMOND UPON THAMES

The Leasehold land shown and edged with red on the plan of the above Title filed at the Registry registered on 21 November 1986 known as 2 Haggard Road, Twickenham:

NOTE :-As to the part tinted blue on the filed plan only the basement flat is included in the title.

SHORT PARTICULARS OF THE LEASE(S) UNDER WHICH THE LAND IS HELD
(The word lease includes an under-lease)

DATE	PARTIES	TERM		RENT
		YEARS	FROM	
29.9.1988	1. Dorothy Mary Amelia Bates 2. Paul Keith Jagger	125	23.9.1988	£50 and additional rent

NOTE :-Lessor's Title registered under SGL48537.

20

Attachment 36

Attachment 37 is fraudulent and seeks to commingle entries for 2 Haggard Rd and to a non-existent 2A basement property in order to try to legitimise my mortgage with Leeds Permanent Building society: the Title is clearly stated as SGL 522469, which is to say for the whole 2 Haggard Rd property.

TITLE NUMBER

SGL522469

6(10)

B. PROPRIETORSHIP REGISTER

Dating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof

TITLE ABSOLUTE

Proprietor, etc.

PAUL KEITH JEAGER of 2a Haggard Road, Twickenham, Middx, TW1 3AF, registered on 21 November 1988.

21 NOV 1988

C. CHARGES REGISTER

containing charges (and registered dealings therewith), adverse easements, restrictive covenants, under-leases and other incumbrances

The date at the beginning of each entry is the date on which the entry was made on this edition of the register

Remarks

21 November 1988-CHARGE, dated 23 September 1988 registered on 21 November 1988 to secure the moneys including the further advances therein mentioned.

PROPRIETOR-LEEDS PERMANENT BUILDING SOCIETY (Account No. 08T3371054) of Permanent House, The Headrow, Leeds, LS1 1NS, registered on 21 November 1988.

21 NOV 1988

Any entries struck through are no longer subsisting

40

Attachment 37

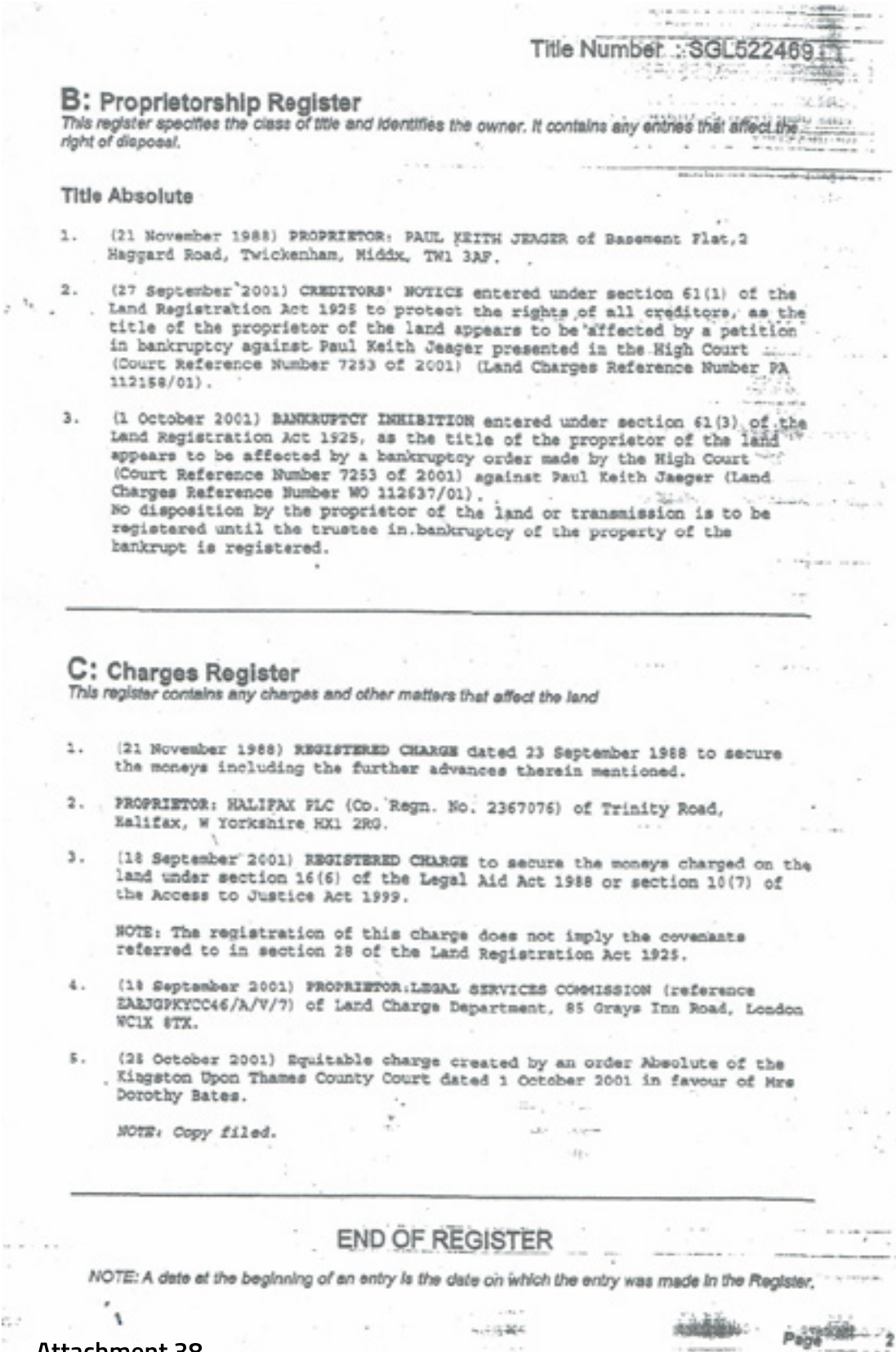
The final attachment (**Attachment 38**) in this dossier putatively records Proprietorships and Charges for the whole 2 Haggard Rd property (SGL522469)

