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Residents' Association of Canary Riverside  
29th Floor  
One Canada Square  
Canary Wharf  
London  
E14 5DY

Your ref:

Our ref: LON/00BG/LAM/2015/0012  
LON/00BG/LVM/2016/0020  
LON/00BG/LVM/2016/0023

Date: 13 October 2017

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Dear Sirs

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

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

The tribunal is in receipt of the letter from the Residents' Association at Canary Riverside dated 11 October and having reviewed that correspondence makes the following reply.

A correction certificate will be issued in relation to the two minor errors in Paragraph 39 and Paragraph 18 of the Order, respectively, and the tribunal apologises for these errors.

With respect to the other clarification sought, the tribunal is unable to give legal advice, however in order to assist the parties is able to clarify the decision and Order as follows:-

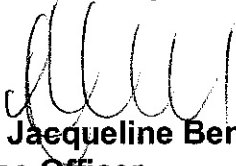
The manager has been appointed to take over the activities of the Landlord in these proceedings not just those of the previous managing agents. The manager has not therefore 'stepped into the shoes of the managing agent', but effectively those of the Landlord.

In the tribunal's view Paragraphs 5 and 6 of the Order confirm that the manager is entitled to manage the development in accordance with the relevant leases and this would include the grant or refusal of permissions and the production of sales packs for sales in relation to the residential units, and these matters were not reserved to the landlord.

The tribunal also clarifies that forfeiture of leases is not a management function that has been reserved to the manager and the ability to forfeit any lease remains with the landlord, subject of course to any prior statutory requirements.

If the parties remain unclear as to the interpretation of the Order, they should seek independent legal advice.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Benjamin', written over a faint circular stamp.

**Ms Jacqueline Benjamin**  
**Case Officer**

cc Downs Solicitors LLP, Trowers & Hamlins LLP, Yianis Hotels Limited, YFSCR Limited, Palace Church 3 Limited