



السلام عليكم

24th December 2020

The Chingford Islamic Society would like to graciously extend our sincerest apologies to the Muslims of greater Chingford and the surrounding areas, for the inconvenience and confusions caused by the actions of a reckless few.

On the morning of Wednesday 2nd December 2020, the Masjid at 92 and the neighbouring 90 Chingford Mount Road, London E4 9AA, were seized by a group of individuals calling themselves **“We, the undersigned being the lawful landlords”** (See Appendix A). This group changed the locks on the doors and threatened Chingford Islamic Society (CIS) with both Police and legal action if any attempt was made to regain control.

In the interest of humility and good Islamic practice, CIS did not take immediate physical defensive action to regain control. This was to ensure the masjid remained a peaceful place of daily worship. The perpetrators also crudely defaced the signage on the elevation with black spray paint to inform all concerned that a change had taken place (Appendix C).

The Masjid at 92 and the neighbouring 90 were purchased using money donated to CIS by Muslim brothers and sisters and is currently lawfully registered to CIS. The perpetrators in the letter (Appendix A), were initially entrusted to sign the land title deeds, on behalf of the trust. Under Islamic law, this constitutes an Amanah under their guardianship as trustees. Similarly, under English law, these properties are held in trust on behalf of Chingford Islamic Society and are not owned by them personally.

The so-called landlords comprise of three ex-trustees and an ex-chairman, namely Mr Ismail Chapti (Treasurer), Mr Reshad Beekhun (Secretary), Mr Jhan Rasool Baksh. Their trusteeships were terminated with immediate effect upon receipt of their letter (Appendix A). The ex-chairman, Mr Mohammed Casim Ashraff resigned as Chairman and trustee, citing differences of opinion in his resignation letter dated 6th December 2016.

The self-attributed landlords have now formed a new entity called ‘Chingford Islamic and Cultural Centre’ (CICC) (Appendix B) in association with another serving trustee, Mr Riaz Dadabhoj. In light of his actions and in accordance with the amended CIS constitution, his trusteeship was terminated with immediate effect.

CICC purports to control and manage the premises as rightful owners and landlords

CIS has unanimously voted to exercise its rights under Islamic and English common law to defend the properties and assets held in trust for the Muslims and the community that it serves. CIS have carried out a cause-and-effect risk assessment on legal undertakings to ensure that any outcomes are in the best interest of the Muslim community in Chingford. The three assessments and outcomes are outlined below.

Assessment A – (Initiate Immediate legal litigation)

“We, the undersigned being the lawful landlords” have declared themselves as joint personal owners, therefore our appointed legal team will litigate them as individuals and hold them personally liable for their actions.

There is potential for serious personal distress and extensive financial loss for each named individual.

Assessment B – (Surrender all properties and assets of CIS to the self-attributed landlords)

The current CICC members have a clear track record of mismanagement, incompetence and negligence during their governance period of CIS. Their actions led to key competent and committed trustees to resign in frustration, resulting in a crisis which ultimately required our recruitment and intervention in late 2016.

Assessment C – (transfer CIS to a new Incorporated trust with a new constitution and new members)

This approach will allow the trust to own its properties, implement reforms and renew the management, ultimately securing the trust's future.

Conclusion

The CIS board of trustees have voted to offer Assessment C in a proposal, because it represents a soft transition with minimal disruption and long-term benefits. If this **Soft Transition** proposal (outlined below) is rejected, then legal action outlined in Assessment A will be initiated via a **Hard Transition** (outlined below). CIS Board have a responsibility to the community; therefore, Assessment B has not been considered.

