

CRAIG, Teresa

Subject: FW: Enquiry - Building Safety Fund - Noble House, 4 Queensway, Redhill, Surrey RH1 1TY

Importance: High

From: BLUNT MP, Crispin <crispinbluntmp@parliament.uk>
Sent: 12 January 2021 20:41
To: Robert Jenrick
Cc: CRAIG, Teresa <craigta@parliament.uk>
Subject: Enquiry - Building Safety Fund - Noble House, 4 Queensway, Redhill, Surrey RH1 1TY
Importance: High

Dear Team,

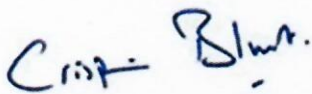
Noble House in Redhill is situated in my constituency.

I have been informed by Y&Y Management Limited who manage the building that they made a successful registration for the Building Safety Fund during the registration window which closed on the 31st July 2020. The application guidance makes clear that following the successful registration, the building should then receive a formal invitation from the Ministry of Housing, Communities and Local Government (MHCLG) to make a full application, and also makes clear that no attempts should be made to apply until this invitation has been received.

Whilst it is welcome news that the deadline for full applications has been extended to 30th June 2021, it's extremely concerning that Y&Y say they have not yet had the formal invitation to apply, considering the original application deadline of 31st December 2020 has now passed.

As the MP for Reigate, I am closely monitoring this case as this building poses a fire risk to a significant number of my constituents and I want to ensure the process is being following diligently. It would also be extremely helpful for my constituents to understand how to proceed once next steps have been identified. I would therefore like to determine the status of the formal invitation for Nobel House and look forward to receiving this information shortly.

Yours sincerely,



Crispin Blunt MP
Member of Parliament for Reigate

House of Commons
Westminster
SW1A 0AA

Tel: 0207 219 2254



**Ministry of Housing,
Communities &
Local Government**

Crispin Blunt MP
House of Commons
London
SW1A 0AA

Lord Greenhalgh
*Minister of State for Building Safety, Fire and
Communities*

**Ministry of Housing, Communities and Local
Government**
Fry Building
2 Marsham Street
London
SW1P 4DF

Tel: [Redacted]
Email: [Redacted]

www.gov.uk/mhclg

Our Ref:10156024

11 March 2021

Dear Crispin,

Thank you for your email of 12 January addressed to the Rt Hon Robert Jenrick MP about Y&Y Management Limited's application to the Building Safety Fund. I am responding as this matter falls within my ministerial responsibilities as Building Safety Minister. I apologise for the for the delay in my response.

Whilst I am pleased that Y&Y have registered for the Building Safety Fund, I understand your concerns about them not having been invited to submit a full application yet. I realise that both you and your constituents are worried about the safety of the building and want remediation to start as soon as possible, and you therefore want some further details about the status of the application for the Fund.

In terms of the application process, when registering for the Fund responsible entities were asked to self-certify the eligibility of a cladding system and provide initial information on their external wall system. Following registration, MHCLG will contact the responsible entity to ask for supporting evidence for the technical eligibility for the Fund. Once a technical assessment of the building is complete, it will then move into a formal application phase if it is determined as eligible for the Fund.

We are currently processing registrations to the Building Safety Fund and working with building owners to get information to assess their eligibility for the scheme. Should you need any further details about the application process, please refer to the application guidance which can be found here: <https://www.gov.uk/guidance/remediation-of-non-acm-buildings>

Whilst I appreciate that you would like an update about the application for Y&Y's building, we are unable to share these details with anyone other than the applicant. However, I assure you that we will be in touch with Y&Y once the application moves into the next phases.

I hope this information is of help to you. Thank you for writing in on this important matter.

Yours sincerely,

LORD GREENHALGH

By e-mail: [xxxxxxx](#)

Rt Hon Christopher Pincher MP
Minister of State for Housing

Our Reference: CB/AL

23 April 2021

Dear Chris,

Urgent: Letter regarding Amendments to Fire Safety Bill

I hope you are well.

I am writing as a matter of urgency before the vote next week since I received a letter from a constituent asking for my support to the Lords amendments to the Fire Safety Bill. I have included a copy of the correspondence below for your consideration. My constituent's letter relates to Nobel House in my constituency, a building facing significant construction defects.

I would be grateful if you could outline the Government's response to the renewed amendments to the Fire Safety Bill so I am best placed to answer my constituent and other leaseholders who face such dire circumstances.

"The latest developments in Nobel House are extremely worrying. Our survey results indicate extensive design and construction defects, and early estimates put these at £5.8million + VAT to remediate. In the interim, a Waking Watch has been implemented which is already costing leaseholders £30,000 per month, approximately £260 per flat per month.

