

Raven House, 29 Linkfield Lane, Redhill, Surrey RH1 1SS
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Our Ref: JS/03

Rt Hon Robert Jenrick MP
Secretary of State for Housing,
Communities and Local Government
House of Commons
London
SW1A 0AA

Contact: Jonathan Higgs

Tel: 07593 136 696

Date: 18th May 2021

Dear Robert,

Re: Nobel House, 4 Queensway, Redhill RH1 1TY – Building Safety Fund and Waking Watch Relief Fund applications

I believe Crispin Blunt MP has been corresponding with you regarding this case. Raven Housing Trust is a head leaseholder within this building and has granted sub leases to 43 shared owners. It is these shared owners who need your help.

Like many properties affected by the cladding crisis, there has been a history of misdiagnosis of the problem and the solution, not least because the target has been moving, but also because of the availability of qualified professionals to undertake that diagnosis.

On 22 March this year residents of this property - which includes a total of 126 flats - received a comprehensive report from a qualified professional detailing defects including ACM and non-ACM cladding posing a very high risk.

“Our external wall assessment has found major defects in the external wall construction at the property, and this results in a VERY HIGH RISK to relevant persons and firefighters. IMMEDIATE action is required to safeguard the health & safety of relevant persons whilst awaiting remedial work to the external wall systems and specified attachments.”

The residents had understood that the freeholder’s managing agents (Y&Y Management) had registered this property for funding under the Building Safety Fund. Thanks to the efforts of Crispin Blunt MP we have been advised by the Building Safety Fund Team that there is no evidence on their system of a registration having been made.

This is causing the residents huge anxiety as without government support they face bills of tens of thousands of pounds.



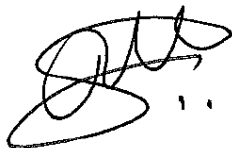
On behalf of these residents, many of whom saw shared ownership as their first step on the property ladder, my ask is that you intervene to ensure that Nobel House is able to submit an application to the Building Safety Fund in accordance with the deadline of the end of June. Clearly this is quite urgent.

We are armed with competent consultants and a detailed diagnosis of the problems so are fully equipped to engage with the Building Safety Fund Team to ensure a robust and comprehensive application. To deprive these residents of an opportunity to apply for funding because of apparent confusion over registration, would seem at odds with the government's admirable commitment whereby 'no leaseholder should have to pay for the unaffordable costs of fixing safety defects that they didn't cause and are no fault of their own'.

In addition, the closure of the Waking Watch Relief Fund on 14th March 2021 has caused further anxiety for the residents as the report identifying the need for a waking watch until the alarm system can be upgraded was only received on 22nd March 2021. I am sure the closure of the Fund was not intended to exclude residents such as those at Nobel House. The managing agents have moved as fast as possible following receipt of the report and I would ask that you intervene and permit their application for Waking Watch Relief Funding to be completed and considered.

I appreciate that the government's building safety challenge post Grenfell is massive. But for individual leaseholders, often working through third party managing agents and freeholders, navigating the complexity of the system to a reasonable outcome where they feel safe and secure in their home is more challenging still. I do hope you are able to help. Please do not hesitate to ask if there is anything further I can do to assist.

Yours sincerely



Jonathan Higgs
CEO
Raven Housing Trust

Cc
Crispin Blunt MP
Luke Tilleray – Nobel House Cladding Action Group
Martin Andrews - 4QM

