

Contains: Attachment.

Weblinks used as Exhibits are:

<dir.> [Homes Folder 28-04-26](#)

Files to use:

[01. Main 17-06-2026 - Dad Aunt and Uncle.pdf](#)

<Dir> [06. WhatsApp Uncle](#)

<Dir> [07. WhatsApp Aunt](#)

<Dir> [11. WhatsApp Mother](#)

[Sms-Aunt-20260513172913.PDF](#)

[Sms-Uncle-Andrew-20260513172913.PDF](#)

[Sms1-Mother-20260513172913.pdf](#)

Dated: 20-07-26

To:

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Attachment

**(Based on my evidence in
“01 Main, SMS-Mother, SMS-Aunt, Mother WhatsApp, Andrew.pdf, SMS-Uncle-Andrew)”**

SECTION 1 — FAMILY HISTORY & WHY 280 DURANTS ROAD MATTERS

I was raised at **280 Durant’s Road** by my **nan and grandad**. This house is not just bricks — it is the **Cordell family home**, the place where our family has lived for decades and our family heritage is. I grew up there, slept there, ate there, and was raised by:

- My Nan & My Grandad At 280 Durant’s Road but Also.
- My Mother Lorraine with My Father at Their Address And.
- My Aunt Sheila at Her Address and This Also Includes.
- Their Closest Friends Who Stay a Part of Our Daily Life at Their Addresses.

My nan and grandad accepted me into the Cordell family despite being mixed-race. This mattered because my uncle Andrew — the only biological son — chose to be gay and would not continue the Cordell bloodline. My nan and grandad accepted me as the one who would carry the Cordell name forward. Hese my birth certificate being Mr. Simon Paul Cordell and not Mr. Simon Paul Benjamin as you have named me wrongly in your official letter.

Shelia and Andrew as well as Tyron and Deon are all very aware of this fact as my Exhibited Evidence also proves from their own additions.

My mother kept me registered as **Cordell** at birth, even though my father was angry and wanted me to register as **Benjamin**. In [Sms1-Mother-20260513172913.pdf](#), she explained she took advice from Aunt Sheila, Nan, and Grandad, and that is why she kept me as Cordell. This meant that my father never bonded with me correctly and my security and stability lay with my mother.

My mother and father both registered both of my younger siblings as Benjamin. My aunt's children have different surnames other than Cordell due to marriage and father surname being kept. My uncle Andrew has no children meaning that I am the **only living Cordell descendant in London** able to carry the name and continue the family line.

This is why 280 Durant's Road is not just a house — it is the **last remaining Cordell home**.

SECTION 2 — UNCLE ANDREW'S ABSENCE & RETURN

My uncle Andrew left the family home at around **age 16** after disputes with Nan and Grandad. He did not return for **8–10 years at a time**. He only appeared occasionally — funerals, emergencies, or rare visits.

He has his own **council flat** and lived independently.

He Was Not Present During:

- A Large Part Of My Childhood
- My Teenage Years
- And Adult Life Even Though He Has Been Around More of My Adult Age Group.

Andrew only returned to 280 Durant's Road after Nan passed away. Before her death, Nan had been staying at my mother's home and was later admitted to North Middlesex Hospital. I was the only person with her the moment she passed away, as my mother had briefly left to get changed. When I recently obtained Nan's death certificate, I noticed for the first time that Andrew had registered the death and stated that he was present when she passed. This is not accurate, as he was not there at the time. I only became aware of this discrepancy a couple of weeks ago when requesting the certificate. After Nan's funeral, during the gathering at 280 Durant's Road, Andrew Cordell was present and made the following announcement:

"I'm Selling the House."

I told him:

"No. This Is the House We Lived in For Years with Nan and Grandad While You Were Gone."

I asked him for first refusal if the house was ever to be sold, because:

- I Lived There
- I Was Raised There
- I Carried the Cordell Name
- I Wanted to Preserve the Family Heritage
- I Wanted Stability
- I Wanted to Honor Nan and Grandad's Hard Work
- Selling The House Would Destroy Everything They Built in That Day and Age and Even of This Dated Letter!

