



# Hebble Wharf Residents and Owners Association

12 January 2018

First-tier Tribunal  
Property Chamber (Residential Property)  
1st Floor, Piccadilly Exchange,  
2 Piccadilly Plaza,  
Manchester  
M1 4AH

Dear Sirs

**Re : Landlord & Tenant Act 1985 – Section 20A Emergency Works Notice**  
**Case Ref: MAN/00DB/LDC/2017/0034**  
**Premises : Hebble Wharf, Navigation Walk, Wakefield WF1 5RD**

The Committee of the Hebble Wharf Residents and Owners Association met on 20 December, 2017 to consider the application to the Tribunal under Section 20A, lodged by DWFM Beckman (Solicitors) acting on behalf of our Landlord, Waterfront Wakefield (Hebble Wharf) Limited.

The committee resolved to submit the following response to the Tribunal:

1. We consider that the scale of repair envisaged in the Emergency Works Notice cannot be considered an emergency, given that the problems were first reported to the Landlord in excess of one year ago;
2. The request for such works to be undertaken as Emergency Works results, at least in part, from the Landlord's delay in addressing the source of the problem in a timely manner.
3. The Association accepts that an urgent repair is now necessary to the external pipework and insulation of the affected apartment, but believes that an interim repair should be completed without further delay at a more reasonable cost.
4. The landlord has been aware for at least two years of rainwater leakage into the building at a number of different locations (as confirmed by the Watts report) however, there has been no comprehensive inspection carried out to date.
5. The Association believes that the proposed emergency works to effect a full and final repair to the southern elevation will result in higher costs to tenants (leaseholders) in the longer term; if the repairs are not carried out as part of a comprehensive action plan for the rectification of water leaks throughout the whole building.
6. A full and comprehensive investigation of rainwater ingress should therefore be progressed, as a matter of urgency before any final repair to the southern elevation is completed.
7. The Landlord should be required to provide the tenants (leaseholders) with details of any proposed works and to demonstrate that detailed and competitive estimates have been obtained for those works.

Continued...

8. Whereas the Hebble Wharf Residents and Owners Association currently has fewer than the requisite 60% of tenants (leaseholders) in its membership to obtain formal ARMA recognition, the Association is working towards that aim and currently at least 50% of leaseholders are members, each of whom has been invited to endorse this submission by the Association. At the time of posting, 22 leaseholders have endorsed this letter.
9. We therefore ask that the Association is treated as a formal consultee in this process, being a body of which at least 50% of leaseholders in the block are members.

Yours faithfully

Norah Keany-Corr  
Chair  
Hebble Wharf Residents and Owners Association  
Email : hebblewharfresidents@gmail.com

Cc Claire Lyon, DWFM Beckman Solicitors, 101 Wigmore Street, London W1U 1FA  
Bernie Spears, U&I plc

The following leaseholders have confirmed their endorsement of this letter (included in original)

*I/we are members of the Hebble Wharf Residents and Owners Association and support the statements (1) to (9) listed above.*

*I/We endorse the submission of this letter by Hebble Wharf Residents and Owners Association to the First Tier Tribunal Property Chamber (Residential Property):*

<b><i>Leaseholder Name</i></b>	<b><i>Lease(s) held</i></b>	<b><i>Contact:</i></b>
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(names removed from this copy)