RE: Urgent: Warning Delivered to Incorrect Postcode – Sealed Warning Required by Email and Post

From: LeedsDPRenquiries (leedsdprenquiries@justice.gov.uk)

To: re_wired@ymail.com

Date: Thursday, 15 October 2026 at 12:55 BST

OFFICIAL

Dear Sir/Madam

The warning should be on the prescribed form attached we cannot accept anything other that that and I have attached the form required

Yours faithfully

Catherine
Teamleader/Caveat Manager
Leeds CTSC Probate| HMCTS | **York House, 31 York Place** Leeds | **LS1 2BA**
Phone 0300 3030 648
gov.uk/hmcts

HM Courts & Tribunals Service

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OFFICIAL

From: Rewired Rewired <re_wired@ymail.com>
Sent: 09 October 2026 13:02
To: LeedsDPRenquiries <leedsdprenquiries@Justice.gov.uk>
Subject: Re: Urgent: Warning Delivered to Incorrect Postcode – Sealed Warning Required by Email and Post

Subject: URGENT Caveat Reference 1780-9657-3186-1397 / Probate Application Reference 1781606128650378

Dear Catherine,

Thank you for your email of **24 September 2026**.
I was concerned to learn that no trace of my Warning could be found on the estate file.
For clarity, my application for Letters of Administration was submitted on **16 June 2026**. Following notification that a caveat had been entered against the estate, I acted promptly and prepared a Warning, which was sent by Royal Mail Special Delivery on **9 July 2026** and delivered to the Registry on **10 July 2026**.
Following delivery, I took further steps to ensure that the Warning was available to HMCTS. On **22 July 2026**, I provided a further copy of the Warning by email together with supporting documentation. The Warning was therefore not only delivered by post but was subsequently supplied again electronically and remained available within the correspondence and attachments.
Thereafter, I made further enquiries regarding progress, and, on **13 August 2026**, I was informed that the Registry was experiencing a backlog and was processing Warnings received on or before **9 June 2026**. In light of the fact that the Warning had already been provided both by Special Delivery and by email, I reasonably understood that the Warning had been received and was awaiting processing within that backlog.
It was therefore concerning to later learn from your email of **24 September 2026** that no trace of the Warning could be found on the estate file. By that stage, the Warning had already been provided on multiple occasions, and a substantial period of time had elapsed whilst I believed the matter was progressing through the Registry's administrative process.
The chronology gives rise to a significant concern regarding procedural prejudice.
My application was submitted and despite these steps, I was informed on **24 September 2026** that no trace of the Warning could be found on the estate file.
This means that **76 days** had elapsed since confirmed delivery of the Warning, and **64 days** had elapsed since a further copy had been supplied by email.
The caveat is due to expire on **9 December 2026**. Accordingly, by **24 September 2026**, approximately **107 days** of the caveat period had already passed, leaving only **76 days** remaining before the stated expiry date.
I also note the information previously provided by HMCTS in the seventeen-email received by me that it states *That Applications May Take Up to **Eight Weeks** to Approve Once All Documentation Has Been Received* and that, where further documentation is required, a further six weeks may be necessary. Applying those published timescales from **24 September 2026** would result in indicative dates of approximately **19 November 2026** and **31 December 2026** respectively.
This creates an obvious concern. Through no fault of my own, a substantial proportion of the caveat period has been consumed whilst the Warning appears to have been unrecorded on the estate file despite having been supplied on multiple occasions. The remaining period before expiry of the caveat is now broadly equivalent to the period already lost between the confirmed delivery of the Warning and notification that no trace of it could be found.
The Caveat Has Prevented an Unfair Progress in the Administration of My Late Mother's Estate for Many Months. Throughout this matter I have acted promptly, complied with all requirements placed upon me, retained proof of postage and delivery, supplied further copies when requested, and made repeated efforts to obtain updates. The delays which have occurred were entirely outside my control.
I am therefore concerned that I should not suffer any prejudice, procedural disadvantage, additional burden, loss of position, or other adverse consequence as a result of the apparent loss or non-recording of the original Warning after its confirmed delivery.
In the circumstances, I would be grateful if this matter could be reviewed and resolved amicably so that I do not suffer detriment arising from events for which I bear no responsibility.
I Would Therefore Appreciate Confirmation of The Following:

1) That The Warning Already Supplied Within the Correspondence and Attachments Is Sufficient for Immediate Sealing and Return.

2) That The Delay Arising from The Apparent Loss or Non-Recording of the Original Warning Will Not Adversely Affect My Application for Letters of Administration or My Position in Relation to The Administration of the Estate.

3) What Steps HMCTS Proposes to Take to Ensure That I Am Not Disadvantaged by the Elapsed Time Attributable to This Issue.

