



| Gardens

We were all pleased to see the gardens in such colourful bloom this summer and my aim is to maintain this standard for you all to enjoy.

The gardening contractor continues to let the summer annuals flower up until the first frost, then to be replaced with orange & yellow Polyanthus which, depending on the winter weather, will begin to flower in early February and last until the end of May. They are adding to the tulips planted last year with the same Fosteriana variety. Also, this season they are planting Daffodil Golden Harvest to add colour to early spring. As before, I have held any planting in the beds abutting the buildings which would otherwise be laid waste when the cladding works and scaffolding get underway.

It is sad that the central line of trees opposite the hotel was stricken by the Canker pathogen and needed to be cut down before more of them fell.

They are due to be replaced in mid-November with mature Persian Ironwood trees which will be planted at an initial height of approximately 10-12 feet, growing hopefully to a full height of 16-18 ft within 24 months. Other trees across the development have been thinned out and crowned as part of normal tree surgery and to allow more light into flats on the lower floors.

There are still a handful of individuals who are allowing dogs to urinate on the lawns, causing acid burn marks in the turf. You will have seen the new signage we have located in the grounds. As dogs are not allowed to be kept on the estate without landlord's licence, we are enforcing against such offenders some of whom are subtenants with little regard for our rules and regulations. Ultimately it is the owners of offending flats who will have to pay the legal costs of enforcement against the misdeeds of their errant tenants. For further information please refer to <https://www.canaryriverside.london/pets>

| Tribunal Matters & Litigation

Whilst the RACR awaits the Tribunal's decision on their challenge to the landlord's insurance charges and commissions over previous years, my main interest is in the challenge to legal costs in all of these tribunal proceedings being recoverable as a shared cost to be allocated in part to the hotel, health club and other commercial tenants.

The landlord has argued that such legal costs should be borne solely by the residential tenants who applied for the Management Order. An appeal hearing has now been fixed for next April.

On other litigation, a major concern for me was the arrears I inherited on takeover from HML, which included over a million pounds tied up in groups of flats held in offshore companies.

Needless to say, it is not easy to sue out in the British Virgin Islands and other exotic tax havens.

Happily, we have been successful in recovering the vast majority of those debts in the last few months. My solicitors are currently engaged in mopping up the residual interest and legal costs from those owners, as well as ongoing arrears of other leaseholders and commercial tenants. Where appropriate, I am applying interest to arrears at the rate prescribed in the leases, which is 4 percent above the base rate, which is rising fast.

