



**FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case reference : **MAN/00EB/LDC/2024/0616**

Property : **Hartfields Retirement Village, Bishop
Cuthbert, Hartlepool, TS26 0US**

Applicant : **Joseph Rowntree Housing Trust**

**Applicant's
Representative** : **Charlotte Hope**

Respondents : **Various Long Residential Leaseholders
(see Annex)**

Type of Application : **Dispensation with statutory
consultation requirements under
s.20ZA Landlord and Tenant Act 1985**

Judge : **Tribunal Judge James-Stadden
Tribunal Member Ian Jefferson**

Date of Decision : **22 May 2025**

DECISION

Decision of the Tribunal

- (1) Dispensation is granted pursuant to section 20ZA of the Landlord and Tenant Act 1985.

The Application

1. The application is brought by Joseph Rowntree Housing Trust (“the Applicant”), the landlord of Hartfields Retirement Village, Bishop Cuthbert, Hartlepool, TS26 0US (“the Premises”). It is dated 20 November 2024 and accompanied by a statement of case (together with various exhibits) of the same date.
2. The Premises is described in the application as a “retirement village for people over 55...comprising of 242 properties...[which] opened in 2008 and currently accommodates approximately 270 residents in a mixture of cottages and apartments”. There is a tenants’ association, named as Hartfields Residents Association in the application.
3. The properties comprised in the Premises include two bedroomed cottages and a number of apartment blocks, all of which are rented or leased. The Respondents are the leaseholders and tenants of those properties, the average age of whom is said to be 79 years, and a third of whom receive care and support to assist with activities of daily living.
4. The Applicant seeks dispensation pursuant to section 20ZA of the Landlord and Tenant Act 1985 (“the Act”) in respect of consultation requirements in relation to certain qualifying works within the meaning of the Act (“the Application”).
5. The qualifying works the subject of the application are the replacement and improvement of the existing roof void heating services and pipework to a part of the Premises called Hartfields Manor, together with replacement of pipework to radiators in communal areas in all buildings across the Premises.
6. The application and statement of case state that, regarding the works required to Hartfields Manor, a consultation process pursuant to s.20 of the Landlord and Tenant Act 1985 had commenced in late 2023, with a notice of intention being issued on 20 November 2023.
7. As to the other work, on 30 December 2023, a major leak occurred, caused by a failed joint to a radiator in a communal corridor, resulting in a continuous leak of hot water through three floors of one building, requiring the water to be shut off. A similar incident had happened some 18 months previously.
8. Investigations into this leak were carried out in early 2024, a report prepared and reviewed and, on 13 March 2024, based on that report, the Applicant determined that urgent work was required to avoid any risk of repetition due to the condition of the pipework and fittings (which had been

installed at the time of original construction in 2008). Accordingly, work was started immediately to close valves and empty radiator systems in communal areas to avoid further flooding risks.

9. This work necessitated the shut down of the heating system. Due to this, and the need to have a heating system in place prior to the winter season, the Applicant determined to truncate the consultation process. It issued a notice of intention including both sets of work on 08 May 2024, the consultation period for which ended on 07 June 2024. Thereafter, notice of estimates were sent on 16 July 2024, with a reduced period of only 5 days for responses, and a proposed work commencement date of 22 July 2024, to ensure communal heating for the winter period.
10. A number of representations were received from residents during this process, pertaining to liability for payment, apportionment between properties and whether the works were covered by insurance (they were not). A precis of these representations is included as an exhibit to the statement of case, together with a precis of the responses made by the Applicant.
11. In terms of the cost of the works, the Applicant undertook a procurement exercise, inviting tenders through its internal portal. Two were received and, having been evaluated on both price and quality, the lower of the two was accepted.
12. The works were complete by the date of the application.
13. The only issue is whether it is reasonable to dispense with the statutory consultation requirements.

Paper Determination

14. Directions were issued by David Higham, Legal Officer, on 20 March 2025.
15. Those directions provided that the Applicant's detailed application and supporting statement stand as its case and that it must within 21 days of the date of the directions, send a copy of it and the directions to each Respondent, and confirm to the Tribunal that it had done so.
16. The directions further provided that any Respondent who opposed the Application must within 21 days of receipt of the documents referred to at paragraph 14 above send to the Applicant and to the Tribunal any statement they wished to make in response to the Applicant's case, including any documents upon which they sought to rely in evidence.
17. The directions thereafter provided that the Applicant must within 7 days from the expiry of the date specified for the filing of responses by the Respondents provide any final statements in reply to both the Tribunal and the Respondents.