Soft Transition Proposal – Assessment C

1. The Chingford Islamic Society CIO is maintained as was originally conceived and intended by the founders both living and long since passed
2. The Chingford Islamic Society CIO is formulated into a Charitable Incorporated Organisation (CIO) which can legally own property in its own name like a business
3. The CIS CIO is populated with 9 new members, (4x Office bearers (Chairman, Assistant-Chairman, Treasurer and Secretary) with 5x trustees)
4. The CIS CIO will be comprised of members deemed ‘competent’ for the role or office, adjudicated by the appointed arbitrator
5. No previous or existing CIS ‘Office Bearer’ or ‘Trustee’ will be eligible to re-apply for the life of the new CIO
6. The Land Title deeds for 90 and the neighbouring, 92 Chingford Mount Road, London E4 9AA are transferred to the CIS CIO
7. Maintain the clause for no elections
8. Maintain the clause that all officer bearers’ and trustees are residents of the E4 postcode area throughout their tenure as board members
9. The Constitution will reflect the changes above and be reviewed by legal teams of both parties before adoption.
10. Hafiz Amin Sadak will be appointed as independent arbitrator for the duration of the process, to ensure elements 1-9 are completed.

If the conditions of the Soft Transition proposal above are rejected, then the following Hard Transition will be commenced with immediate effect.

Hard Transition – Assessment A

The CIS Board will publish this proposal both locally and online and instruct our legal team to start litigation proceedings against the individuals who have seized CIS properties and assets. On completion of legal proceedings, the CIS board will enact elements 1-9, to ensure the future prosperity of the trust is secured.

In Summary

The Soft Transition offer is fair and ensures the long-term viability and integrity of the trust as it serves the Muslims and the wider community in Chingford. The Soft Transition has the benefit of allowing some influence by the so-called landlords in forming the new board, unlike the Hard Transition.

Although it requires sacrifices from both parties, the benefits are evident, compared to the destructive path of litigation to achieve the same goal.

Please do not surmise our willingness to propose a peaceful solution, in any way demonstrates an unwillingness to pursue legal means. Our goal is to complete either transition, securing a stable platform for future governance with no personal gain or recognition. **You have 7 days from the date of this letter to consider the proposal, if CIS does not receive a response within this timeframe, then we will assume the proposal has been rejected and commence a Hard Transition (Assessment A).**

جَزَاكَ اللهُ خَيْرًا

Ismail Dadabhai (Chairman Chingford Islamic Society) _____

Suhail Dadabhoy (Assistant-Chairman) _____

Muhammad Esmail (Treasurer) _____

Muhammad Saad _____

Omer Farook Dadabhoy _____

Appendix A

Ismail Dadabhai
Chairman
Chingford Islamic Society
92 Chingford Mount Road
London, E4 9AA

30 November 2020

We, the undersigned being the lawful Landlords of 90-92 Chingford Mount Road London E4 9AA, hereby give you notice that as from Wednesday 02/12/2020 Chingford Islamic Society is no longer permitted to operate from our premises.

We have had an enormous number of complaints regarding a lack of services provided. All efforts to resolve the issues with you have failed and you have ignored 2 letters including the petition which was signed by Musallees. You refused to sit and discuss our concerns with Brother Mahmood Saheb.

We have therefore decided to give permission to an alternative organisation who are dedicated to serving the community on our premises.

As of today, we are changing locks of the premises. We expect that to allow an amicable handover of the property and its associated assets, you will hand over keys to the safe, and all other assets that have locks including any cupboards, shelves etc.

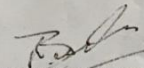
Joint Landlords

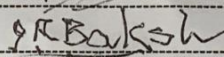
RESHAD BEEKHUN


JHAN RASOOL BAKSH

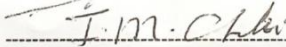
MOHAMED C ASHRAFF

ISMAEL MOHAMED CHAPTI











92-Chingford Mount Road, London E4 9AA

CHANGE OF MANAGEMENT

Board of trustees of Chingford Islamic & Cultural Centre have taken over management of Chingford Masjid.

Day to day running of masjid affairs will be done by the members of 'executive management committee' to be chosen by Mussallees. This committee will be for first 6 months.

Board of Trustees:

RESHAD BEEKHUN

JHAN RASOOL BAKSH

MOHAMED C ASHRAFF

ISMAEL MOHAMED CHAPTI

RIAZ DADABHOY

Jaza Allah Khair for your continued support.

Chingford Islamic & Cultural Centre | 92 Chingford Mount Road | London E4 9AA | Tele:
000000 | Email: gggg@gggg.co.uk | www.cincc.org.uk

Appendix C



END