4) Whether The Registry Considers Any Remedies, Protective Measures, Procedural Adjustments, Case Management Directions, Or Other Appropriate Measures Available to Ensure That I Do Not Suffer Prejudice, Additional Burden, Procedural Disadvantage, Or Loss of Position as A Result of The Delay.

5) That Any Such Remedies, Proposals, Recommendations, Or Safeguards Can Be Communicated to Me by Email So That I May Fully Understand How HMCTS Intends to Address the Consequences Arising from This Situation.

I have done everything reasonably expected of me to progress this matter in accordance with the Probate Rules. I would therefore be grateful for any assistance the Registry can provide in ensuring that I am placed, as far as possible, in the position I would reasonably have been in had the Warning been correctly recorded and processed upon receipt in **July 2026**.
Thank you for your time and assistance. I look forward to your response.

Yours faithfully,

Mr Simon Paul Cordell

Probate Application Reference: 1781606128650378
Caveat Reference: 1780-9657-3186-1397

On Thursday, 24 September 2026 at 16:00:33 BST, LeedsDPRenquiries <leedsdprenquiries@justice.gov.uk> wrote:

OFFICIAL

Dear Sir/Madam

I can find no trace of a warning on this estate and we have sealed all those received prior to 3/8/2026. If you can email it as an attachment for my attention we will seal and return

Yours faithfully

Catherine

Caveat Manager
Leeds District Probate Registry| HMCTS | York House 31 York Place | Leeds | LS1 2BA
Phone: 0300 3030 648
gov.uk/hmcts

HM Courts & Tribunals Service

Coronavirus (COVID-19): courts and tribunals planning and preparation

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OFFICIAL

From: Rewired Rewired <re_wired@ymail.com>
Sent: 22 September 2026 16:37
To: LeedsDPRenquiries <leedsdprenquiries@Justice.gov.uk>
Subject: Re: Urgent: Warning Delivered to Incorrect Postcode – Sealed Warning Required by Email and Post

Subject: URGENT FOLLOW-UP: WARNING - SEALED DOCUMENT STILL NOT RETURNED

Probate Application Ref: 1781606128650378

Dear Leeds Probate Registry,

I am writing to request an urgent update regarding my Warning submitted against Caveat Reference **1780-9657-3186-1397** in relation to the estate of Lorraine Caroline Cordell.

The Warning was originally sent by Royal Mail Special Delivery under tracking number **AS598862828GB** and was delivered on **10 July 2026**.

I have previously contacted your office on **22 July 2026** and again on **12 August 2026** requesting confirmation that the Warning was received, sealed and recorded.

On **13 August 2026**, I was informed that your office was experiencing delays and was processing warnings received on or before **9 June 2026**.

As a significant period of time has now passed since both delivery of the Warning and your update regarding delays, I would be grateful if you could please confirm:

1) Whether My Probate Application & its Warning Letter Have Been Processed.

2) Whether The Warning Has Been Sealed.

3) Whether The Warning Remains Active On The File.

4) When I Can Expect The Sealed Warning To Be Returned To Me.

5) Whether Any Further Action Or Information Is Required From Me.

For Ease Of Reference:

1) Probate Application Reference: **1781606128650378**

2) Caveat Reference: **1780-9657-3186-1397**

3) Deceased: Lorraine Caroline Cordell

I would appreciate a response as soon as possible, as the delay is preventing progress in the administration of the estate.

Thank you for your assistance.

Kind regards,

Mr Simon Paul Cordell
Email: re_wired@ymail.com
Address: 109 Burncroft Avenue, Enfield, EN3 7JQ

On Wednesday, 12 August 2026 at 14:10:02 BST, Rewired Rewired <re_wired@ymail.com> wrote:

SUBJECT: URGENT FOLLOW-UP REQUEST: SEALED WARNING NOT RECEIVED – CORRECT CONTACT DETAILS CONFIRMED

Good afternoon, Leeds Team,

Thank you for confirming that post is accepted at both LS1 2ED and LS1 2BA.

I am writing to follow up on my Warning submitted under Royal Mail Special Delivery tracking number **AS598862828GB**, delivered on **10/07/2026**.

Although the Warning was accepted, I have still not received the **sealed Warning** by email or post.

Please note: my previous message contained a small typo in the contact details. Below are my **correct and updated details** for all future correspondence:

Email (correct): re_wired@ymail.com

Postal address (correct): 109 Burncroft Avenue Enfield EN3 7JQ

I kindly request:

1. A **sealed copy of the Warning** sent to re_wired@ymail.com
2. A **hard copy** posted to **109 Burncroft Avenue, Enfield, EN3 7JQ**
3. Written confirmation that my Warning is correctly recorded and active

Thank you for your assistance.