The **Proprietorship Register** falsely refers to “Basement Flat, 2 Haggard Rd” to which Title SGL522469 **DOES NOT** apply.)

In the Charges Register, Items 1 & 2 refer to a charge on the property by Halifax which is pointedly excluded from **Attachment 36**.

Items 3 & 4 relate to a crass cash-grab by Wilkins and David Keegan legal aid in tow with the motive of trying to recover his costs (some £112K) relating to the spurious Legal Aid certificate set up by Barlow Lyde & Gilbert working in cahoots with McNutt and **without my knowledge**.

The final entry comes a month after my petition for bankruptcy (and is therefore invalid) – a final desperate lunge to try to legitimise the charge by Judge Trigg of £15,000 morphed into £112,000 by way of a spurious fraudulent document - a Charging order Nisi produced by court manager Lionel Davies in conspiracy with Sean Jeremy Wilkins of Owen White & Catlin of Feltham Middlesex. Wilkins, with his specialist expertise in such cases, was the elected “banker” for the Solicitors Indemnity Fund, with the whole case overseen by Barlow Lyde & Gilbert in the City of London.



Epilogue

"Oh, what a tangled web we weave when first we practice to deceive"

Sir Walter Scott

"...personal prejudice and financial greed are the two great evils that threaten courts of law, and once they get the upper hand they immediately hamstring society, by destroying all justice"

St Thomas More

The front page of this dossier quotes the great Sir Thomas More warning of the dangers of financial greed corrupting justice. Today, the Thomas More Building named for him is home to the Central London County Court, part of the Royal Courts of Justice which have indeed become corrupted in the manner he feared as I show in this document.

More was condemned by the lies of Richard Rich, who was rewarded for his perjury, despite More correctly invoking the ancient legal principle "qui tacet consentire videtur" (he who is silent is seen to consent).

This document shows that civil law in particular in this country has become heavily compromised by its actions in respect of legal aid and the solicitor's indemnity fund as administered by the law society. There are large parts of the legal system and the civil service which require root-and-branch reform or to be abolished altogether.

A prime example of this is archaic leasehold law which has been abused since its inception and which continues to this day – at the time of writing of this dossier legislation is passing through the British parliament to reform leasehold law. Needless to say, it goes nowhere near far enough. Immediate abolishment is the only solution to this particular Augean stable so that crooked solicitors will answer for their criminal actions the same as the rest of us. The ruination of 30 years of my life would not have happened absent this cynical legislation which could scarcely be better designed to encourage corruption by parasitic legal and civil service "professionals". The reader will note that essentially all the abuses I suffered also happened under the auspices of civil and not criminal law – including my ultimate bankruptcy. The reason for this is because my abusers were correspondingly covered for what in reality were criminal actions by the Solicitor's Indemnity Insurance Fund – a body which exists purely to exonerate legal professionals from criminal culpability. Another trick remorselessly used against ignorant laypersons is the six-year statute of limitations. This dossier is peppered with examples of this statute used cynically against me – even by legal professionals who were being paid to act on my behalf!

Having now conducted over twenty years of research culminating in the production of this dossier, I attach below two items of unequivocal proof of the profound injustice I suffered at the hands of the various establishment crooks whose nefarious actions in their conspiratorial collusion against my person are detailed in this document. Both have only recently come to light as a result of my ongoing investigative efforts.

