

Property Chamber  
Northern Residential Property  
First Tier Tribunal  
1<sup>st</sup> Floor Piccadilly Exchange  
2 Piccadilly Plaza  
Manchester  
M1 4AH

**Also by fax 01264 785 128**

8 January 2018

Dear Sirs,

**Re: Landlord & Tenant Act 1985 – Section 20A**  
**Premises: Hebble Wharf, Navigation Walk, Wakefield WF1 5RD**

We are solicitors acting for the Applicant Landlord in this matter in relation to an Application for Dispensation with the Section 20 Consultation requirements as a matter of emergency works.

The Judge will note that there are 57 Respondents.

The Landlord made a decision to make an Application for Dispensation based on the fact that the works are of an emergency nature and that the costs were likely to (just) exceed the £250.00 per leaseholder threshold currently in place.

Due to the intervening Christmas and New Year period, our client has had significant issues in obtaining the documentation in 4(f) of the Directions which needs to be sent to the tenants by this Wednesday. The construction industry and in particular the contractors concerned, did not return to work fully until today.

Therefore the Landlord requires a brief extension of time to comply with the directions whilst the remainder of the documentation is being collated.

We understand that it is going to take until the end of this week to acquire the same.

We therefore respectfully request that we are provided with a brief extension of time of 5 working days, namely until next Tuesday 16<sup>th</sup> January in order to send out all of the documentation to the 57 Respondents.

A copy of this letter has been sent to all of the leaseholders as a matter of procedure.

Please would you place this letter before the Judge and we look forward to hearing from you as soon as possible.

Yours faithfully

DWFM Beckman

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cc. Respondents