Kind regards, **Simon Cordell**

On Thursday, 23 July 2026 at 10:19:06 BST, LeedsDPRenquiries <leedsdprenquiries@justice.gov.uk> wrote:

Dear Sir/Madam

We accept and receive post to both postcodes

Yours faithfully

Catherine
Caveat Manager
Leeds District Probate Registry| HMCTS | York House 31 York Place | Leeds | LS1 2BA
Phone: 0300 3030 648
gov.uk/hmcts

HM Courts & Tribunals Service

Coronavirus (COVID-19): courts and tribunals planning and preparation

Here is how HMCTS uses personal data about you



From: CTSC Probate Query <contactprobate@justice.gov.uk>
Sent: 23 July 2026 09:29
To: LeedsDPRenquiries <leedsdprenquiries@Justice.gov.uk>
Subject: Fwd: Urgent: Warning Delivered to Incorrect Postcode – Sealed Warning Required by Email and Post

HMCTS | National Services | Probate

Phone: 0300 303 0648

gov.uk/hmcts

Here is how HMCTS uses personal data about you

From: re_wired@ymail.com

Sent: Wednesday, July 22, 2026 6:23 PM

To: contactprobate@justice.gov.uk

Subject: Urgent: Warning Delivered to Incorrect Postcode – Sealed Warning Required by Email and Post

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Subject: Urgent: Warning Delivered to Incorrect Postcode – Sealed Warning Required by Email and Post

Good morning, Leeds Probate Team.

I am writing to request an urgent update regarding the Warning I submitted. The Warning was sent by Royal Mail Special Delivery Guaranteed under tracking number **AS598862828GB** and delivered on **10/07/2026**. However, it has now come to my attention that the Warning was delivered to the **"Visit Us"** address for Leeds District Probate Registry:

York House 31 York Place Leeds LS1 2ED

This postcode (**LS1 2ED**) is **not** the correct processing centre for caveats and warnings. The correct postal section on your official page is listed under **"Write to Us"**, which shows:

York House 31 York Place Leeds LS1 2BA

Because the Warning was delivered to **LS1 2ED** instead of **LS1 2BA**, it appears it may not have reached the correct internal department responsible for processing caveats and warnings.

As a result, twelve days have passed since delivery, and I have still not received confirmation of receipt nor the sealed Warning.

For clarity, I attach below the **Warning letter** I issued, along with the **previous covering letter** that accompanied it:

a) Warning Letter Issued

WARNING TEXT

Name: Mr. Simon Paul Cordell

Address:

280 Durrants Road Enfield EN3 7AZ

Email: Re_wired@ymail.com

Date First Sent to Court: 09/07/2026

Re: Warning Against Caveat – Estate of Lorraine Caroline Cordell

Application Reference: 1781606128650378

Caveat Reference: 1780-9657-3186-1397

To: Mr. Tyrone Benjamin Flat 61 Tiverton House Exeter Road Enfield EN3 7TW

Date: 09th July 2026

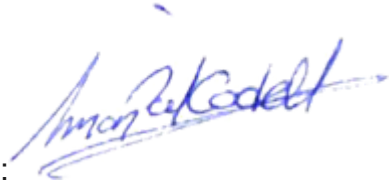
“I am the eldest of the three biological children of the deceased, Lorraine Caroline Cordell, and therefore hold statutory priority to apply for the grant of representation under the intestacy rules. As a child of the deceased, I am entitled to administer the estate, and no person has superior entitlement.

The caveator, Tyrone Benjamin, is also a biological child of the deceased and therefore of equal degree, but he does not have priority over me. No lawful grounds have been provided to justify the entry of the caveat, and no dispute has been raised regarding the identity of the deceased, the validity of the death, or the intestacy position.

I therefore require the caveator to enter an appearance within 14 days, setting out the legal basis on which he seeks to oppose or delay the grant. If no appearance is entered, I will apply for the caveat to be removed.”

Kind Regards Mr. Simon Paul Cordell

Dated: 09/07/2026

Signed: 

b) Covering Letter Previously Sent

COVERING LETTER TO LEEDS DISTRICT PROBATE REGISTRY

Name: Mr. Simon Paul Cordell

Address:

280 Durrants Road Enfield EN3 7AZ

Email: Re_wired@ymail.com

Date First Sent to Court: 09/07/2026

To: Leeds District Probate Registry York House 31 York Place Leeds LS1 2BA

Date: 09th July 2026

Re: Warning Against Caveat – Estate of Lorraine Caroline Cordell

Application Reference: 1781606128650378

Caveat Reference: 1780-9657-3186-1397

Dear Registrar,

Please find enclosed my completed Warning relating to the caveat entered against the estate of my late mother, Lorraine Caroline Cordell.

I am the eldest of the three biological children of the deceased, and under the intestacy rules I hold statutory priority to apply for the grant of representation. I submitted the original application for the grant, which has now been stopped due to the caveat entered by Tyrone Benjamin, who is also a biological child of the deceased.

