

Jeremy Wood
Lucklaw Estates Limited
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Contact: Peter Howe
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Our ref: PDH/sae/838.2
Your ref:

25 January 2024

Dear Jeremy

Property: 19 Bidston Court Upton Road Prenton

I am acting on behalf of Jill Auger in the sale of the above property.

I understand that you are the sole director of the landlord company, Lucklaw Estates Limited, following the passing of Paul Auger.

I have attached the lease of the property. Clause 14(b)(i) of schedule 6 (page 11) states that the property cannot be sold without the prior written consent of Lucklaw Estates Limited as landlord and that this consent cannot be unreasonably withheld if the buyer enters into a deed of covenant in the form approved by the landlord's solicitors.

Will Auger, Paul's son, informs me that his father usually dealt with sales of flats in Bidston Court over the years, occasionally assisted by Will, and that they kept the issue of the consent of Lucklaw Estates reasonably straightforward. Rather than asking the buyer to provide references indicating the buyer's ability to pay the service charge, and perhaps also a character reference, which some landlords require when their consent is required to the sale, instead they simply had two requirements namely:-

- That the buyer entered into a deed of covenant with Lucklaw Estates in the form of the precedent I have attached; and
- That the buyer became a member of Bidston Court Management Limited, the management company.

Please could you confirm on behalf of Lucklaw Estates whether you will be happy to proceed on the same basis. If so, I will notify the buyer's solicitors that their client must enter into the appropriate deed of covenant and become a member of the management company.

Furthermore, could you also confirm that the buyer's solicitors should send you following completion:-

- The signed and dated deed of covenant,
- The application to become a member of the management company; and

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- A formal notice of the purchase and any mortgage which the buyer is required to send to the landlord following completion and
- whether you propose charging an administration fee for dealing with this aspect.

I look forward to hearing from you.

Yours sincerely

Peter Howe
For Hart Brown LLP