18. The directions further stated that the Tribunal would deal with the Application by a determination on the papers received, unless any party requested a hearing. Any party wishing to make representations at an oral hearing before the Tribunal was directed to inform the Tribunal office of this in writing within 42 days of the date of the directions.
19. By email dated 09 April 2025, the Applicant's representative confirmed to the Tribunal that a copy of the application and of the Tribunal's directions had been issued to each Respondent on 07 April 2025.
20. To date, no opposition to the application has been received from any of the Respondents.
21. Further, no request for an oral hearing has been made to the Tribunal by any party and the Application has been determined by the Tribunal on the papers set out above.
22. As expressly stated in the directions dated 20 March 2025, at paragraph 2, the only issue for the Tribunal to consider is whether or not it is reasonable to dispense with the consultation requirements. **The Application does not concern the issue of whether any service charge costs resulting from any such works are reasonable or indeed payable.**

The Law

23. Section 20ZA(1) of the Act provides that:

‘Where an application is made to a Tribunal for a determination to dispense with all or any of the consultation requirements in relation to any qualifying works or qualifying long term agreement, the Tribunal may make the determination if satisfied that it is reasonable to dispense with the requirements.’
24. The Supreme Court in the case of *Daejan Investments v Benson and others* [2013] UKSC 14 set out certain principles relevant to section 20ZA. Lord Neuberger, having clarified that the purpose of sections 19 to 20ZA of the act was to ensure that tenants are protected from paying for inappropriate works and from paying more than would be appropriate, went on to state:

‘it seems to me that the issue on which the [Tribunal] should focus when entertaining an application by a landlord under section 20ZA(1) must be the extent, if any, to which the tenants were prejudiced in either respect by the failure of the landlord to comply with the requirements’.

Findings of Fact

25. The Tribunal is satisfied:
 - a. that the application was properly brought and is in proper form;

- b. that the Applicant has complied with the directions issued on 20 March 2025, by sending a copy of its application and of the directions to each of the Respondents on 07 April 2025; and
 - c. that no responses to the Application have been received.
- 26. The Applicant seeks dispensation from the consultation requirements as:
 - a. the works are qualifying works;
 - b. the works were required by virtue of the Applicant's legal obligations to the Respondents as landlord in respect of the provision of (inter alia) heating services.
- 27. The Tribunal is satisfied on the evidence provided that:
 - a. the works are qualifying works and were required by virtue of the Applicant's legal obligations as landlord to the Respondents;
 - b. the works were necessary; and
 - c. the works were urgent, by reason of:
 - i. the major leak that occurred on 30 December 2023;
 - ii. the risks identified of further leaks and flooding occurring;
 - iii. the need for the works to be completed prior to the onset of winter, most especially due to the demographic of the Respondents;
 - d. the Applicant:
 - i. undertook a truncated consultation process with the Respondents;
 - ii. responded to representations made and queries raised by the Respondents;
 - e. the Applicant undertook a procurement exercise, inviting tenders;
 - f. of the two tenders received:
 - i. the Applicant assessed these on both quality and price;
 - ii. the Applicant opted for the lowest of the two tenders, having conducted that assessment.
- 28. Dispensation from the consultation requirements of section 20 of the Landlord and Tenant Act 1985 may be given where the Tribunal is satisfied that it is reasonable to dispense with those requirements. Guidance on how that power may be exercised is given in Daejan (referred to at paragraph 23 above), which states that leaseholders must demonstrate that they have suffered some prejudice by not being consulted.
- 29. Based on the Tribunal's findings, as set out above, and in the absence of any submissions from any Respondent objecting to the works or to the application, or contending that granting the application would result in prejudice, the Tribunal finds no evidence that the Respondents would suffer prejudice in the event that the Application for dispensation from the consultation requirements were granted.

