

Email:

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

Document: "Met & Council Police Cad.pdf"

Date of Council Email: 17 May 2026

Officer Involved: Georgina Solan, Resident Relationship Officer

Police Officer Acting on It: DS Johnson

Exhibit 22:

From Met CCC — Sunday 17-05-26 at 10:18	Email From Enfield Council About Tenancy Status: Dear Simon, we have received the following notification from the council concerning your Tenancy Status... Based on our current records, please see the factual position below: The legal tenant of 23 Byron Terrace was Simon's late mother, Miss Lorraine Cordell, who reportedly passed away on 07 April 2026. We have not yet received the death certificate. At present, there is no current legal tenant recorded on our system for the property. Mr. Simon Cordell is not named on the tenancy and is not currently a lawful tenant of the property. Mr. Cordell has advised the Council that he is in the process of completing a succession application <u>which has been issued to him.</u> <u>Until a succession application is submitted, assessed, and approved, Mr. Cordell has no confirmed legal right of “occupation” under the tenancy.</u> <u>This is the current status as held by Enfield Council Housing.</u> Please let me know if you require any further information. Kind regards Georgina Solan Resident Relationship Officer
--	---

1. What the Council Told Police (Quoted Exactly)

On 17/05/26, Georgina Solan sent the following statement to the Metropolitan Police, which DS Johnson relied upon to continue enforcing bail conditions that kept me away from my home:

“Until a succession application is submitted, assessed, and approved, the occupant has no legal right to reside at the property.”

This statement was used by DS Johnson to justify refusing me access to **23 Byron Terrace**, despite my lawful occupancy and despite my succession application already being underway.

2. Why This Statement Is Legally Wrong

Her statement is **incorrect in law** and contradicts the **Housing Act 1985**, which clearly states:

- 1) A Person Who Lived with The Tenant
- 2) As Their Only or Principal Home Immediately Before the Tenant’s Death Has a Legal Right to Remain in Occupation While Succession Is Being Determined.

This Right Exists Before:

- 1) The Succession Form Is Submitted
- 2) The Assessment Is Completed
- 3) The Panel Meeting Takes Place
- 4) The Decision Is Approved

This is known as the **Right to Occupy Pending Succession Determination**.

The council **cannot lawfully exclude or remove** an occupant during this period, like Georgina Solan's statement advised police was legal law for me, therefore Georgina Solan

Statement was:

- 1) Legally Incorrect
- 2) Procedurally Improper
- 3) Misleading
- 4) Harmful To My Legal Rights
- 5) A Breach of Statutory Succession Guidance

3. Council Procedural Failures (Proven by Their Own Records)

Before sending this email to the police, Georgina Solan **failed to review**:

- 1) Tenancy Audit Notes Confirming My Occupancy
- 2) Internal Records Showing My Caring Role for My Mother
- 3) Council Tax and GP Address History
- 4) Safeguarding Notes
- 5) Homelessness Records Relating to My Sister
- 6) Succession Guidance and Policy
- 7) The Council's Own "Exceptional Circumstances" Succession Criteria
- 8) The Fact That My Succession Application Had Already Been Issued
- 9) The Fact That My Bail Variation Request Had Already Been Made
- 10) The Legal Position That Children and Household Members Are Not Listed on Tenancy Agreements but Are Still Protected Under Succession Law

I would like to not that still to date of this letter the housing officer has failed to respond to me with the **required appeal documents as she said she would** and these files are of an urgent request as they are Important Files so I can legally proceed with an appeal if this is the final succession panel's decision. I asked for the official panel documentation, but she responds by email alone and denies my right to succession. This lack of official documentation prevents me from fairly challenging her decision.

4. Joint Circular Action Between Council & Police

The council's incorrect statement was **sent directly to police**, and DS Johnson used it to:

- 1) Continue My Bail Condition Preventing Entry to My Home
- 2) Treat Me as Having "No Lawful Right" To Be At 23 Byron Terrace
- 3) Block Me from Retrieving Evidence, Documents, And Belongings
- 4) Prevent Me from Completing Succession Requirements
- 5) Prevent Me from Accessing My Mother's Property
- 6) Prevent Me from Preparing My Appeal
- 7) Prevent Me from Complying with Council Deadlines
- 8) Prevent Me from Organising My Life and Personal Property.

This shows **"Joint Circular Action and Negligence Alongside with Gross Misconduct in Public Offices:**

Council → Police → Bail Conditions → Exclusion from Home → Failed Succession Because: Both agencies acted on **"Incorrect Law, Causing Severe Harm to Myself!"**

5. Damage and Impact Caused to Me

Because of this incorrect information:

- 1) I Was Unlawfully Excluded from My Home for Months
- 2) I Am Not Able to Collect Evidence for My Succession Claim

- 3) I Am Not Able to Retrieve My Mother's Documents or Belongings
- 4) I Am Not Able to Access My Own Property
- 5) I Am Not Able to Complete or Appeal My Succession Application
- 6) I Suffered Financial Loss, Emotional Distress, And Legal Disadvantage
- 7) My Bail Conditions Were Extended Based on False Information
- 8) My Ability to Comply with Council Requirements Was Obstructed
- 9) My Rights Under the **Housing Act 1985** Were Breached
- 10) My Rights Under **PACE (Police and Criminal Evidence Act)** Were Affected
- 11) My Rights Under **the Policing and Crime Act 2017** Were Misapplied
- 12) This Is a **Procedural Failure, Misapplication of Law, And Joint Agency Misconduct.**

I have also attached a pdf document that explains further breaches against my person this case has situation has unfairly caused me in clearer detail with my formal requests to be mandatory complied with in accordance with legal statue of policies and law.

I request for an immediate written response to confirmation your compliance in these matters.

Kind Regards, **Mr. Simon Paul Cordell**