

RE: URGENT + IMMEDIATE FREEZE REQUIRED ON 23 BYRON TERRACE / SUCCESSION REVIEW / PROPERTY PROTECTION

From: Georgina Solan (georgina.solan@enfield.gov.uk)

To: re_wired@ymail.com

Date: Friday, 28 August 2026 at 14:51 BST

Dear Mr Simon Cordell

I write in response to your emails dated **9 July 2026** and **12 August 2026** regarding the succession decision for 23 Byron Terrace, your occupation rights, and the belongings remaining at the property.

Having carefully reviewed all of the information and evidence you have provided throughout this matter, together with the Council's records, I can confirm that the Council's decision remains unchanged. The Council is not satisfied that you meet the statutory criteria for succession and, therefore, **you do not qualify to succeed to the tenancy of 23 Byron Terrace**.

This decision is final and there is no appeals process available in relation to this succession decision. However, you are entitled to seek independent legal advice if you disagree with the Council's position. Advice may be available from a solicitor, a law centre, or the Citizens Advice Bureau.

For clarity, the **Section 41 Notice** was served at the property on **9 July 2026** and expired **on 9 August 2026**. The Council subsequently granted a two-week extension until **23 August 2026** because we understood that a significant quantity of belongings remained at the property.

We now understand that the majority of the deceased tenant's belongings have been removed and that the remaining items at the property belong to you. We understand these items include, but may not be limited to:

- **A Sound System**
- **An Ice Cream Trailer**
- **A Generator**
- **Other Personal Belongings**

We have received information indicating that you have since obtained access to the property and changed the locks. In view of these circumstances, and without prejudice to the Council's position regarding succession, **we are prepared to allow a further 2 weeks** for arrangements to be made to remove your belongings from the property and provide vacant possession.

All belongings must therefore be removed no later than Friday **11 September 2026**.

You may wish to seek assistance from family members or friends to facilitate the removals. If you require further assistance with the removal of your belongings, please contact me as soon as possible so that arrangements can be discussed.

Please also confirm whether you are currently receiving support from any care, health, advocacy, social care, housing support, or other support services or organisations. This information will assist us in understanding whether any additional support may be available to help you with the removal process.

Following the death of the late tenant, a Notice to Quit was served to the property on **19 May 2026**, with an expiry date of **21 June 2026**. The tenancy has therefore ended.

Our records indicate that nobody is currently residing at the property. However, the property continues to be occupied through the storage of personal belongings and vacant possession has not yet been provided, as the keys have not been returned to the Council.

As the property remains unavailable for reletting, a Use and Occupation Account has been established. Charges continue to accrue until all belongings have been removed, vacant possession has been provided, and the keys have been returned to Enfield Council.

The current charge is **£146.71** per week, which equates to **£20.96 per day**. As of **28 August 2026**, the outstanding balance on the Use and Occupation Account is **£1,467.10**. These charges continue to accrue daily and will increase until the Council receives vacant possession and the keys are returned. Please note that this is a use and occupation charge only and is not rent. No landlord and tenant relationship exists between the Council and any person using the property following the termination of the tenancy.

We strongly encourage you to make arrangements to clear the remaining belongings and return the keys by the date specified above in order to avoid further charges accruing.

Please also note that, should the Council be required to commence possession proceedings, the Council may seek a money judgment from the Court in respect of the outstanding use and occupation charges and any further charges that accrue up to the date vacant possession is obtained.

If there are any issues preventing the removal of your belongings, please contact me immediately.

As previously advised, you may wish to seek independent legal advice.

Kind regards

Georgina Solan
Resident Relationship Officer
Housing & Regeneration
Enfield Council
Edmonton Centre
36-44 South Mall, Edmonton Green, N9 0TN
Tel: 0204 534 2653

Georgina.Solan@enfield.gov.uk

Protect the Environment – Think Before You Print.

"Enfield Council is committed to serving the whole borough, fairly, delivering excellent services and building strong communities."

From: Rewired Rewired <re_wired@ymail.com>

Sent: Wednesday, August 12, 2026 1:00 PM

To: Georgina Solan <Georgina.Solan@Enfield.gov.uk>; Alina.Knox@met.police.uk;
Rob.A.Johnston@met.police.uk; info@michaelcarrollandco.com; michael@michaelcarrollandco.com

Subject: URGENT + IMMEDIATE FREEZE REQUIRED ON 23 BYRON TERRACE / SUCCESSION
REVIEW / PROPERTY PROTECTION

Subject: URGENT + IMMEDIATE FREEZE REQUIRED ON 23 BYRON TERRACE / SUCCESSION REVIEW / PROPERTY PROTECTION

To: Georgina Solan Officer in Charge (OIC) DS Johnston

CC: Michael Carroll (Solicitor)

Dear all,

I am writing urgently because I have been informed that Enfield Council may take possession of my mother's home, 23 Byron Terrace, within the next week. I must formally notify you that any attempt to take possession, change locks, or remove my belongings would be unlawful under multiple statutory protections, especially while I am prevented from entering the property due to police bail conditions that have been extended without proper communication.

I am the lawful successor to 23 Byron Terrace under the **Housing Act 1985**. My succession claim was submitted on **11 May 2026** and supported by a Court Order confirming my legal right to the entitlement of a 2- bedroom property of the same kind. The Enfield Council are in full receipt of all my housing files and Exhibited Evidence. No lawful decision has been issued, and no communication has been provided since the **10/07/2026** while my case is under review!

Under the **Protection from Eviction Act 1977**, no possession or clearance action can lawfully occur while a succession claim is active and unresolved. Under the **Torts (Interference with Goods) Act 1977**, the Council cannot remove, dispose of, or destroy my belongings without written notice and reasonable access. I have generators, vehicles, trailers, cookers, sound systems, beds, fridges, freezers, tools, clothing, and extensive personal paperwork inside the property. Removal of these items requires weeks of longer of planning and the actual removal of belongings with Legal Access.

I am currently prevented from entering the property due to bail conditions that have been extended to **11 November 2026**. This extension was not communicated to me properly, and my bail variation requests submitted on **08 June, 09 June**, and by email were acknowledged but never processed. This has left me unable to access my home or safeguard my belongings legally.

I must formally request:

- 1) An immediate freeze on any possession or clearance action at 23 Byron Terrace.
- 2) Written confirmation that no belongings will be removed, disposed of, or destroyed.
- 3) Written confirmation of the status of my succession review.
- 4) Disclosure of any communication between police officers and Enfield Council regarding my tenancy and the case Deon has brought against me with the police.
- 5) Arrangements for lawful access to safeguard and retrieve my property to be arranged as granted that are reasonable as for the time this will take if needed.
- 6) Confirmation that my solicitor will receive all relevant documentation.

Under the **Homelessness Reduction Act 2017**, the Council must safeguard both me and my sister, Deon Benjamin. Under the **Local Government Act 1972**, the Council cannot act on improper police contact. Under **PACE 1984**, police cannot interfere with civil housing matters. Under the **Equality Act 2010**, reasonable adjustments must be made due to bereavement. Under the **Care Act 2014**, both parties must be safeguarded.

I have already suffered displacement from my home, loss of access to my belongings, and severe disruption during bereavement. Any further action taken without lawful process will be treated as unlawful interference with tenancy succession and unlawful interference with goods.

P.S.

Exhibit: Joint Council–Police Misconduct Affecting My Succession Rights and Bail Conditions

From: Simon Cordell

Subject: Council Misrepresentation of Succession Law Provided to Police