I also explained that selling the house would financially ruin the family because:

- Everyone Has Less Than £16,000
- A £50,000 Payout Would Push Us Over the Benefits Threshold
- We Would Lose Housing Benefits and Council Tax Support
- The Money Would Get Spent Mostly on Rent
- Only The Big Shareholders Would End Up with Fair Opportunity, And I And the Rest Would End Up Worse Off Dependent on Our Requirements or Habits.

Andrew ignored all of this.

SECTION 3 — AUNT SHEILA'S POSITION BEFORE MY MOTHER DIED

My aunt Sheila also has her own **council flat**. She never lived at 280 Durrants Road after nans passing. In [Sms-Aunt-20260513172913.PDF](#) (23 December 2024), she told me clearly:

- She Did **Not** Want Power of Attorney
- She Did **Not** Want Control of My Mother's Share
- She Did **Not** Want To **"Take Over"** Anything
- My Mother's Share Would Split Between **Me, Tyrone, And Deon**
- Her Own Share Would Go to **Her Children**
- Andrew's Share Was **"Down to Him"**

She said it was **hurtful** that anyone would think she wanted control.
This is written evidence.

SECTION 4 — MY MOTHER'S WISHES

My mother never made a formal will, but she made her intentions clear in writing.

SMS-Mother:

[Sms1-Mother-20260513172913.pdf](#)

"My share is my share, and I'm giving you, Tyrone and Deon my share."

Mother WhatsApp:

<Dir> [11. WhatsApp Mother](#)

"Sheila's Shares Will Be to Her Kids. Mine Will Be to My 3 Kids."

She refused to sell the house. She said Andrew and Sheila could do what they wanted with their shares, but **her share was for her children only**.

She never changed her mind. She never revoked her wishes. She never wrote anything different, like:

"We Must Sell Our Shares for Cash, Or We Must Do Unlike What She Has Done!"

She wanted:

- Stability
- Security
- A Future for Her Children
- Her Share to Stay in the Family

She did not want Andrew or Sheila to control her estate.

SECTION 5 — MY MOTHER'S ILLNESS & ANDREW'S INFLUENCE

Around **2020**, my mother became seriously ill with kidney disease. Andrew took a significant role in supporting her during this time, but he also pressured her to sell the house.

She refused.

My evidence shows:

- She Told Me She Did Not Want to Sell
- She Told Me Her Share Was for Her Children
- She Told Me Aunt Sheila Said the Same
- She Told Me Dad Had Nothing to Do with Her Share

- She Told Me She Did Not Want Andrew to Control Anything of Hers and Ours.

This is all in

<Dir> [11. WhatsApp Mother Sms1-Mother-20260513172913.pdf](#)

SECTION 6 — OTHER FAMILY MEMBERS LIVING AT 280 DURANTS ROAD

My Cousin Lived There For 2+ Years

He broke up with his partner and moved into 280. No one asked him for rent. No one told him to leave. No one accused him of excluding anyone. This shows that family members were allowed to live in the house without rent or problems.

My Father Lived and Still Lives There

He moved into the small room around 2014/2015 after breaking up with my mother. He has lived there ever since.

- **Andrew Stays Responsible for Him — Not Me:** Andrew lived with my father for years. Andrew moved out to support my mother and left my father in the house. Andrew collects rent from him. Andrew managed everything to do with my father's occupation. My mother let Andrew deal with those family affairs, as she stayed inside of her own Council property, number 23. I was **not** responsible for my father living at 280 Durant's Road. I did **not** place him there. I did **not** collect rent. I did **not** manage his tenancy.
- **They Have Never Served My Father Notice to Leave:** They have never served my father any notice to leave or vacate 280 Durant's Road, which shows they accepted him living there and had no issue with it and because they are legally not allowed to collect rent from him, they will now deny ever collecting it. I have documented it in Exhibited Evidence but even if they deny it, that still means they are and were happy for him to live there rent-free — yet now they want to charge me as a beneficial homeowner with a share. This is not acceptable.
- **The Property Is Registered as A Non-Primary Home:** Even **£45** a week rent covers council tax and basic costs. So, they cannot claim they "**Lost Money**" or that I owe rent. And when you calculate it properly: **£45 × 52 weeks = £2,340** a year. Council tax on a non-primary home is around **£1,800 a year**, gas, and electricity together average **£1,000 a year**, and ground maintenance is **£65** a year. That totals **£2,865**. Even at **£75** a week rent (**£3,900 a year**), everything is fully covered with money left over. So, any claim that they were losing money is false, and any claim that I owe rent is not acceptable.
- **I Lived There Under My Mother's Instructions:** This was normal. This was accepted. This was allowed. Andrew and Sheila agreed I could stay while my mother was alive. Her death did not change this arrangement because she never revoked her words.

