

Raven House, 29 Linkfield Lane, Redhill, Surrey RH1 1SS
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Our Ref: JS/04

Israel Moskovitz
Avon Ground Rents Limited
Avon House
2 Timberwharf Road
London
N16 6BD

Contact: Jonathan Higgs

Tel: 07593 136 696

Date: 21st May 2021

Dear Israel,

Re: Nobel House, 4 Queensway, Redhill

As you are aware, we are the registered leasehold proprietors of 42 flats at Nobel House.

During the middle of 2020 prior to the registration deadline of 31 July 2020 it became apparent that part of Nobel House had been constructed using unsafe cladding (including ACM). In the aftermath of the Grenfell disaster, the Government set up The Building Safety Fund (BSF) which provides funding for the remediation of unsafe cladding systems. To be eligible for the Government funding available under the BSF, building owners were required to register their interest and self-certify the eligibility of the building's cladding. The deadline to register the interest was 31 July 2020.

Upon receipt of an application to register the interest, we understand the Ministry of Housing would review the evidence and confirm whether the building was eligible for the funding. Upon receipt of this confirmation, the building owner could then progress with the detailed application for funding, the current deadline for which is 30 June 2021.

The Government has confirmed that if an application to register an interest in the fund was not made, then funding will not be available to the building owner. Only building owners or their managing agents were permitted to register an interest. Raven, as leaseholders were not able to do so.

The Secretary of State for Housing, Robert Jenrick has confirmed:

"I will not accept any excuses from building owners who have yet to take action and those responsible should register for the fund so that they can start the remediation process immediately. I have also reached an agreement with local leaders so that this important work can continue safely during the pandemic."

We have received verbal confirmation on numerous occasions from your managing agents, Y&Y, that the registration of interest for Nobel House was made. However, despite multiple requests, we have not been provided with evidence to confirm this.

We have been advised by the Building Safety Fund applications team that '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'. We are extremely concerned by this.



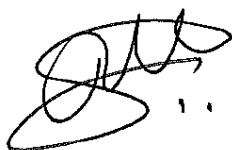
If you (or your managing agents on your behalf) have failed to register the interest in the fund before the deadline, then there is a real risk that funding for the remediation works will not be available. We understand that the likely cost of the remedial works are in the region of £6m. As Raven's landlord you are under an obligation to mitigate the leaseholders' losses and if, as a result of the failure to register, you are not able to utilise the funding for the remedial costs, we consider it will not be reasonable for you to seek to recover those costs from leaseholders. In the event you attempt to do so, we will have no option but to take legal steps to challenge those costs.

Please provide, by return, the correspondence from the Ministry of Housing confirming that Nobel House' interest has been registered for the fund, including a timeline for all communications between MHCLG and Y&Y in this regard. Please also confirm that you will submit the application for funding before the upcoming deadline of 30 June 2021. In the meantime, Raven's rights are reserved.

We have sent a copy of this letter to your agents, Y&Y.

We look forward to hearing from you.

Yours sincerely



Jonathan Higgs
CEO
Raven Housing Trust

CC
Joe Gurvits, Y&Y Management Limited
Aaron Bloom, Y&Y Management Limited

