



Property Chamber
London Residential Property First-Tier Tribunal
10 Alfred Place
London WC1E 7LR

Our Ref: MP.P3243.048.

By Email: London.RAP@justice.gov.uk

30 May 2022

Dear Tribunal

Landlord and Tenant Act 1987 – Section 24 (9)
Claim Reference: LON/00BG/LVM/2021/0010
Premises: Canary Riverside Estate, Westferry Circus, London E14
Re: Decision dated 13th May 2022 ('the Decision')

We write further to Judge Vance's order dated 26 May 2022.

We confirm that the Manager wishes to pursue a section 24(4) application under the 1987 Act for directions as to whether or not he is entitled, under paragraph 27 of the Order dated 13 May 2022 ('the Order'), to recover legal costs from commercial lessees in the five examples given at paragraphs a.) to e.) of our letter dated 25 May 2022, being 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;
- e.) covers the variation applications as they relate to both commercial and residential units and the effort to recover funds owed for shared services.

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We confirm that the Manager is content for the matter to be determined on the papers and that a copy of this letter, the Order and the order of 26th May 2022, will be provided to the lessees, including commercial lessees and the Respondents.

We ask that the Tribunal provide a timetable for responses and then for a short reply from the Manager before a determination is made.

Yours faithfully

Wallace LLP.

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