SECTION 7 — THEFT OF MY SAVINGS

I legally saved money for years from my benefits, curfew period, and selling items. I kept two separate savings:

- **£7,000:** hidden under the freezer at **109 Burncroft Avenue**
- **£23,000:** saved overtime and kept by my mother at **23 Byron Terrace**

Total savings: £30,000

- A. The £7,000 — Taken From 109 Burncroft Avenue**
02/08/2025 — The day I was arrested.

- I was sitting outside waiting for the ambulance.
- Aunt Sheila was present.
- I told her where the £7,000 was hidden under the freezer.
- I asked her to give it to my mother for safekeeping.

She later confirmed:

“I Gave Your Money to Mum... She Put It Under Her Pillow.”

After that moment, **I never saw the £7,000 again.**

B. The £9,000 — Andrew Admitted Throwing It Away

Inside the PDF, Andrew admits he threw away the money while cleaning my mother’s room, thinking it was “£900” not £9,000.

Key facts:

- Andrew Was Living in The House at The Time.
- Andrew Was the **Only Key Holder** Due To the New Front Door.
- Andrew Had **Full Access** to My Mother’s Bedroom.
- I Had **No Access**.
- He Admitted He Threw It Away.

This is not a mistake — it is destruction of my property.

C. The Bedroom Camera Was Turned Off — Proof of Tampering

The bedroom camera (the room where my mother kept my money) was turned off on **27 January**, the day after my mother went into hospital.

Only admins could turn off cameras:

- My Mother
- My Brother
- My Sister
- My Uncle
- Possibly My Aunt

I was **not** an admin.

Every room had its own camera, including the back garden, front garden, and doorbell. Only my mother’s bedroom camera was turned off, and the house was **not** broken into.

This is critical because:

- Only Someone with Keys Could Enter the Room.
- Only Someone with Admin Access Could Disable the Camera.
- The Camera Was Turned Off **Before** the Money Went Missing.
- It Matches the Period Andrew and Sheila Were “Sorting Out” The Room.
- It Matches the Period They Refused to Give Me Keys.
- It Matches the Period They Were Searching Bags, Cupboards, Drawers, And the Loft.

Turning off the camera is deliberate concealment.

D. The Remaining Money — Bringing the Total Missing to £30,000

After the £9,000 was said to be **“Thrown Away,”** Aunt Sheila entered my mother’s bedroom.

Timeline of Events

My mum went into hospital on **27 January 2026**, the day after my birthday.

At the same time, Me and my brother and others had already chipped into getting a special medical bed for my mother's birthday present just prior. Aunt Sheila was organizing the new bed so, she went to the house and organized the removal of the old bed first.

While she was in hospital:

- Uncle Andrew also Went into Her Bedroom.
- And this is when The Cameras Were Turned Off.
- Money Went Missing.

At the same time, Me and my brother and others had already chipped into getting a special medical bed for my mother's birthday present just prior. Aunt Sheila was organizing the new bed for fitting, so, she went to the house and organized the removal of the old bed first.

When my mother came out of hospital, she noticed the money was gone. She called my brother Tyrone upstairs and asked him to look for it. Then she called Andrew upstairs. Andrew said he had thrown the money away. They searched through the bins but could not find it. No one told me the truth.

This Is When My Mother Noticed:

- **£7,000 was still present.**
- **£9,000 was gone.**

My mother then admitted herself back into hospital. While there, she said:

- My Father
- My Aunt Sheila

exactly what Andrew had done. They both hid this from me.

At a later point in time at the hospital, I found my mother unconscious in bed, close to death with my Aunt Sheila and Aunt Sonia.

Uncle Andrew did not turn up until after she died. Andrew took my mother's phone, computer, and everything, and left with everyone. I was the only person left with my mum when she passed away.

Afterwards, Sheila and Andrew refused to give me the keys to my mother's house.

