



HM Courts
& Tribunals
Service

**Property Chamber
London Residential Property
First-tier Tribunal**

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

Your ref:

Our ref: LON/00BG/LVM/2016/0020
LON/00BG/LVM/2016/0023
LON/00BG/LDC/2016/0141

Date: 18 January 2018

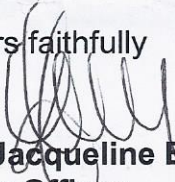
Dear Sirs

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

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

Please find enclosed a copy of the Tribunal's Directions for the next steps in the progression of the cases.

Yours faithfully


Ms Jacqueline Benjamin
Case Officer



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

Case references : LON/00BG/LVM/2016/0020
LON/00BG/LVM//2016/0023
LON/00BG/LDC/2016/0141
LON/00BG/LDC/2018/0004

Property : **Canary Riverside Estate,
Westferry Circus, London E14**

**Applicants in
LON/00BG/LVM/2016/0020**

**Respondents in
LON/00BG/LVM//2016/0023 :
LON/00BG/LDC/2016/0141
(Octagon Overseas Ltd and
CREM Ltd only)**

Representative : **Trowers & Hamlins LLP,
solicitors**

**Applicant in
LON/00BG/LVM//2016/0023
LON/00BG/LDC/2016/0141
LON/00BG/LDC/2018/004**

**Respondent in
LON/00BG/LVM/2016/0020**

Representative : **Downs LLP, solicitors**

**Interested Persons and
Respondents in
LON/00BG/LDC/2016/0141 :
LON/00BG/LDC/2018/004**

Tribunal member : **Judge Amran Vance**

Date and venue of hearing : **N/A**

Date of Directions : **18 January 2018**

DIRECTIONS

BACKGROUND

1. These directions are issued in order to address:
 - (a) consequential matters arising out of the tribunal's decision of 12 January 2018, in which it determined that it will review certain aspects of its decision dated 29 September 2017 in LON/00BG/LVM/2016/0020. The review will be in respect of grounds 1, 2 and 3 identified in the application for permission to appeal dated 27 October 2017, received from the applicants in that case;
 - (b) Mr Coates' amended application made under s.20ZA Landlord & Tenant Act 1985 ("the 1985 Act") in case LON/00BG/LDC/2016/0141, received by the tribunal on 17 November 2017;
 - (c) Whether any additional directions are needed in respect of Mr Coates' new application under s.20ZA of the 1985 Act in LON/00BG/LDC/2018/0004, received by the tribunal on 5 January 2018, in addition to those directions issued by the tribunal on 18 January 2018;
 - (d) Any other applications in the case numbers identified above that the parties consider remain outstanding
2. The parties should note that the above cases will, in future, be case managed by Judge Vance in this tribunal.

DIRECTIONS

1. The tribunal intends to convene a case management hearing within a window commencing **12 February 2018** and ending on **9 March 2018**, in order to issue directions in respect of the issues identified in paragraph 1 above. To facilitate this, the parties are to provide their dates to avoid to the tribunal by 5pm on **24 January 2018**. The time estimate for the hearing is 3 hours. If any party considers this to be unrealistic they should inform the tribunal and the other parties as soon as possible.
2. By 5pm on **2 February 2018** the parties are to provide proposed draft directions to the tribunal in respect of all applications identified in paragraph 1 above to which they are a party, agreed if possible, for consideration by the tribunal at the case management hearing. The draft directions should be sent to the other parties in the respective

applications at the same time that they are sent to the tribunal. In respect of the review referred to at paragraph 1(a) above, the tribunal's initial view is that the matter should be listed for an oral hearing prior to the tribunal's review determination and the parties should therefore reference this proposal in their draft directions.

3. By 5pm on **2 February 2018** the leaseholders and Manager are to send to the tribunal and to the other parties their comments on the corrections and typographical errors identified in ground 4 of the appellants' grounds of appeal in **LON/00BG/LVM/2016/0020** dated 26 October 2017. The tribunal will consider what corrections are required as part of its review of its decision dated 29 September 2017.

Name: Amran Vance

Date: 18 January 2018

NOTES

- (a) **Whenever you send a letter or email to the tribunal you must also send a copy to the other parties and note this on the letter or email.**
- (b) **If the applicant fails to comply with these directions the tribunal may strike out all or part of their case pursuant to rule 9(3)(a) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 ("the 2013 Rules").**
- (c) **If the respondent fails to comply with these directions the tribunal may bar them from taking any further part in all or part of these proceedings and may determine all issues against it pursuant to rules 9(7) and (8) of the 2013 Rules.**