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11 December 2017

First-Class Post and Recorded Delivery

Notice of Intention to Carry out Emergency Works

Dear Sir and Madam,

Hebble Wharf, Navigation Walk, Wakefield ("the Property") **Waterfront Wakefield (Hebble Wharf) Limited ("our Client")**

We write on behalf of your Landlord, Waterfront Wakefield (Hebble Wharf) Limited, of which you are a leaseholder of a Flat within the Property.

It is the intention of your Landlord to carry out emergency works to the Property ("the Emergency Works"). In a non-emergency situation, our client would have to consult with leaseholders under section 20 of the Landlord and Tenant Act 1985 (as amended) ("section 20 consultation").

Therefore, please note that there will be no consultation for the Emergency Works involved.

This letter is being sent to you to advise you that, in due course, when the cost of the Emergency Works is finalised, this may result in you having to contribute more than £250 per Flat.

After the Emergency Works have been finalised, the remainder of the necessary remedial works will be undertaken and subject to section 20 consultation; you will be given the opportunity to make observations and nominations.

The following is a description of the Emergency Works that the Landlord intends to carry out and the reasons:

CONTINUATION SHEET

Flat 216, which is also subject to a long lease, is suffering from serious water ingress. The lessee has to use towels to absorb the water and prevent consequential damage to her Flat.


The Landlord instructed Ian Laurie BSc MRICS of Watts to investigate the cause of the water ingress. Scaffolding was erected and a section of cladding removed. A report, dated 9 November 2017, identified a defective fall pipe connection, which needs replacement, as do the saturated materials proximate to the pipe.

Remedial fire protection works have also been identified, which it is reasonable to carry out at the same time, whilst the cladding is off. The works need to be carried out urgently.

A copy of our client's application for dispensation to the First Tier Tribunal Property Chamber is enclosed as well as the report of Watts.

Should you have any questions or responses, these should be directed to Bernie Spears of U & I PLC on 0207 828 4777 or the email below.

Yours faithfully



DWFM Beckman

E-mail: claire.lyon@dwfmbeckman.com

Solicitors for the Landlord