

New Critical Incident Summary — As of 12/08/2026

This is the complete account of what has just happened as of 12/08/2026, following the 30 emails I have sent to Enfield Council, the police, and my solicitors regarding 23 Byron Terrace, my succession case, my belongings, and the actions of Deon, my aunt, the council, and the police. Earlier today, Deon contacted me again directly, in clear breach of her bail conditions, and during that unlawful contact she and my aunt admitted by text message that they have emptied my mother's home and removed every single item belonging to her and left some of my own property that I must now move. They stated that they took all property out of the house, including my mother's new bed, wardrobe, and other furniture, and moved it into Deon's L&Q flat. They said they did this under council instruction and without my knowledge or consent; despite knowing I was legally barred by police bail from attending the property. They also admitted that the council sent my succession refusal documents to them instead of to me, even though the council knew I was communicating by email and could not receive physical mail. This has allowed them to open, hide, and misinterpret my legal correspondence as if it had been properly served, when the council knew full well that sending legal documents to third parties was unlawful and would prevent me from defending my rights. I was never notified of the council's move-out date of 20/08/2026, and because of my bail conditions I was prevented from entering the home, collecting my belongings, safeguarding my mother's property, or defending my succession claim fairly. I now have less than eight days before the council expects the keys returned, yet my belongings have been taken, and despite repeatedly asking both the police and the council to manage this situation fairly, I have received no lawful or reasonable response. My succession claim is still active and has never been allowed to reach an appeal stage because the council has failed to provide the official documentation I requested, avoided issuing the legally required Section 202 rights, and acted in a way that has unfairly blocked my ability to challenge their decision. My legal rights have been seriously compromised by procedural failures from both the council and the police, leaving me unlawfully excluded from my home, deprived of my property, and denied a fair and lawful succession process.

1. Messages received today (12/08/2026)

Deon's messages (12/08/2026)

At 16:06, Deon texted me: *"Simon, we have cleared near enough all your mum's bits... you need to take all of your stuff by the 20th of August."*

At 16:08, she added: *"You've got a key already... it has to be gone by the 20th... if anything is left, they are going to charge you."*

This confirms:

- 1) Deon Has Emptied My Mother's Home.
- 2) She Has Removed All Furniture and Belongings Except "A Few of Your Bits."
- 3) She Is Acting as If She Has Authority Over the Property.
- 4) She Is Enforcing a Deadline That the Council Gave to Her, Not Me.
- 5) She Is Threatening Council Charges If I Do Not Remove My Belongings.
- 6) She Is Giving Me "Permission" To Enter — Even Though She Has No Legal Authority To Do So.

Aunt Sheila's messages (12/08/2026)

At 16:05, she sent the same message as Deon, confirming they are acting together.

- 1) **At 17:03, she said:** *"Your fake watch, the wardrobe, your weed, your tobacco and all your stuff is at the house."*
- 2) **At 17:05, she said:** *"We have to empty the house or council will charge."*

- 3) **At 17:19, she said:** “You lost succession — we have had letters from council — house has to be emptied.”
- 4) **At 17:21, she said:** “Empty your stuff or you will lose a lot of stuff — council has already took it to court.”
- 5) **At 17:23, she said:** “The house is being taken back... if we was being nasty, we could let all your stuff get taken.”

This confirms:

- 1) My Aunt and Deon Have Received Council Letters About My Succession Case.
- 2) They Have Opened and Read These Letters Behind My Back.
- 3) They Have Not Told Me About These Letters Until Today.
- 4) They Have Not Forwarded the Letters to Me.
- 5) They Have Not Given Me Copies.
- 6) They Have Hidden Legal Documents That Were Meant for Me.
- 7) They Are Acting on Council Instructions Without My Knowledge or Consent.
- 8) They Are Enforcing a Deadline the Council Gave to Them, Not Me.
- 9) They Are Threatening That My Belongings Will Be Destroyed or Removed Unless I Collect Them.

This is a serious breach of procedure and data protection.

2. Council sent my succession refusal documents to Deon and my aunt — not me

I told the council: “Council been talking to me every day... I’m doing the succession claim.”

I also told them: “I sent an email today — it froze all property in the house.”

My aunt responded: “You lost succession — we have had letters from council.”