Attachment E1 Attachment E1 below is a letter from Munira Wilson MP in which she inadvertently reveals the reality that I was being charged council taxes illegally by them for the best part of a decade. This letter reproduced below from Resolutions Officer Mr Duffy in response to a query by me to Munira Wilson admits that the 2 Haggard Rd property was classified as Band C for tax purposes in stark contrast to architecturally near-identical adjacent properties classified as Band F – the difference being the legally non-existent and officially uninhabitable basement I was actually living in and paying rates charged by LBRUT.

Council taxes were of course not applicable to this officially non-existent property and taxes were only levied to avoid alerting me to the planning fraud to which ALL involved are criminally liable. Wilson of course was not involved in the original conspiracy and its various ramifications which is why she accidentally revealed the truth. Upon realising her error she has ignored all further correspondence from me – no doubt after frantic consultation with her REAL masters in Richmond council – and is therefore an accessory to the many crimes against my person.

MUNIRA WILSON MP
Member of Parliament for Twickenham



HOUSE OF COMMONS
LONDON SW1A 0AA

Attachment E1

Mr Paul Jeager
3 Trinity Court
Vicarsage Road
Twickenham, TW2 5TY

7 February 2023

Dear Mr Jeager

Re: Historic Council Tax Records

Thank you for your letter. I contacted Richmond Council on your behalf and have received the following reply:

Dear Munira Wilson MP

Thank you for your email attached to which was a letter from your constituent Mr P Jeager in which he has asked to be provided with historical local taxation data. In response to the issues you have raised I should advise you that to meet and comply with the statutory obligations in relation to the retention and processing of personal data the Council has deleted closed accounts with an end date more than 6 years old with zero balance from our records. Enquiries have been made via our IT Application Specialist and the Council has been advised that it is not possible to retrieve any information on the deleted accounts.

This decision was taken as a consequence of the Council's obligation to comply with Chapter 2 of the Data Protection Act 2018 and The General Data Protection Regulations (GDPR). The Council no longer holds any details on who was liable, what payments were made and/or discounts granted. Enquiries have been made via our IT Application Specialist and the Council has been advised that it is not possible to retrieve any information on the deleted accounts and I will not therefore be able to provide Mr Jeager with the payment information he has requested.

I should advise you that during the periods from 1988 until the 31st March 1993 the methods of local taxation were initially General Rates and latterly Poll Tax/Community Charge and the Council has not retained any information concerning the amounts charged during these periods so I will be unable to provide this information to Mr Jeager.

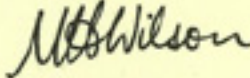
I can however confirm that 2 Haggard Road was in valuation band C for Council Tax purposes whereas both numbers 4 and 6 were in valuation band F and I have provided below a table detailing the Council Tax Charged for the period from 1993 until 1999 in respect of each of these Bands:

Financial Year	Charge at band C	Charge at band F
1993/94	£480.70	£781.14
1994/95	£528.00	£853.00
1995/96	£507.11	£983.55
1996/97	£533.10	£1028.79
1997/98	£562.22	£1076.11
1998/99	£577.56	£1101.03
1999/2000	£741.73	£1295.30

Yours sincerely

Mr C W Duffy
Resolutions Officer Serving Richmond and Wandsworth Councils

Yours sincerely



MUNIRA WILSON MP
MP for Twickenham

The Hamptons • St Margarets • Strawberry Hill • Teddington • Twickenham • Whiston