Our hope is that some of the £5.8m will be covered by the Building Safety Fund. What we know for certain is that not all of it will be covered. Leaseholders will be expected to contribute many thousands of pounds each towards this sum. We are seeking more clarity around which items our consultants believe to be eligible for the BSF, and therefore how much we expect to have to fund ourselves, and I will update you on this in due course.

In the meantime, the Government has today been defeated for a third time by the House of Lords over the amendment to the Fire Safety Bill which seeks to protect leaseholders like those of us in Nobel House from massive invoices. As we have discussed previously, were the Bill to pass in its current form, these invoices would begin to land extremely quickly. They would not be waiting for the Building Safety Bill, as the Fire Safety Bill places a requirement on Responsible Persons (Y&Y in Nobel House's case) to act with urgency.

It shows the strength of feeling in the House of Lords that they have taken the unprecedented step of rebuffing the Fire Safety Bill for the third time. The Lords understand the predicament that leaseholders are in, and they believe the Government's response to the crisis to be woefully inadequate. They remarked that the Government is today resolute that the European Super League must not be allowed to proceed, and has vowed to do everything in its power to prevent it. It is an outrage they have not applied this same strength of action towards resolving the Building Safety Crisis and that nearly four years after the Grenfell tragedy buildings across the country remain covered in dangerous cladding and combustible insulation. Real people's lives are at stake here - through the real threat to life of dangerous fire, the real threat of unaffordable costs and bankruptcy, and the real threat of severe mental health issues due to the stress and anxiety this situation is causing. In Nobel House alone, two Residents have already come forward to discuss their mental health issues, with one recently having attended A&E as a result.

The Fire Safety Bill will return to the commons soon, most likely next week. I humbly ask you to please seriously consider the arguments put forth by the Lords today; to view their strength of feeling and their reasons for disagreeing so vehemently with the Government. We are all agreed that implementing this Bill is a vital step in implementing the recommendations from the Grenfell Inquiry and preventing future tragedy. But it must be done in a way that doesn't throw existing leaseholders into debt, bankruptcy and misery. The Government must come forward with further solutions to this problem. The Government insists the burden should not be on taxpayers; as taxpayers we completely agree! The burden should be on the dodgy builders, developers and contractors whose shoddy work is a stain on this country's great Housebuilding reputation; the polluter must pay. The Government can achieve this; it is absolutely within their power. But most urgently, the Government must act to protect the only innocent parties in all of this: those of us mid-sold buildings we were assured were safe.

Your vote in support of the Lords amendments, when they return again to the Commons, would be a clear message to Government that your constituents are in dire circumstances. We need help, and we need it now."

Whilst writing, I also wish to draw your attention to a belated application for the Waking Watch Relief Fund which will be with your department imminently from Y&Y Management in respect of Nobel House. Y&Y Management were not able to submit their application within the Government's deadline of 14th March as they only received Waking Watch notification on the 22nd March and have been gathering the necessary fire alarm quotes. Leaseholders have received a damning survey/report in respect of Nobel House which details significant defects. It is without a doubt that your support is needed at this time to avoid extortionate Waking Watch costs. I implore you to intervene to ensure the relief fund is made available.

Yours sincerely,

Crispin Blunt.

Crispin Blunt

CRAIG, Teresa

Subject: FW: URGENT - Waking Watch Fund Belated Application from Y&Y Management Ltd

From: WWRF Enquiries
Sent: 10 May 2021 11:24
To: CRAIG, Teresa <craigta@parliament.uk>
Subject: RE: URGENT - Waking Watch Fund Belated Application from Y&Y Management Ltd

Dear Teresa,

I'm afraid the situation remains the same. The application window closed on 14th March and we cannot progress any applications made after this point.

We are reviewing the operation of the fund and agreed to review the application so that Y&Y are well placed should there be any further developments such as the reopening of the fund. However, the reopening of the fund is not something we can currently confirm will happen.

Many Thanks,

WWRF Team



From: CRAIG, Teresa
Sent: 06 May 2021 16:19
To: WWRF Enquiries
Cc: CRAIG, Teresa
Subject: RE: URGENT - Waking Watch Fund Belated Application from Y&Y Management Ltd

Dear WWRF Team,

Thank you for your email.

To clarify, we understand that Y&Y Management Ltd submitted the outstanding documentation immediately it was requested. Acknowledgement of this was received by the Department.

Mr Blunt has asked me to seek a further review of this belated application in light of the circumstances and the fact Y&Y only received Waking Watch notification on the 22nd March. As you are aware, Mr Blunt has written in similar terms directly to the Minister and is waiting his reply.

