

All Residential Leaseholders  
Canary Riverside Estate  
Westferry Circus  
London E14

18 December 2023  
SU.pc

Dear Leaseholders –

## Canary Riverside – Cladding Update

I wanted to send you a brief update before the Christmas break.

In my last newsletter of 9 November I reported that our government funding for cladding remediation had been stalled at the last minute by issues arising from the recently enacted Building Safety Act 2022 (BSA). That now defines who is responsible for the safety of residential buildings and the implementation and funding of remedial works. These roles are prescribed as APs (Accountable Persons) and PAPs (the Principal Accountable Person) for any qualifying building.



While the technical side of our funding claim was approved, the government's Funding Approvals Board needed now to be satisfied that a Tribunal-appointed Section 24 Manager such as I would be eligible as an AP before releasing the grant funds for my remediation of the cladding. The Landlords argue that I cannot be an AP in this context and that they should have sole responsibility for the project as AP and PAP.

This issue came before the Property Tribunal two weeks ago for a 2-day hearing. It remains to be seen what their decision will be. For the time being my hands remain tied until my eligibility as an AP is ratified with the Funding Approvals Board. Everything else is ready to go ahead, as it has been with the contractors and professional team of fire engineers and surveyors for many months now.

The Tribunal limited its 2-day hearing to the sole issue of the AP, leaving other issues such as designation of the PAP and extension of the Management Order to be heard next May.

All best wishes for the festive season.



Sol Unschorfer, FIRPM  
Section 24 Manager – Canary Riverside