Determination

30. In the circumstances as set out above, the Tribunal considers it reasonable to dispense with the consultation requirements. Dispensation is thus granted pursuant to section 20ZA of the Landlord and Tenant Act 1985.
31. This decision does not affect the Tribunal's jurisdiction upon any future application to make a determination under section 27A of the Act as to the reasonableness and standard of the work and/or whether any service charge costs are reasonable and payable.

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the tribunal sends written reasons for the decision to the person making the application.

If the application is not made within the 28 day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).

Annex 1: Long-Leaseholders

Ms Dodds	1 Dean Fall Close, Hartlepool, TS26 0NY
Mrs Burey	2 Dean Fall Close, Hartlepool, TS26 0NY
Mrs Wyatt	3 Dean Fall Close, Hartlepool, TS26 0NY
Mr Smith	5 Dean Fall Close, Hartlepool, TS26 0NY
Mr & Mrs Harker	6 Dean Fall Close, Hartlepool, TS26 0NY
Ms Ward	7 Dean Fall Close, Hartlepool, TS26 0NY
Miss Scott	8 Dean Fall Close, Hartlepool, TS26 0NY
Mr Beach	1 Hartfields Manor, Hartlepool, TS26 0US
Mrs Hichens	2 Hartfields Manor, Hartlepool, TS26 0US
Ms Moffat	3 Hartfields Manor, Hartlepool, TS26 0US
Mr & Mrs Kelsey	4 Hartfields Manor, Hartlepool, TS26 0US
Miss Shale	5 Hartfields Manor, Hartlepool, TS26 0US
Mrs Sherry	6 Hartfields Manor, Hartlepool, TS26 0US
Mr Ainsley	7 Hartfields Manor, Hartlepool, TS26 0US
Mrs Knight	8 Hartfields Manor, Hartlepool, TS26 0US
Mrs Burgess	9 Hartfields Manor, Hartlepool, TS26 0US
Mrs Boothman	10 Hartfields Manor, Hartlepool, TS26 0US
Mrs Caygill	14 Hartfields Manor, Hartlepool, TS26 0US
Mrs Deer	15 Hartfields Manor, Hartlepool, TS26 0US
Mr Foster	16 Hartfields Manor, Hartlepool, TS26 0US
Mrs Carney	17 Hartfields Manor, Hartlepool, TS26 0US
Mr Hastings	101 Hartfields Manor, Hartlepool, TS26 0US
Mrs Whittington	102 Hartfields Manor, Hartlepool, TS26 0U
Mr & Mrs O'Donnell	103 Hartfields Manor, Hartlepool, TS26 0US
Mr Varsamos	105 Hartfields Manor, Hartlepool, TS26 0US
Mr Crowe	107 Hartfields Manor, Hartlepool, TS26 0US
Mr Greenhow	108 Hartfields Manor, Hartlepool, TS26 0US
Mr Hancox	109 Hartfields Manor, Hartlepool, TS26 0US
Mrs Chalk	110 Hartfields Manor, Hartlepool, TS26 0US
Mr Nowell	111 Hartfields Manor, Hartlepool, TS26 0US
Mrs Fraser	112 Hartfields Manor, Hartlepool, TS26 0US
Mrs Robinson	114 Hartfields Manor, Hartlepool, TS26 0US
Mr Calvert	115 Hartfields Manor, Hartlepool, TS26 0US
Mrs Charnock	116 Hartfields Manor, Hartlepool, TS26 0US
Mr Jones	118 Hartfields Manor, Hartlepool, TS26 0US
Mr Gordon	119 Hartfields Manor, Hartlepool, TS26 0US
Mr Rumble	120 Hartfields Manor, Hartlepool, TS26 0US
Mrs Edgar	121 Hartfields Manor, Hartlepool, TS26 0US
Ms Martin	122 Hartfields Manor, Hartlepool, TS26 0US
Mr Waller	123 Hartfields Manor, Hartlepool, TS26 0US
Mrs Daniel	124 Hartfields Manor, Hartlepool, TS26 0US
Mr & Mrs Stoddart	125 Hartfields Manor, Hartlepool, TS26 0US
Mrs & Mr Button	126 Hartfields Manor, Hartlepool, TS26 0US
Mr Gould	128 Hartfields Manor, Hartlepool, TS26 0US
Mr Poole	129 Hartfields Manor, Hartlepool, TS26 0US
Miss Humble	130 Hartfields Manor, Hartlepool, TS26 0US

