

Residents' Association of Canary Riverside - Tribunal Action News

Almost 50% of residential lessees are supporting Tribunal action

- ◇ Known as a 'Section 24', as per Landlord and Tenant Act 1987, the application is to HM Courts' First Tier Tribunal (Property Chamber).
- ◇ Lessees are represented by barrister Amanda Gourlay of Tanfield Chambers, an expert in the field.
- ◇ More lessees have joined the action in the past two weeks – numbers continue to rise as more lessees become aware of the issues at stake. Further support only strengthens the case.

... seeking an independent court-appointed manager...

- ◇ Alan Coates MBIFM MIRPM, Managing Director of HML Andertons would be the manager, reporting directly to the Tribunal.
- ◇ Would replace Canary Riverside Estate Management (CREM, who appointed Marathon) to run the estate.
- ◇ HML Andertons are ARMA-Q compliant. i.e. have to comply with the regulatory regime of the Association of Residential Management Agents. Here that would mean higher standards, improved service levels and more transparent and open management.



... with a track record of success...

- ◇ Founded in 1963 as Anderton+Son, HML Andertons is now one of the UK's foremost residential property management specialists. See <http://www.hmlandertons.com>.
- ◇ Alan Coates was once again appointed by the Tribunal in an S24 case in January.
- ◇ Transformative success at Charter Quay mixed residential-commercial riverside development in Kingston upon Thames. Low service charges, high lessee satisfaction, re-appointed by residents after successful initial tenure.

... and of reasonable charges & financial transparency.

- ◇ Current management costs at Canary Riverside include Marathon's fees of £180k + VAT and Estate office staff of £92k. That's £308k pa. HML Andertons' costs will be considerably lower, and will be transparent.
- ◇ Proposed fee structure includes 2.5% fee for managing major works (**not** 12.5% as claimed): standard industry rate.
- ◇ HML Andertons would be very clear about expenditure with a coherent future works management plan, and a reserve funds strategy to allow lessees to plan financially. All service charge funds **clearly held in trust**.

For the other key reasons why lessees are taking this action, contact RACR

Residents' Association of Canary Riverside is supporting the Tribunal action taken by lessees.
To contact RACR management committee, email lifeatcanaryriverside@gmail.com

RACR exists to help build a community here, so we're happy to hear from residents or non-resident leaseholders on any issues. RACR is a member of the Federation of Private Residents' Associations (www.fpra.org.uk)



Contact the Residents' Association of Canary Riverside

LifeAtCanaryRiverside@gmail.com

You can also join the “Canary Riverside” Facebook group – this is a general forum for anything about this great estate

