
Residents' Association of Canary Riverside
Berkeley Tower Canary Riverside
48 Westferry Circus
London
E14 8RP

Your ref:

Our ref: LON/00BG/LVM/2021/0010

Date: 06 June 2022

By email only

Dear Sirs

RE: Landlord & Tenant Act 1987 - Section 24(9)

PREMISES: Canary Riverside Estate, Westferry Circus, London, E14

Judge Vance has read the letter from Wallace LLP dated 30 May 2022 and **directs** as follows:

1. The Manager's application for directions under s.24(4) Landlord & Tenant Act 1987, as set out in the letters from Wallace LLP dated 25 May 2022 and 30 May 2022 will be determined under the tribunal's paper case procedure, unless a request for an oral hearing is received by **20 June 2022**. The tribunal will determine whether or not the Manager is entitled, under Paragraph 27 of the Order, to recover legal costs from commercial lessees in the five examples given at paragraphs a.) to e.) of the letter of 25 May 2022, namely whether it:
 - (a) does not cover the current proceedings between the Manager and the various BVI registered companies, as they relate solely to issues between the Manager and the residential leaseholders;
 - (b) covers the original section 24 application to appoint a manager as that involved both residential and commercial units and the estate – wide administration of shared services;
 - (c) covers the current applications to extend the term of the management order;
 - (d) covers the recent bad debt application that arose out of Virgin's insolvency as that related to recovery of bad debts from both residential and commercial units including utility costs for shared services; and
 - (e) covers the variation applications as they relate to both commercial and residential units and the effort to recover funds owed for shared services.

2. By **10 June 2022**, the Manager must send to all lessees, including commercial lessees, copies of the following documents:
 - (a) the tribunal's decision of 13 May 2022;
 - (b) the letters from Wallace LLP dated 25 May 2022 and 30 May 2022;
 - (c) this letter, and the tribunal's order of 26 May 2022.
3. If any of the Respondents, Octagon, CREM, Riverside, CAL and RACR, or any lessee not represented by RACR, wish to make any representations on the application for directions, these must be sent in writing to the tribunal, and to the Manager, by **24 June 2022**.
4. The Manager may reply to any representations received by **1 July 2022**.
5. The tribunal will then issue a formal decision on the papers, unless an oral hearing is requested.

Yours faithfully

Ms Jacqueline Benjamin
Case Officer