Mrs Cameron	131 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Peskey	132 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Steel	133 Hartfields Manor, Hartlepool, TS26 oUS
Mr & Mrs Hall	134 Hartfields Manor, Hartlepool, TS26 oUS
Mr Boyd	135 Hartfields Manor, Hartlepool, TS26 oUS
Mr Cooper	136 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Cullen	137 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Pouton	138 Hartfields Manor, Hartlepool, TS26 oUS
Mr Wood	201 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Cooper	202 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Hobson	203 Hartfields Manor, Hartlepool, TS26 oUS
Mr Maxwell & Mrs Randall	204 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Henderson	205 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Kandiah	207 Hartfields Manor, Hartlepool, TS26 oUS
Mr Bowe	208 Hartfields Manor, Hartlepool, TS26 oUS
Mrs I Whiteside	210 Hartfields Manor, Hartlepool, TS26 oUS
Mr Alp	211 Hartfields Manor, Hartlepool, TS26 oUS
Mr Ridden	212 Hartfields Manor, Hartlepool, TS26 oUS
Mr Kennedy	214 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Bowman	215 Hartfields Manor, Hartlepool, TS26 oUS
Mr Watson	216 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Ingham	217 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Gleeson	218 Hartfields Manor, Hartlepool, TS26 oUS
Mr & Mrs McIntosh	219 Hartfields Manor, Hartlepool, TS26 oUS
Mr Webster	220 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Maxwell	221 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Gowland	222 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Stone	223 Hartfields Manor, Hartlepool, TS26 oUS
Mr & Mrs Wilkinson	224 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Vokes	225 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Priestley	226 Hartfields Manor, Hartlepool, TS26 oUS
Mr & Mrs Caldwell	227 Hartfields Manor, Hartlepool, TS26 oUS
Mr McMorris	228 Hartfields Manor, Hartlepool, TS26 oUS
Mr Dalglish	229 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Bridel	230 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Kennedy	231 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Blackwood	232 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Goddard	233 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Kelly	234 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Oxenham	235 Hartfields Manor, Hartlepool, TS26 oUS
Miss Harbron	236 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Carney	237 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Fincken	238 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Swinburne	239 Hartfields Manor, Hartlepool, TS26 oUS
Mr & Mrs Connolly	240 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Whitelock	241 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Sprintall	242 Hartfields Manor, Hartlepool, TS26 oUS
Mr & Mrs Barnes	243 Hartfields Manor, Hartlepool, TS26 oUS

Mr McCall	301 Hartfields Manor, Hartlepool, TS26 oUS
Mr Oliver	302 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Green	303 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Hotson	304 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Handley	305 Hartfields Manor, Hartlepool, TS26 oUS
Mrs McLurg	306 Hartfields Manor, Hartlepool, TS26 oUS
Mr Wilmot	307 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Short	309 Hartfields Manor, Hartlepool, TS26 oUS
Mr Flouty	310 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Bradley	311 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Powton	312 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Charlton	314 Hartfields Manor, Hartlepool, TS26 oUS
Mr & Mrs Robson	315 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Noble	316 Hartfields Manor, Hartlepool, TS26 oUS
Mr Gibson	317 Hartfields Manor, Hartlepool, TS26 oUS
Mr Fleetham	318 Hartfields Manor, Hartlepool, TS26 oUS
Mr Stoddart	319 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Fletcher	320 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Wilkinson	321 Hartfields Manor, Hartlepool, TS26 oUS
Ms Crosby	322 Hartfields Manor, Hartlepool, TS26 oUS
Mr Boagey	323 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Collier	324 Hartfields Manor, Hartlepool, TS26 oUS
Miss Whiteside	325 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Smith	326 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Jemmett	327 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Warriner	328 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Smith	329 Hartfields Manor, Hartlepool, TS26 oUS
Mr & Mrs Millward	332 Hartfields Manor, Hartlepool, TS26 oUS
Miss Bishop	333 Hartfields Manor, Hartlepool, TS26 oUS
Ms Nicol	334 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Dean	336 Hartfields Manor, Hartlepool, TS26 oUS
Mr Readman	338 Hartfields Manor, Hartlepool, TS26 oUS
Mrs Johnson	1 Meadows Walk, Hartlepool, TS26 oNZ
Mr & Mrs Leighton	2 Meadows Walk, Hartlepool, TS26 oNZ
Mrs Watson	3 Meadows Walk, Hartlepool, TS26 oNZ
Mr Woodward	4 Meadows Walk, Hartlepool, TS26 oNZ
Mr Smith	1 Parsley Nook, Hartlepool, TS26 oNZ
Mrs Scott	2 Parsley Nook, Hartlepool, TS26 oNZ
Mr & Mrs Hyde	3 Parsley Nook, Hartlepool, TS26 oNZ
Mrs Bradley	4 Parsley Nook, Hartlepool, TS26 oNZ
Mrs James	5 Parsley Nook, Hartlepool, TS26 oNZ
Mr & Mrs Gray	6 Parsley Nook, Hartlepool, TS26 oNZ
Mrs Carter	101 Parsley Nook, Hartlepool, TS26 oNZ
Mr Carroll	102 Parsley Nook, Hartlepool, TS26 oNZ
Mr Stevens	103 Parsley Nook, Hartlepool, TS26 oNZ
Mrs Marsden	105 Parsley Nook, Hartlepool, TS26 oNZ
Mrs Robinson	106 Parsley Nook, Hartlepool, TS26 oNZ
Mr Oliver	201 Parsley Nook, Hartlepool, TS26 oNZ