The caveator has provided no lawful grounds for entering the caveat, and no dispute has been raised regarding:

1) The Identity of The Deceased,
2) The Validity of the Death,
3) The Intestacy Position, Or
4) The Entitlement to Apply for The Grant.

I therefore request that the enclosed Warning be sealed and returned to me so that I may serve it on the caveator in accordance with the Probate Rules.

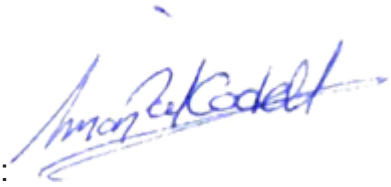
Once served, the caveator will have 14 days to enter an appearance. If no appearance is entered, I will apply for the caveat to be removed so that the grant of representation may proceed.

Please confirm receipt of this Warning and advise when the sealed copy has been issued.

Yours faithfully,

Mr. Simon Paul Cordell

Dated: 09/07/2026

Signed: 

Please also note that the previous return address is now unsafe for me to receive mail. If the sealed Warning has already been sent to that address, I urgently request that it be re-issued.

I require the sealed Warning to be provided both:

a) **By email**, due to the urgency of the matter, to: Re_Wired@live.co.uk

b) And **By post** to my safe address: **109 Burncroft Avenue Edmonton London N9 9DG**

Given that the Warning was delivered to an incorrect postcode and has not been processed, I urgently request confirmation of the following:

1. Whether Leeds Probate Registry Has Forwarded the Warning to The Correct HMCTS Probate Processing Centre.
2. Whether The Warning Has Been Sealed.
3. Immediate Issuance of The Sealed Warning by Email.
4. Re-Issue by Post to My Safe Address Above.

Thank you, Mr. **Simon Paul Cordell**

This e-mail and any attachments is intended only for the attention of the addressee(s). Its unauthorised use, disclosure, storage or copying is not permitted. If you are not the intended recipient, please destroy all copies and inform the sender by return e-mail. Internet e-mail is not a secure medium. Any reply to this message could be intercepted and read by someone else. Please bear that in mind when deciding whether to send material in response to this message by e-mail. This e-mail (whether you are the sender or the recipient) may be monitored, recorded and retained by the Ministry of Justice. Monitoring / blocking software may be used, and e-mail content may be read at any time. You have a responsibility to ensure laws are not broken when composing or forwarding e-mails and their contents.

This e-mail and any attachments is intended only for the attention of the addressee(s). Its unauthorised use, disclosure, storage or copying is not permitted. If you are not the intended recipient, please destroy all copies and inform the sender by return e-mail. Internet e-mail is not a secure medium. Any reply to this message could be intercepted and read by someone else. Please bear that in mind when deciding whether to send material in

response to this message by e-mail. This e-mail (whether you are the sender or the recipient) may be monitored, recorded and retained by the Ministry of Justice. Monitoring / blocking software may be used, and e-mail content may be read at any time. You have a responsibility to ensure laws are not broken when composing or forwarding e-mails and their contents.

This e-mail and any attachments is intended only for the attention of the addressee(s). Its unauthorised use, disclosure, storage or copying is not permitted. If you are not the intended recipient, please destroy all copies and inform the sender by return e-mail. Internet e-mail is not a secure medium. Any reply to this message could be intercepted and read by someone else. Please bear that in mind when deciding whether to send material in response to this message by e-mail. This e-mail (whether you are the sender or the recipient) may be monitored, recorded and retained by the Ministry of Justice. Monitoring / blocking software may be used, and e-mail content may be read at any time. You have a responsibility to ensure laws are not broken when composing or forwarding e-mails and their contents.

Dear Sir/Madam

Please find enclosed the warning form, statement of service of warning and guidance for when an application is blocked by a caveat

When completing the warning form you should ensure that the caveators details are exactly the same as the caveat and your interest in the estate is shown at the bottom - if there is a will include the date of the will or how you are entitled on intestacy and the warning form should be left undated and sent into the Leeds District Probate Registry at the address below, not by email. We will check the warning, seal & date it and return it for service by post or hand delivery

The response to the warning is sent to the Leeds registry not directly to you

If there has been no response to the warning after the given service time please complete the statement of service of warning form and send it into Leeds, please ensure a copy of the warning is marked as an exhibit and attached to the warning

You may wish to seek legal advice

Kind regards

Leeds CTSC Probate| HMCTS | **York House, 31 York Place** Leeds | **LS1 2BA**
Phone 0300 3030 648
gov.uk/hmcts

HM Courts & Tribunals Service

[Here is how HMCTS uses personal data about you]

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Statement of service.doc
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Warning form.doc
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Application blocked by caveat information 2021.doc
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