This proves:

- 1) The Council Sent My Legal Documents to Third Parties.
- 2) Deon And My Aunt Opened and Read My Legal Documents.
- 3) They Did This Without My Consent.
- 4) The Council Did Not Send the Documents to My Email.
- 5) The Council Did Not Notify Me of The Decision.
- 6) The Council Did Not Give Me Section 202 Appeal Rights.
- 7) The Council Did Not Notify Me of the Move-Out Date.
- 8) The Council Communicated with People Who Have No Legal Authority Over the Tenancy.

This is a major breach of GDPR, Housing Act procedure, and succession law.

3. Deon has abandoned the tenancy and removed property illegally

From earlier messages:

- 1) Deon Has Moved Out.
- 2) She Has Emptied the Home.
- 3) She Has Burned Items.
- 4) She Has Removed Furniture.
- 5) She Has Removed My Mother’s New Bed.
- 6) She Has Taken the Bed to Her L&Q Temporary Accommodation.
- 7) She Has Moved Other Items to My Aunt’s House.

This proves:

- 1) Deon Was Living in Her L&Q Flat — NOT At 23 Byron Terrace.
- 2) She Was NOT Eligible for Succession.
- 3) She Abandoned the Property.
- 4) She Removed Council Property.
- 5) She Removed My Property.
- 6) She Burned Items Belonging to My Mother and Me.

7) She Acted Without Any Legal Authority.

This is criminal damage, theft, breach of tenancy, and fraudulent succession behaviour.

4. The council and police failed to check Deon's L&Q tenancy

If they had checked, they would have discovered:

- 1) She Was Living In L&Q Accommodation.
- 2) She Was Not the Primary Resident.
- 3) She Was Not Eligible for Succession.
- 4) She Had Another Tenancy.
- 5) She Abandoned the Property.
- 6) She Removed Property Illegally.
- 7) She Burned Items.

Their failure allowed:

- 1) The Home to Be Emptied.
- 2) My Belongings to Be Removed or Burned.
- 3) My Mother's Belongings to Be Taken.
- 4) My Succession Claim to Be Undermined.
- 5) My Bail Conditions to Block Me from Defending My Rights.
- 6) Deon And My Aunt to Act Without Oversight.
- 7) The Council to Set a Move-Out Date Without Notifying Me.

This is catastrophic procedural failure.

5. My bail conditions prevented me from protecting my mother's home

Because of bail, I was:

- 1) Prevented From Entering the Home.
- 2) Prevented From Collecting My Belongings.
- 3) Prevented From Safeguarding the Property.
- 4) Prevented From Defending My Succession Claim.
- 5) Prevented From Challenging Deon.
- 6) Prevented From Stopping the Removal and Burning Of Property.
- 7) Prevented From Knowing the Council's Move-Out Date.
- 8) Prevented From Accessing Evidence.
- 9) Prevented From Attending My Mother's Funeral.

Meanwhile, Deon and my aunt:

- 1) Emptied the home.
- 2) Burned items.
- 3) Removed furniture.
- 4) Removed my mother's bed.
- 5) Removed my belongings.
- 6) Removed council property.
- 7) Hid council letters from me.
- 8) Opened my legal documents.
- 9) Acted behind my back.

This is not lawful.

6. I now have less than 8 days until 20/08/2026

My aunt said: *"You need to take all your stuff by the 20th of August."*

This means:

- 1) The Council Expects the Keys Back On 20/08/2026.
- 2) I Was Never Told.
- 3) I Was Blocked from Entering.

- 4) I Was Blocked from Defending My Succession Claim.
- 5) I Was Blocked Until November.
- 6) The House Is Now Empty.
- 7) My Belongings Are at Risk.
- 8) My Legal Rights Have Been Compromised.

This is urgent.

Deon

12/08/2026, 16:06 - Deon: Simon we have cleared near enough all your mums bits you need to go to your mums and get a lock up for all your stereo bits we hve got all your stuff out the loft you need to take all of your stuff by the **20th of august**

12/08/2026, 16:08 - Deon: You've got a key already we're gonna leave the house so you can get all your stuff sorted but it has to be gone by the 20th and if there's anything left in Mum's house, they are going to charge you because we have took everything else apart from your staff

Aunt Shelia

12/08/2026, 16:05 - Aunt: Simon we have cleared near enough all your mums bits you need to go to your mums and get a lock up for all your stereo bits we hve got all your stuff out the loft you need to take all of your stuff by the **20th of august**