Mr Ross	202 Parsley Nook, Hartlepool, TS26 0NZ
Ms Fletcher	203 Parsley Nook, Hartlepool, TS26 0NZ
Mrs Hutchinson	204 Parsley Nook, Hartlepool, TS26 0NZ
Mrs Conway	205 Parsley Nook, Hartlepool, TS26 0NZ
Mrs Hanlon	206 Parsley Nook, Hartlepool, TS26 0NZ
Mr & Mrs Rush	301 Parsley Nook, Hartlepool, TS26 0NZ
Mr Thompson	302 Parsley Nook, Hartlepool, TS26 0NZ
Mr Bailes	303 Parsley Nook, Hartlepool, TS26 0NZ
Mr Jarvis & Mrs Gibson	304 Parsley Nook, Hartlepool, TS26 0NZ
Ms Waugh	305 Parsley Nook, Hartlepool, TS26 0NZ
Mrs Gould	306 Parsley Nook, Hartlepool, TS26 0NZ
Mrs Hopkins	1 Ring Stone Close, Hartlepool, TS26 0NX
Mrs Ewen	2 Ring Stone Close, Hartlepool, TS26 0NX
Mrs Railton	3 Ring Stone Close, Hartlepool, TS26 0NX
Mr & Mrs Stevens	4 Ring Stone Close, Hartlepool, TS26 0NX
Mr & Mrs Kemp	5 Ring Stone Close, Hartlepool, TS26 0NX
Mrs Kaiser Lloyd & Mr Lloyd	6 Ring Stone Close, Hartlepool, TS26 0NX
Ms Davison	7 Ring Stone Close, Hartlepool, TS26 0NX
Mr & Mrs Sharpe	8 Ring Stone Close, Hartlepool, TS26 0NX
Mrs McNaughton	9 Ring Stone Close, Hartlepool, TS26 0NX
Mrs Davies	10 Ring Stone Close, Hartlepool, TS26 0NX
Ms Reinhard	11 Ring Stone Close, Hartlepool, TS26 0NX
Mr Hugill & Mrs Hugill	12 Ring Stone Close, Hartlepool, TS26 0NX
Mrs Thurston	13 Ring Stone Close, Hartlepool, TS26 0NX
Mr & Mrs Coupe	14 Ring Stone Close, Hartlepool, TS26 0NX
Ms Clemot-Escobar	15 Ring Stone Close, Hartlepool, TS26 0NX
Mr Gillett	16 Ring Stone Close, Hartlepool, TS26 0NX
Mrs Kennedy	1 Rosemary Nook, Hartlepool, TS26 0NZ
Mr Hyde	2 Rosemary Nook, Hartlepool, TS26 0NZ
Mrs Small	3 Rosemary Nook, Hartlepool, TS26 0NZ
Mrs Duncan	4 Rosemary Nook, Hartlepool, TS26 0NZ
Ms Williams	5 Rosemary Nook, Hartlepool, TS26 0NZ
Mrs Foreman	6 Rosemary Nook, Hartlepool, TS26 0NZ
Mr Newlove	101 Rosemary Nook, Hartlepool, TS26 0NZ
Mr Fountain	102 Rosemary Nook, Hartlepool, TS26 0NZ
Mrs Burgon	103 Rosemary Nook, Hartlepool, TS26 0NZ
Mr Cairns	104 Rosemary Nook, Hartlepool, TS26 0NZ
Mr & Mrs Collins	106 Rosemary Nook, Hartlepool, TS26 0NZ
Mrs Nugent	201 Rosemary Nook, Hartlepool, TS26 0NZ
Mrs White	202 Rosemary Nook, Hartlepool, TS26 0NZ
Mr & Mrs Foster	203 Rosemary Nook, Hartlepool, TS26 0NZ
Mr Smurthwaite	205 Rosemary Nook, Hartlepool, TS26 0NZ
Mrs Hitch	206 Rosemary Nook, Hartlepool, TS26 0NZ
Ms Hannon	302 Rosemary Nook, Hartlepool, TS26 0NZ
Mrs Arnell	303 Rosemary Nook, Hartlepool, TS26 0NZ
Mr Copeman	304 Rosemary Nook, Hartlepool, TS26 0NZ
Mr & Mrs Thompson	305 Rosemary Nook, Hartlepool, TS26 0NZ
Mr Tumilty	306 Rosemary Nook, Hartlepool, TS26 0NZ