Kind regards,
Teresa



Teresa Craig
Office Manager & Senior Caseworker to Crispin Blunt MP

From: WWRF Enquiries
Sent: 04 May 2021 15:59
To: CRAIG, Teresa
Subject: RE: URGENT - Waking Watch Fund Belated Application from Y&Y Management Ltd

Afternoon Teresa,

Thank you for your email

I appreciate this is a frustrating position however, as previous correspondence from us and from the Minister have advised, the application deadline passed on 14th March. As mentioned, the operation of the fund is under review and in that spirit we reviewed the initial Y&Y application which we found to be lacking much of the evidence required by the application form, and on which a decision on eligibility could be made. We have advised Y&Y of what was missing, so that in the event there is any further announcement on this fund they can be fully prepared.

Should there be any announcement that would be of interest with this building we will inform Y&Y.

Many Thanks,

WWRF Team



From: CRAIG, Teresa
Sent: 04 May 2021 14:05
To: WWRF Enquiries
Subject: RE: URGENT - Waking Watch Fund Belated Application from Y&Y Management Ltd
Importance: High

Dear WWRF Team,

As per the email exchange below, Y&Y Management Ltd have now submitted a belated application for the Waking Watch Fund. However, the response they have received is that the Fund is now closed.

Mr Blunt is asking how we can ensure this application is given the attention it deserves considering the circumstances?

We look forward to hearing from you at your earliest convenience.

Kind regards,
Teresa



Teresa Craig
Office Manager & Senior Caseworker to Crispin Blunt MP
Member of Parliament for Reigate

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Website: blunt4reigate.com

Facebook: [facebook.com/crispinbluntmp](https://www.facebook.com/crispinbluntmp)

In line with General Data Protection Regulation (GDPR), this office processes constituents' data for casework and policy query purposes under the lawful basis of public task or legitimate interest. In instances where this lawful basis is not sufficient and explicit consent is required, a member of the office will contact you to establish your consent. To view Mr Blunt's full privacy notice, please visit: <https://www.blunt4reigate.com/privacy>

From: WWRF Enquiries
Sent: 27 April 2021 10:09
To: CRAIG, Teresa
Subject: RE: URGENT - Waking Watch Fund Belated Application from Y&Y Management

Dear Teresa,

Thank you for your email.

We are aware that Crispin Blunt MP has written in similar terms directly to the Minister. The Minister will be responding on this point in his reply.

Many Thanks,

WWRF Team



**Ministry of Housing,
Communities &
Local Government**

From: CRAIG, Teresa
Sent: 23 April 2021 17:19
To: WWRF Enquiries
Subject: URGENT - Waking Watch Fund Belated Application from Y&Y Management
Importance: High

Dear Applications Team,

Mr Blunt wished to draw your attention to a belated application for the Waking Watch Relief Fund which will be with your department imminently from Y&Y Management in respect of Nobel House, 4 Queensway, Redhill, Surrey. Can you please confirm which email address Y&Y should use to submit their application?

It is important to note that Y&Y Management were not able to apply within the Government's deadline of 14th March as they only received Waking Watch notification on the 22nd March and have been gathering the necessary fire alarm quotes. Leaseholders have received a damning survey/report in respect of Nobel House which details significant defects. It is without a doubt that your support is needed at this time to avoid ongoing extortionate waking watch costs and extreme financial stress and strain.

Mr Blunt kindly asks that this relief fund be made available to Y&Y Management with minimal delay.

I look forward to hearing from you with regards the most appropriate address for Y&Y to use to send their submission.

Kind regards,

Teresa Craig



**Office Manager & Senior Caseworker to Crispin Blunt MP
Member of Parliament for Reigate**

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Website: blunt4reigate.com

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CRAIG, Teresa

Subject: FW: Y&Y Management Ltd - Nobel House - Building Safety Fund Application

From: BSFAApplicationsMP
Sent: 06 May 2021 17:13
To: BLUNT MP, Crispin <crispinbluntmp@parliament.uk>; BSFAApplicationsMP
Cc: CRAIG, Teresa
Subject: RE: Y&Y Management Ltd - Nobel House - Building Safety Fund Application

Dear Crispin Blunt MP,

Thank you for your email of 6 May to the Ministry of Housing, Communities and Local Government regarding a request for information on the Building Safety Fund in relation to Nobel House, 4 Queensway, Redhill.

Firstly, I appreciate the frustration the residents at Nobel House must feel whilst awaiting updates on prospective applications to the Building Safety Fund. I can confirm that we have engaged with Y&Y Management on this matter on a number of occasions and have investigated the issue at length. Our registration system logs all attempts at registration, including partial or incomplete attempts to register for the Fund. However, we have been unable to find any records relating to Nobel House.

While we accept that Y&Y Management Ltd may be receiving emails providing them with information in respect of the Fund, this is because they have registered multiple buildings and as such, we have their contact details to provide them with updates relating to the Building Safety Fund more generally.