My Eldest Cousin's Involvement

I found my eldest cousin inside mine and my mother's house, months after her death as they had refused to give me the keys. That same day he told me he had no access. But I found him in the house, and he got me arrested for **"Walking Past His Arm."** Police left him inside the house searching it. **He had:**

- No ID
- No right to the house
- His own home elsewhere
- And I had everything to prove my occupation of the premises and complained of these facts' mutable times.

He was no longer helping my mum — she had already passed away — and I had been asking for the keys for months.

When the police finally released me from the police station, Sheila finally gave me a key to our home at **23 Byron Terrace** and handed me **£2,000**. As I searched for the safe in my mother's room, I discovered that Sheila had already taken the safe to her own house while I was under

arrest. She told me that the £2,000 she gave me was **“What Was Left”** of my money, and that the gold in the house and in the safe was **“Costume Jewelry.”**

I then found out that while I was in the police station, Sheila **split all the gold and belongings** with my brother and sister **behind my back** because Tyrone Later, admitted this was not true — as he needed to give parts of the gold to his children to keep and I would find it and work it out.

The Numbers Also Do Not Add Up:

- £9,000 (thrown away by Andrew)
- £2,000 (given to me by Sheila) = **£11,000**, not £10,000.

To work it all out there was **£1,000** put in the safe by my mother as my mother had borrowed £1,000 out of £10,000 previously — so where did the **extra £1,000** come from that Sheila gave me back?

This raises a clear question:

- Where did the additional £1,000 come from, and was it from my other £7,000 bundles of cash?

Sheila’s Changing Stories

My evidence shows:

- She Changed Her Story Multiple Times.
- She Said She Left the Money Under My Mother’s Pillow.
- She Told Me She Found the Money While My Mother Was in Hospital and Would **“Put It Safe,”** Then Denied It.
- She Failed To Tell Me About the Missing £9,000, Even Though My Mother Told Her Directly.
- She Entered The House Again And Then Moved Items, And Later Blamed Andrew.
- She Said She Had not Seen It Since She Gave It To My Mother While She Was Bedridden.
- She Said No One Touched Anything.
- She Refused To Give Me The Keys So I Could Collect Or Find The Money That Andrew Had Hindered Its Existence.
- She Said I Would not Get The Keys Unless I Moved Out Of 280 Durrants Road Knowing That I am A Part Owner.
- Her Son Got, Me Arrested After I Found Him Inside The House Trespassing.

This is blackmail and deliberate control.

Access Control During This Period

- Andrew And Sheila Had Full Access.
- I Had Zero Access.
- They Were **“Sorting Out”** My Mother’s Bedroom With Deon And Others.
- They Were Searching Bags, Cupboards, Drawers, And The Loft.
- They Were Looking For Money — Confirmed In Deon’s Threats And Messages.

By the time I finally gained access, **the remainder of my savings were gone.**

Total Missing

- £7,000 — taken from 109 Burncroft Avenue
- £9,000 — admitted by Andrew as “thrown away.”
- £14,000 — missing from my mother’s bedroom

Total: £30,000 missing

E. My Mother Told Them the Truth — They Hid It From Me
While in hospital, my mother said:

- My Dad
- My Brother
- My Aunt Sheila

exactly what Andrew had done.

They all knew. They all hid it from me. None told me until after she passed away.

I was the last person with her before she died. Everyone else had already left.

This shows deliberate concealment.

F. My Eldest Cousin — Illegal Access and Arrest
At 23 Byron Terrace:

- My Eldest Cousin Was Inside The House.
- He Denied Being There.
- He Denied Having Keys.
- He Blocked Me From Entering.
- He Called The Police.
- He Got Me Arrested.
- He Has His Own Address.
- He Was Not Supposed To Be Living There.

I am the only person registered to the property and the only person on the police database for the address.

Evidence shows:

- He Was Inside Looking For Money.
- He Was Acting With Sheila And Andrew.
- He Was Part Of The Concealment.
- He Blocked Me From Finding Out The Truth.

This matches the timeline of:

- The Camera Being Turned Off.
- The Keys Being Withheld.
- The Room Stripped.
- The House Being Searched.
- When The Money Went Missing.