Mrs Sowerby	2 Wethers Nook, Hartlepool, TS26 0NY
Mr Northey	3 Wethers Nook, Hartlepool, TS26 0NY
Ms Chandler	4 Wethers Nook, Hartlepool, TS26 0NY
Mrs Robinson	5 Wethers Nook, Hartlepool, TS26 0NY
Miss & Mr Bradley	6 Wethers Nook, Hartlepool, TS26 0NY
Mrs Pickering	7 Wethers Nook, Hartlepool, TS26 0NY
Mrs Heath	8 Wethers Nook, Hartlepool, TS26 0NY
Mrs Bushnall	9 Wethers Nook, Hartlepool, TS26 0NY
Mr & Mrs Hughes	102 Wethers Nook, Hartlepool, TS26 0NY
Mr Skilton	103 Wethers Nook, Hartlepool, TS26 0NY
Mr Hanley	104 Wethers Nook, Hartlepool, TS26 0NY
Mrs King	105 Wethers Nook, Hartlepool, TS26 0NY
Miss Higham	106 Wethers Nook, Hartlepool, TS26 0NY
Mrs Scurfield	107 Wethers Nook, Hartlepool, TS26 0NY
Mrs Butler	108 Wethers Nook, Hartlepool, TS26 0NY
Ms Wilson	109 Wethers Nook, Hartlepool, TS26 0NY
Mr & Mrs Usher	110 Wethers Nook, Hartlepool, TS26 0NY
Mrs Green	201 Wethers Nook, Hartlepool, TS26 0NY
Mr Moore	202 Wethers Nook, Hartlepool, TS26 0NY
Mrs Llewellyn	203 Wethers Nook, Hartlepool, TS26 0NY
Mr & Mrs Mason	204 Wethers Nook, Hartlepool, TS26 0NY
Mr Sherrieff	206 Wethers Nook, Hartlepool, TS26 0NY
Mrs Briggs	207 Wethers Nook, Hartlepool, TS26 0NY
Miss O'Connor	208 Wethers Nook, Hartlepool, TS26 0NY
Mr & Mrs Frost	301 Wethers Nook, Hartlepool, TS26 0NY
Mr & Mrs Ward	302 Wethers Nook, Hartlepool, TS26 0NY
Mrs Richmond	304 Wethers Nook, Hartlepool, TS26 0NY
Mr & Mrs Stewart	305 Wethers Nook, Hartlepool, TS26 0NY
Mrs Close	306 Wethers Nook, Hartlepool, TS26 0NY