You may already be aware that on 10 February, the Department announced additional measures, including a further £3.5bn in funding, to protect leaseholders who have been affected by unsafe cladding. We are currently considering the implications of the announcement for the Building Safety Fund and will provide an update in due course.

In the meantime, we expect all building owners continue to ensure that their buildings are made safe, and that everything is done to maximise the pace of remediation.

Further information about the application can be found here: <https://www.gov.uk/guidance/remediation-of-non-acm-buildings#building-safety-fund-applications-process>.

Kind regards,
BSF Team

From: BLUNT MP, Crispin <crispinbluntmp@parliament.uk>
Sent: 06 May 2021 14:12
To: BSFAApplicationsMP
Cc: CRAIG, Teresa
Subject: Y&Y Management Ltd - Nobel House - Building Safety Fund Application
Importance: High

Dear Team,

I wrote to Rt Hon Robert Jenrick MP on the 12 January about Y&Y Management's application to the Building Safety Fund and received a reply from Lord Greenhalgh on the 11th March which is attached for your information.

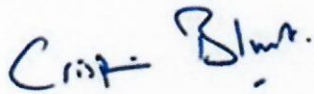
Y&Y Management Ltd has confirmed to me that despite submitting their interest twice w/c 25 May 2020 and chasing around 10 unanswered emails, they have been advised by the Department that they are unable to locate their original interest which was submitted online. I can confirm that Y&Y are receiving all the emails providing

them with information in respect of the Fund which would indicate they have been added to the system. This is therefore extremely alarming and requires urgent investigation.

My constituents in Nobel House, 4 Queensway, Redhill have received a damning report which sets out significant defects and costs associated with the remedial works. It is therefore paramount that Y&Y's registration is processed to assess their eligibility for the scheme. I kindly ask that this matter be given the urgent attention it deserves. Whilst Y&Y have several applications ongoing with MHCLG, this particular one is causing a disproportionate amount of concern.

I look forward to your prompt reply.

Yours sincerely,



Crispin Blunt MP
Member of Parliament for Reigate

House of Commons
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Tel: 0207 219 2254

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CRISPIN BLUNT MP
Member of Parliament for Reigate

HOUSE OF COMMONS
LONDON SW1A 0AA

By email: [xxxxxx](#)

Rt Hon Robert Jenrick MP
Secretary of State for Housing, Communities and Local Government

Our Reference: CB/TC

12 May 2021

Dear Robert,

Nobel House, 4 Queensway, Redhill, RH1 1TY
Building Safety Fund/Waking Watch Relief Fund

A serious problem is emerging for my constituents and leaseholders of Nobel House and Raven Housing Trust.

Y&Y Management Ltd who manage Nobel House, registered their expression of interest for the Building Safety Fund (BSF) week commencing 25 May 2020. They followed the same process as that of multiple properties they manage, yet on 6 May 2021, I was advised by the Building Safety Fund team by email that following a full investigation, their registration system which logs all attempts at registration, including partial or incomplete attempts to register could find no records relating to Nobel House. This is very alarming to say the least.

On 12th January 2021, I wrote to you to express my concern that Y&Y Management had not received its formal invitation to apply to the BSF following the registration window which closed on 31 July 2020. Lord Greenhalgh, as the responsible Minister duly replied to me on the 11th March. Lord Greenhalgh reassured me that whilst Y&Y had registered for the BSF, registrations were currently being processed and the Department was working with building owners to assess eligibility. However, to learn of what appears to be a ‘significant blunder’ now leaves me filled with anxiety about the implications for my constituents.

Then there is the Waking Watch Relief Fund which closed on the 14th March 2021. Y&Y Management were unable to apply within the Government’s deadline as they only received Waking Watch notification on the 22nd March and had been gathering the necessary fire alarm quotes. I emailed a letter to the Rt Hon Christopher Pincher on 23rd April. My final paragraph was in support of this belated application following a damning survey/report received by leaseholders which detailed significant defects in respect of Nobel House and the need for waking watch. My able caseworker, Teresa Craig also brought this to the attention of the Waking Watch Relief Fund team by email on the 23rd April who confirmed the application window closed on the 14th March and that no applications could be progressed after this point. The team did state they would review Y&Y’s application so they were well placed should there be any developments on reopening the fund.

All correspondence referenced in this letter are attached in one PDF for ease of reference.



At this juncture, my constituents are not covered in any way at all by the safety nets put in place by the Government - a shocking revelation. I implore you as Secretary of State to rescue both these applications, the fault of which has absolutely nothing to do with my constituents/leaseholders who are currently in an impossible situation.

I look forward to your timely response.

Yours sincerely,

A handwritten signature in blue ink that reads "Crisp".

Crispin Blunt

Atts: (1) contains all relevant correspondence

cc: Lord Greenhalgh
Rt Hon Christopher Pincher MP