

All Residential Leaseholders  
Canary Riverside Estate  
Westferry Circus  
London E14

20 December 2022

Dear Leaseholders –

## Canary Riverside - Update

Further to my November newsletter, I am writing to update you with latest information on a number of topics.

### Electricity Costs

I reported last month that the new electricity contract for the year commencing 1<sup>st</sup> October 2022 came in at the tender price of 87p per kilowatt hour. As previously explained, because of the commercial designation of its central supply to flats, the domestic Energy Price Guarantee (aka: the OFGEM price cap) does NOT apply to flats at Canary Riverside.



However, under the Energy Price Act, the government agreed a subsidy to commercial customers like us. This brings down the rate which will be billed to you by Clever Energy to 39.7p per kWh. Their upcoming January billing at this rate will be for the 4<sup>th</sup> quarter of 2022.

The government has also listened to representations from us and similarly ineligible sites to extend the separate £400 domestic rebate to flats like yours - which are not connected to a dedicated domestic supply. Their latest bulletin, as of 15<sup>th</sup> December states:

*"The government has worked through a number of alternative delivery options, including procuring an external delivery partner and administering the scheme centrally. We have since concluded that the best way to deliver the scheme is through Local Authorities, who are best placed to process applications and carry out verification checks. As there is no single register of eligible households, payment is still a complicated matter. We are working flat out to ensure that the right money gets to the right people at the right time."*

As soon as we get more clarity you will be updated further.

Meanwhile we are making very good progress on our energy conservation efforts and the elimination of any remaining metering gaps on the communal network.

## Entry Access Fobs

In January we will commence the distribution of the new entry-access fobs. For enhanced security these have been programmed on a bespoke basis to relate to specific buildings or parts of the estate to which holders have a specific right of access or need. These security fobs will be issued strictly to owners of flats (two for each dwelling) and car-parking spaces (one per space) on production of identification to the security staff.



Renting tenants will require authorisation to be emailed by their landlord to [ronnie@canaryriverside.net](mailto:ronnie@canaryriverside.net) before they are eligible to collect fobs. They too will need to provide ID. We realise this may be inconvenient to some, but we are committed to making best use of the bespoke programming and rollout to make Canary Riverside more secure for everyone.

## Carpeting of Common Parts

I am attaching a Section 20 notice of intent to replace the carpeting in the common parts of the residential towers, and hope that I shall be able to deliver this project to you in the new year.



## Cladding

I am attaching our latest update on the cladding remediation project and the current state of play with the government's Building Safety Fund and administration.



I send best wishes to all for a Happy Christmas and peaceful New Year in which I hope to see Canary Riverside continue to prosper as the premier residential address in the locality.

Yours sincerely,



Sol Unsdorfer, FIRPM  
Section 24 Manager – Canary Riverside

### Management Team Contacts:

Jaime Rodas – Property Manager  
[jaime@parkaspen.co.uk](mailto:jaime@parkaspen.co.uk)

Ronnie McCarthy – Site Manager  
[ronnie@canaryriverside.net](mailto:ronnie@canaryriverside.net)

# ParkgateAspen

## STATEMENT RE EXTERNAL WALL REMEDIATION

Re: Berkeley Tower, Hanover House, Belgrave Court, Eaton House  
Canary Riverside Estate, Westferry Circus, E14 8RH

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In our last cladding statement, we indicated that the new PAS 9980 regime for reviewing external wall systems was likely to mean a reduction in the scope of the works required at Canary Riverside.

The specific cladding type we had hoped could be retained are the render panels which are prevalent across all buildings in the development appearing on nearly every floor. Following our successive appeals to the Building Safety Fund, these render panels have so far been approved as eligible on Berkeley Tower & Hanover House but, oddly, not for Belgrave or Eaton House. Our experts are however very confident that these will ultimately be approved.

Examples of these render panels are shown below.



Whilst our Fire Engineers consider that an argument could be put forward to retain these render panels on all four towers, we've been forced to consider the following questions as part of our wider strategy:

- a) Whilst our current Fire Engineer may deem these panels 'low risk,' who is to say that another engineer, in say 5 years' time, may come to the same conclusion when doing a risk assessment?
- b) The regulatory framework in terms of fire safety is changing rapidly. In the past year alone, 3 major pieces of legislation have come into force and advice and guidance is changing constantly. How might our approach be affected were we to leave these items in situ?
- c) The BSF have confirmed these panels are eligible for funding on at least 2 buildings. Is it not prudent to accept their offer whilst it is still there?

In view of these concerns and having consulted with the professional team, it would appear to be in the interest of the Estate for these render panels to be included within the scope of works notwithstanding the impact this will have on the programme and duration.

On that basis, we expect to hear back from the BSF in the coming weeks with a funding offer and would hope to be in a position to commence works in the spring. Works on site will accelerate in view of us having been issued with a Full Plans Building Regulation Certificate for the works. This certificate means that as much as 80% of the project costs can be drawn down from the BSF once the Grant Funding Agreement is signed.

We are also pleased to inform you that earlier this month the BSF Appeals Board determined that the zinc cladding on Eaton House is in fact eligible for funding despite them having decided otherwise in our last appeal.

Should you have any questions, please contact the cladding team via: [steven@parkaspen.co.uk](mailto:steven@parkaspen.co.uk)

This bulletin is dated 19 December 2022.

A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a long, horizontal, wavy line that ends in a small hook.

Parkgate Aspen Ltd.