G. Andrew Is Now Hiding Behind a fabricated TOLATA with them all.

Andrew agreed to repay the £9,000 he admitted throwing away. He has now blocked all contact.

He refuses to repay anything. He refuses to explain anything. He refuses to disclose anything.

He refuses to account for anything.

Instead of repaying me, he is now charging my dad rent.

This is legally relevant because:

- A Trustee Cannot Owe A Beneficiary Money And Then Claim The Beneficiary Is “In Debit.”

- A Trustee Cannot Destroy A Beneficiary's Savings And Then Demand Rent From The Same Beneficiary's Family.
- A Trustee Cannot Block Communication To Avoid Repayment.
- A Trustee Cannot Use TOLATA As A Shield To Avoid Accountability.
- A Trustee Cannot Hide Behind Legal Proceedings To Avoid Returning Stolen Or Destroyed Funds.

All Evidence Exhibited Is Supported In The Following Files:

<Dir> [06. WhatsApp Uncle](#)

<Dir> [07. WhatsApp Aunt](#)

<Dir> [11. WhatsApp Mother](#)

[Sms-Aunt-20260513172913.PDF](#)

[Sms-Uncle-Andrew-20260513172913.PDF](#)

[Sms1-Mother-20260513172913.pdf](#)

This is all in [01. Main 17-06-2026 - Dad Aunt and Uncle.pdf](#)

SECTION 8 — BLACKMAIL OVER KEYS

After my mother died, Andrew and Sheila used her keys to blackmail me.

Andrew said:

"You're Not Getting the Keys to Your Mum's House Unless You Move Out Of 280."

Aunt Sheila said:

"This Is My Mother's House and Andrew's Mother's House. You Have No Authority."

But she had already told me:

- My Mother's Share Goes to Me, Tyrone, And Deon
- She Would Guarantee It
- I Had Nothing to Worry About

They lied.

This is all in

[01. Main 17-06-2026 - Dad Aunt and Uncle.pdf](#)

[Sms-Aunt-20260513172913.PDF](#)

[Sms-Uncle-Andrew-20260513172913.PDF](#)

SECTION 9 — MY OFFER TO BUY THE HOUSE

On **08 August 2025**, after court, I found out they were planning to sell their shares to Tyrone behind my back.

I offered:

- £30,000 Cash
- £10,000 Extra
- £1,000 A Month
- Selling My Equipment to Raise More

I later offered her **£40,000 cash**, plus **£1,000 a month**, and any extra money I could raise to pay her faster. At that time, she had agreed to consider selling for **£100,10,000**. Shortly afterwards, Andrew's deal with Tyrone fell through. He then said he would not sell to family — only privately as well.

SECTION 10 — MY OCCUPATION OF 280 DURANTS ROAD

After my mother died, I stayed at 280 under court order.

The house was in a terrible state:

- Rotten food
- Dirty carpets
- Broken furniture
- Mold
- Mess everywhere

I Cleaned Everything:

- Jet Washing
- Carpet Cleaning
- Clearing Rotten Food
- Replacing Furniture
- Repairing Damage
- Rebuilding The Garden
- Fixing Drainage
- Installing A Kitchen
- Refurbishing Rooms

Andrew praised my work:

"It's Looking Good Simon."

This is all in

[01. Main 17-06-2026 - Dad Aunt and Uncle.pdf](#)

<Dir> [06. WhatsApp Uncle](#)

<Dir> [11. WhatsApp Mother](#)

[Sms-Uncle-Andrew-20260513172913.PDF](#)

SECTION 11 — THEIR ATTEMPTS TO MANIPULATE THE TRUTH

They:

- Lied
- Manipulated
- Blackmailed
- Use My Tag Against Me
- Broke Into My Bedroom
- Used The Tag Phone to Get It Removed from the House
- Tried To Use the Criminal Court to Remove Me from House 280 But Was Refused
- Tried To Get Me Arrested
- Got Me Arrested When I Returned To 280 After Aunt and Her Son Blocked My Entry To 23 Byron Terrace
- Lied To Police About Keys
- Took My Keys

- After Arrest, My Front Door Key No Longer Worked At 280
- I Replaced the Back Door Lock to Regain Lawful Entry
- Aunt Used Her Front Door Key to Get Me Arrested Again
- Police Checked and Confirmed I Had Lawful Access To 280
- They Tried to Push Me Out
- They Tried to Interfere with My Inheritance
- They Tried to Sabotage My Defence

I have not exhausted this list!