12/08/2026, 17:03 - Aunt: Your fake watch the wardrobe and your weed and your tobacco and all your stuff is at the house

12/08/2026, 17:03 - Aunt: If you don't collect council will get rid

12/08/2026, 17:05 - Aunt: We have to empty the house or council will charge

12/08/2026, 17:05 - Sl: Council been talking to me every day.. I'm doing the succession claim for it

12/08/2026, 17:06 - Sl: I sent an email today it froze all property in the house ask them

12/08/2026, 17:06 - Sl: Nothing in the house can be touched im waiting for the panels diction

12/08/2026, 17:07 - Sl: Im going mad about this

12/08/2026, 17:19 - Aunt: You lost succession we have had letters from council house has to be emptied

12/08/2026, 17:21 - Aunt: So empty your stuff or you will lose alot of stuff council has already took it to court

12/08/2026, 17:23 - Aunt: The house is being taken back if we was being nasty we could let all your stuff get taken but were telling you you need take it

MASTER SUCCESSION TIMELINE (DEFENCE VERSION)

PHASE 1 — Death, Notification & Start of Succession

ID	Date	Sent/Received	Event Summary	Legal Significance
00	04-04-2026	Event	My mother passes away.	Triggers statutory succession rights under Housing Act 1985 s.87–88.
01	11-05-2026	Sent	I formally request succession.	Creates legal start of succession claim.
03	11-05-2026	Received	Council issues succession form.	Confirms succession claim is active.

PHASE 2 — Evidence Submission & Council Admissions

ID	Date	Sent/Received	Event Summary	Legal Significance
06	19-05-2026	Sent	I sent full ID + residency evidence.	Council has full factual basis to assess principal home.
07	19-05-2026	Received	Council requests 12-month bank statements.	Council States succession has NOT started until evidence is complete.
08	19-05-2026	Sent	I sent bank statements.	Council now has complete evidence bundle.
09	20-05-2026	Received	Council confirms NTQ served; asks for death certificate + 2-bedroom justification.	Confirms by law I should have been "left in occupation" and legally allowed to remain but was not allowed.

PHASE 3 — Proof of Death & Support-Needs Evidence

ID	Date	Sent/Received	Event Summary	Legal Significance
12	20-05-2026	Sent	Interim death certificate + disability/support explanation.	Provides Regulation 9 proof + establishes dependency + 2-bedroom need.
16	16-06-2026	Sent	Official death certificate submitted.	Final statutory requirement satisfied.

PHASE 4 — Police Misinterpretation & Occupation Rights

ID	Date	Sent/Received	Event Summary	Legal Significance
18	23-06-2026	Sent	I request urgent written confirmation of right to remain due to police misunderstanding.	Establishes Housing Act 1985 s.87–89 right to remain pending decision.
19	25-06-2026	Sent	Formal escalation due to no response.	Shows unreasonable delay + risk of unlawful exclusion.

PHASE 5 — FIRST REFUSAL (UNLAWFUL)

ID	Date	Sent/Received	Event Summary	Legal Significance
20	26-06-2026	Received	Council refuses succession solely because I "ALREADY HAVE A TENANCY."	PROCEDURAL FAILURE #1: This reason is unlawful under Housing Act 1985.

This is the first provable unlawful act.

The refusal is based on a criterion not found in any statute, policy, or case law.

PHASE 6 —Provides New Evidence: Burncroft Was Not Usable

ID	Date	Sent/Received	Event Summary	Legal Significance
22	30-06-2026	Sent	I explain restraining order + safety risks at Burncroft.	PROCEDURAL FAILURE #2: Council ignored legal restrictions preventing occupation of Burncroft.

PHASE 7 — SECOND REFUSAL (CONTRADICTION)

ID	Date	Sent/Received	Event Summary	Legal Significance
23	02-07-2026	Received	Council repeats refusal, still relying on Burncroft tenancy.	PROCEDURAL FAILURE #3: Council ignores evidence Burncroft was inaccessible.

PHASE 8 — I Submitted Case Law, Ombudsman Precedent, Policy Failures

ID	Date	Sent/Received	Event Summary	Legal Significance
24	06-07-2026	Sent	I submitted case law proving dual tenancy does NOT block succession.	PROCEDURAL FAILURE #4: Council refusal contradicts statute + precedent.
24.1	06-07-2026	Sent	Full legal challenge: statute, case law, Ombudsman, policy failures.	Establishes maladministration + misapplication of law.