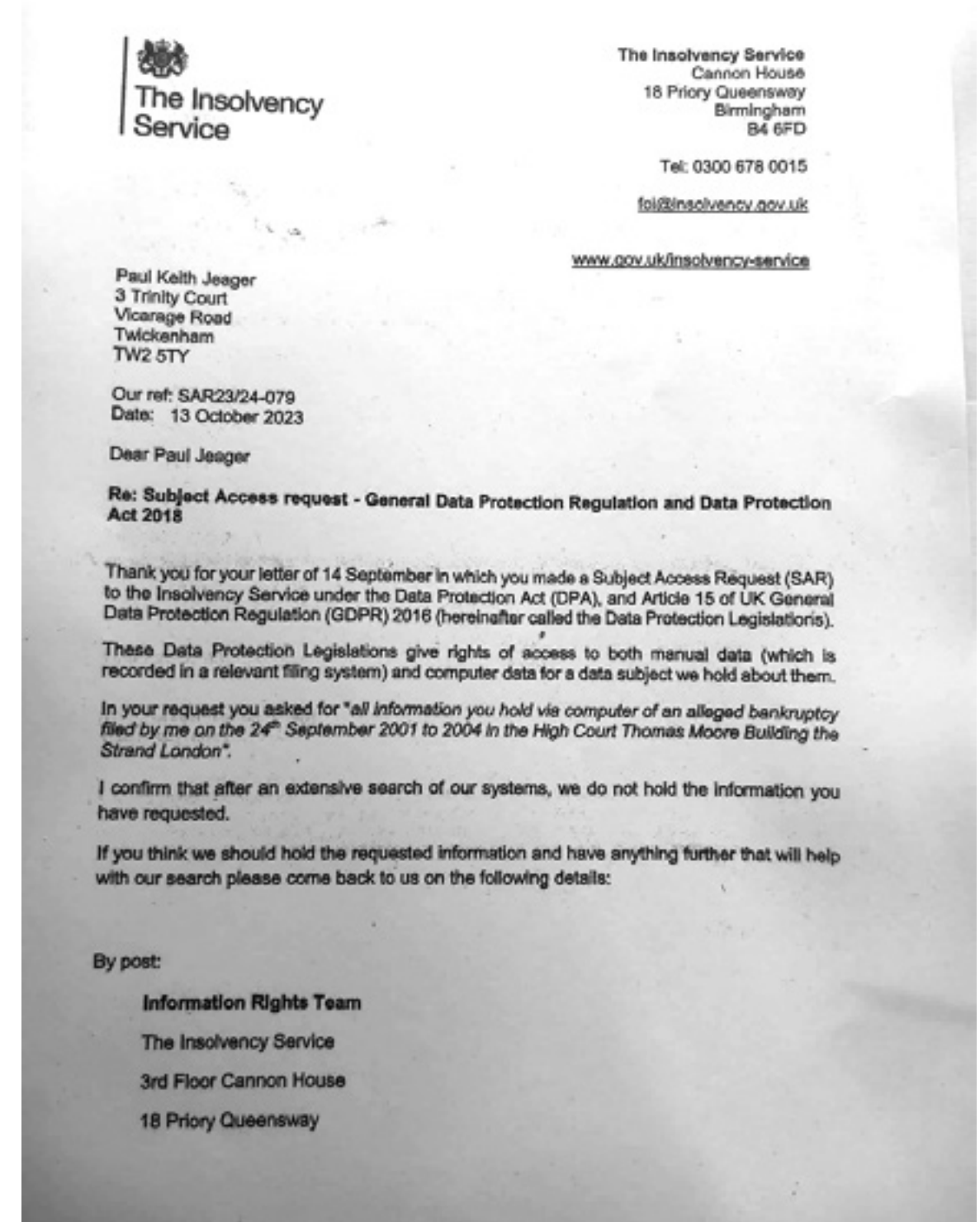
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E: munira.wilson.mp@parliament.uk
Newsletter: www.munira.org.uk/email sign up/

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 www.munira.org.uk

Attachment E2 (right) is a communique I recently secured from the Insolvency Service which shows that the bankruptcy proceedings against me were in fact totally false. This proves unequivocally that a multiplicity comprising conveyancing solicitors, surveyors, the Legal Aid boards, Richmond Council, the Police and barristers and judges in various Courts of Law up to and including the High Court in Bankruptcy were all criminally colluding in my case.

There is scarcely a governance authority in this country which is NOT involved in the criminal conspiracy which destroyed my life.

Attachment E2



Leasehold law and the six-year rule are but two of many legal mechanisms which are increasingly rotten in the State of England – “to be or not to be” in respect of these (not to mention the Legal Aid chimera – a misnomer if ever there was one) – is an easy question to answer so far as I am concerned.

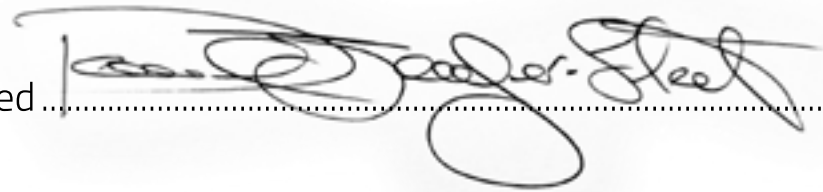
I repeat the challenges made in the Introduction to this document and I also call on an urgent basis for a public enquiry into this and similar cases.

I do swear that this written statement is a true in-depth analytical investigation into the conspiracy of fraud and theft that was committed against my person from 1988 to 2004. .

Friday 4th August

I Paul Sleet Jeager do make this statement on 2023

Signed Mr Paul Sleet Jeager



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In Memoriam:
ADA OAKLEY

17th June 1917 – 25th December 1983



BRITISH INJUSTICE

An Analytical Investigative Report Demonstrating the
Chronic Systematic Subversion of British Justice

P.K. Jeager

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