To All Residential Leaseholders  
Hanover House/Berkeley Tower/Eaton House /Belgrave Court  
Canary Riverside Estate  
Westferry Circus  
London E14 8RH

20 December 2022  
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Dear Leaseholder -

**Re: Canary Riverside – Renewal of Carpeting in Common Parts**

Preliminary Notice of works under Section 20 of Landlord and Tenant Act 1985 (As amended)

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We hereby give you preliminary notice of the landlord's intention to carry out the works briefly described in Schedule I below.

These works are required for the reasons briefly outlined in Schedule II below.

You are hereby invited to submit any written observations in relation to these proposals, addressed to the manager specified in Schedule III below to arrive no later than the date shown in Schedule IV. Subject to any valid observations received, it is our intention to seek estimates for these works.

You are invited to nominate, by the closing date referred to above, a preferred contractor suited to such works from whom you would like us to seek an estimate. A further notice will be served prior to the issue of any order for the works to proceed. This will set out the estimates received any other relevant information for which a further month will be provided for you to submit any further written comments or observations.

In order that your responses can be properly considered, we ask you to please be specific in any objections or recommendations. If you do not agree with the works being done, please state why and by what alternative means you consider our client may be able to comply with the lease, safety requirements and general good practice. If objections are of a technical nature, you should provide a copy of any qualified or professional opinion supporting your submission.

Yours faithfully



Parkgate Aspen

**SCHEDULE I**  
Works proposed

Renewal of carpet in common parts and landings with similar design  
8-row Axminster carpet by Eaton Square as shown attached.

**SCHEDULE II**  
Reasons Required

To comply with the repairing covenants of the lease.  
Existing carpets are worn, with rips in certain parts which are no longer capable of repair.

**SCHEDULE III**  
Address for observations & nominations to be sent

Joanna Sigalov, Compliance Director  
Parkgate Aspen Limited  
Wilberforce House, Station Road  
London NW4 4QE

**SCHEDULE IV**  
Closing Date

**30 January 2023**

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**Guidance Notes**

In order that your comments can be properly considered, we ask you to please be specific in any objections or recommendations. If you do not agree with the works being done, state why and by what alternative means you consider our client may be able to comply with the repairing obligations contained in the lease and/or statutory obligations such as Health & Safety legislation. If objections are of a technical nature, please provide a copy of any qualified or professional opinion supporting your submission.

The surveyor reserves the right to decline the appointment of any nominated contractor who is not of sufficient financial standing and/or not considered able to carry out the works in a professional and competent manner and in compliance with all relevant health and safety legislation and/or is not able to provide the required insurance cover and valid tax exemption certificate where appropriate.

If you have any questions about this notice, please contact the person specified in Schedule III above. If you are not the lessee, this notice should not be construed to imply/accept that you are.

## LEGAL NOTES

1. Section 20 of the Landlord and Tenant Act 1985 (as amended) (the 1985 Act') provides that a landlord (as defined by Section 30 of the 1985 Act) must consult leaseholders who are required under the terms of their leases to contribute (by payment of service charges) to costs incurred under qualifying works, where the contribution of any one leaseholder will exceed £250. 'Qualifying works' are defined by Section 20ZA of the 1985 Act.
2. Where a notice specifies a place and hours for inspection:
  - a. the place and hours so specified must be reasonable; and
  - b. a description of the proposed works must be available for inspection, free of charge, at that place and during those hours.

If facilities to enable copies to be taken are not made available at the times at which the description may be inspected, the landlord shall provide to any leaseholder, on request and free of charge, a copy of the description.

3. The landlord has a duty to have regard to written observations made within the consultation period by any leaseholder or recognised tenants' association. 'Recognised tenants' association' is defined by Section 29 of the 1985 Act.

Where a single nomination is made by a recognised tenants' association (whether or not a nomination is made by any leaseholder, the landlord shall try to obtain an estimate from the nominated person. Where a single nomination is made by only one leaseholder (whether or not a nomination is made by a recognised tenants' association), the landlord shall try to obtain an estimate from the nominated person.

4. Where a single nomination is made by more than one leaseholder (whether or not a nomination is made by a recognised tenants' association), the landlord shall try to obtain an estimate:
  - a. from the person who received the most nominations; or
  - b. if there is no such person, but two (or more) persons received the same number of nominations, being a number in excess of the nominations received by any other person, from one of those two (or more) persons; or
  - c. in any other case, from any nominated person.
5. Where more than one nomination is made by any leaseholder and more than one nomination is made by a recognised tenants' association, the landlord shall try to obtain an estimate
  - a. from at least one person nominated by a leaseholder; and
  - b. from at least one person nominated by the association, other than a person from whom an estimate is sought as mentioned in paragraph (a).

## **CANARY RIVERSIDE ESTATE – SCOPE OF WORKS**

### Proposed Carpet to Replace Existing

Existing carpet to be removed and replaced with new 'bespoke' 8 row Axminster, specific to Canary Riverside Estate, as well as new underlay throughout.

The carpet design retains a similar cubic design to the existing version, which formed part of the initial brief. However, in order to enhance the elegance and sophistication that Canary Riverside Estate warrants, we have opted for an anthracite background, with mushroom and sage accents which sit beautifully with the existing black marble lift surrounds.

Moving forward, the accent tones can then be drawn upon when addressing any future wall decorations or artworks for example.

All existing carpeted areas within Berkeley Tower, Hanover House, Eaton House and Belgrave Court will be replaced.

### Proposed Carpet Design