PHASE 9 — FINAL REFUSAL (NEW REASON INVENTED)

ID	Date	Sent/Received	Event Summary	Legal Significance
26	08-07-2026	Received	The council changed their refusal reason. After 12 days (from 26-06-2026 to 08-07-2026), they abandoned the first reason they gave “ <i>I already have a tenancy</i> ” and replaced it with a new one: “ <i>wider evidence shows 23 Byron Terrace was not my principal home.</i> ”	PROCEDURAL FAILURE #5: The council changed the refusal reason after the first reason was disproven , and only after a 12-day delay . This proves the original decision was not lawfully made, not based on full evidence, and not stable. Changing the reason mid-process is procedurally unfair, invalid, and shows the decision was made without completing the evidence review.

This is a major defence point:

Changing the reason after being disproven = unlawful, procedurally unfair, and invalid.

PHASE 10 — I Submitted Full Evidence Bundle

ID	Date	Sent/Received	Event Summary	Legal Significance
27.1	09-07-2026	Sent	I challenged their refusal as invalid , issued by someone without the legal authority to make succession decisions, and missing the mandatory Section 202 appeal rights . I also responded directly to the new reason they suddenly introduced, claiming I “ <i>did not provide enough evidence that 23 Byron Terrace was my principal home.</i> ”	PROCEDURAL FAILURE #6: Refusal issued by an officer who is not legally authorised. Council changed the refusal reason after the first reason was disproven, proving the decision was not lawfully made or properly reasoned.
27.2	09-07-2026	Sent	I sent them a full evidence matrix proving 23 Byron Terrace was my principal home, including UC records, GP records, hospital	The council now have every piece of evidence needed to assess principal home under the Housing Act 1985. They

ID	Date	Sent/Received	Event Summary	Legal Significance
			documents, parking tickets, court orders, insurance, deliveries, ID, and more.	could no longer claim <u>“not enough evidence.”</u>
27.3	09-07-2026	Sent	I resent all exhibits again , this time with a short-written summary for each document , explaining exactly what each piece proves. I also told them I could provide anything else they needed immediately if they asked.	Removes any claim of missing evidence. Shows full cooperation. Proves the council failed to request further evidence and failed to review the evidence already provided. Establishes procedural unfairness and strengthens my defence.

PHASE 11 — COUNCIL ATTEMPTS TO RETRO-JUSTIFY REFUSAL

ID	Date	Sent / Received	Event Summary (Shortened)	Refusal Stage	Legal Significance (Short, Provable)
29	10-07-2026 (16:37)	Received	Georgina states: <u>“My evidence and representations have been noted but does not change the outcome of me not meeting the criteria for succession.”</u> She then contradicts herself by saying: <u>“we will review the matter and include my latest evidence. I will update you on the outcome.”</u>	PROCEDURAL FAILURE #7 — Contradictory Decision + No Lawful Decision Letter	The council declares the decision final AND simultaneously promises a new review. These statements cannot coexist. This proves the refusal was not final, not stable, not properly reasoned, and not lawfully issued. No supporting documents from the decision panel were provided, no formal decision letter was issued, and no Section 202 review rights were included. This shows the decision was made without completing the evidence review and without following statutory procedure, making it procedurally defective and invalid.

NOW — THE DEFENCE POINTS I ASKED FOR

These are the provable procedural failures in short, powerful bullets:

- 1) **Council refused succession for an unlawful reason.** Dual tenancy is not a legal barrier. They invented a criterion.
- 2) **Council admitted succession had NOT started until evidence was complete.** This proves they acted prematurely.

- 3) **Council ignored legal restrictions preventing me from living at Burncroft.** Restraining order + safety risks = Burncroft not usable.
- 4) **Council changed the refusal reason after the first reason was disproven.** This is unlawful and procedurally unfair.
- 5) **Council failed to request missing evidence.** They claimed **“wider evidence”** but never asked for any.
- 6) **Council ignored material evidence I submitted.** UC, GP, parking, hospital, court orders, insurance, etc.
- 7) **Refusal was issued by an officer without statutory authority.** Resident Relationship Officer cannot issue statutory succession decisions.
- 8) **Refusal lacked Section 202 review rights.** This makes the refusal invalid.
- 9) **Council attempted to retro-justify the refusal after I proved it unlawful.** This is maladministration.