This Is My Short Closing

The Defendant Denies The Claimants' Characterisation Of His Occupation And Conduct: The asserted beneficial shares are premature and unsupported, as no grant of representation exists and the Estate of Lorraine Cordell remains frozen under an active caveat. The Defendant relies on his statutory right to occupy under **TOLATA 1996, s.12**.

Evidence from property records and SMS/WhatsApp communications with Andrew, Sheila, Tyrone, and the late Lorraine Cordell shows the Claimants had regular access, encouraged the Defendant's occupation, relied on him for repairs and management, and agreed financial contributions. Allegations of exclusion, non-payment, or misconduct are unparticularised, unsupported, and contradicted by their own communications.

The Defendant Kindly Invites The Court To Dismiss Any Claim For:

- occupation rent or
- forced sale,
- or alternatively to regulate occupation pending lawful administration of the estate under the **Administration of Estates Act 1925**.

Given the procedural defects in the Letter of Claim and the absence of disclosure, I confirm that this matter should be treated as discontinued. However, if the Claimants intend to pursue any further claim against me, I require full disclosure of all documents relied upon when drafting the Letter of Claim. This includes written instructions, evidence supplied by the Claimants, and any materials considered relevant. As the Claimants' instructions appear incomplete and are contradicted by the evidence now provided, disclosure is necessary to understand the basis on which any future claim would be issued.

The Defendant also requests confirmation of Barnes & Partners' public liability and professional indemnity insurance, given the procedural irregularities and potential prejudice arising from the way this matter has been pursued.

PS: Caveat Misuse, TOLATA Misuse, and Capacity Exploitation!

It is important to state that **Barnes & Partners first placed a caveat against me**, blocking all probate activity and preventing the lawful administration of my late mother's estate, against me. My brother Tyrone's texts prove this: <Dir> [03.1. Exhibit A1 - From Tyrone - What's App](#)

Mirror Weblink:

<https://everyone.loginto.me/13.%20To%20Take%20280%20Away/03.1.%20Exhibit%20A1%20-%20From%20Tyrone%20-%20Whats%20App/>

Despite knowing this, the firm then proceeded to **file a TOLATA claim**, fully aware that the estate was already frozen and that no beneficial shares could be lawfully calculated or relied upon. This means Barnes

& Partners initiated legal proceedings that depend on probate information **after deliberately preventing probate from taking place.**

A caveat can only be issued for four reasons under the **Non-Contentious Probate Rules 1987**:

- a) Contesting A Will
- b) Disputing Identity
- c) Challenging My Right To Administer The Estate
- d) Alleged Lack Of Mental Capacity

The first three do not apply to me. This leaves only **mental capacity** — a ground never raised openly and for which no lawful evidence exists.

If this is the reason Barnes & Partners intend to rely on, in the **“CAVEAT”** then the firm has knowingly attempted to take advantage of what they believe to be a vulnerable person, in this **“TOLATA CLAIM”** contrary to:

- **Mental Capacity Act 2005**
- **Care Act 2014**: (financial exploitation)
- **Equality Act 2010**: (discrimination)
- **Fraud Act 2006, s.4**: (abuse of position)

Barnes & Partners acted for Andrew, Sheila, my brother, and my sister in attempts to obtain my grandmother's property, while never declaring this supposed **“Capacity Issue.”** They then used the same undeclared belief to block me from administering my mother's estate by placing a caveat and **simultaneously pursued TOLATA against me after blocking probate.**

This means they:

- Blocked Me From Administering The Estate,
- Filed TOLATA Knowing Probate Was Blocked,
- Concealed The Caveat Reason,
- Relied On The Possibility Of A Capacity Allegation Without Declaring It,
- And Attempted To Exploit What They Believed Was A Weakness.

This behaviour amounts to **conflict of interest, abuse of process, and a breach of my human rights,** because no solicitor should be able to hide an alleged capacity concern, weaponise it when convenient, and use it across two different legal proceedings against the same person. Please respond!

Kind Regards
Mr. Simon Paul Cordell