**MANAGEMENT OF NOBEL HOUSE**

**Q: Who owns Nobel House?**

A: The freehold for Nobel House is owned by Avon Ground Rents Ltd, Raven Housing Trust was granted a head lease for each of the flats it purchased, which then enabled us to grant sub-leases to our shared owners. This therefore means that Raven are also a leaseholder.

**Q: Who is responsible for property management at Nobel House?**

A: Y&Y Management has been appointed by Avon Ground Rents Ltd as managing agents for Nobel House, their responsibilities include:

* Collection of service charge
* Management of contractors
* Compliance with relevant company and property law
* Management of on-site staff
* Preparation of budgets, financial forecasts and year-end accounts
* Handling solicitors’ enquiries on the sale of individual properties
* Engaging and management of maintenance contracts and repairs
* Administration of insurance and communal claims
* Compliance with health and safety legislation
* Attending meetings
* Regular property visits and inspections.

**Q: Who do I contact at Y&Y Management if I have a query?**

A: Aaron Bloom is Nobel House’s Property Manager. You can contact him by email at [aaron@yymanagement.co.uk](mailto:aaron@yymanagement.co.uk) but please copy Raven in to any emails you send using the email address: [homeownership@ravenht.org](mailto:homeownership@ravenht.org)

**Q: Who are 4QM?**

A: Raven own a proportion of the homes at Nobel House. The properties that aren’t owned by Raven are represented by a Residents’ Management Company called, 4 Queensway Management (4QM).  We often work together in order to maintain the smooth running of the building. You may already know some of their current officers, details can be found [here](https://beta.companieshouse.gov.uk/company/08443709/officers).