




To: The Residents
151 Stockwell Road

SW9 Community Housing
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Dear Resident,

Update 4 – Repairs for 151 Stockwell Road

We are writing to provide an update on a number of repairs and building issues at 151 Stockwell Road, including recent concerns raised by residents.

We want to acknowledge that there have been ongoing issues affecting the building, including reports of leaks, damage to communal areas, and concerns regarding building systems. We recognise the impact this has had and apologise for the disruption and frustration caused.

Current Position

We are actively progressing several workstreams to address these issues in a coordinated and structured way, rather than through repeated short-term repairs.

This includes:

Investigating and addressing water ingress and leak-related issues, including recent incidents affecting basement areas

Reviewing and progressing works to basement doors and other communal assets where repairs have not provided a lasting solution

Assessing and progressing works to building systems, including sprinkler infrastructure and other mechanical elements where required

Safety and Oversight

We understand the concerns raised regarding safety, particularly in relation to water and electrical infrastructure.

We want to reassure residents that these issues are being actively reviewed and managed as a priority. Please be assured that the building of 151 Stockwell Road, is subject to ongoing oversight to ensure safety standards are maintained.

Next Steps

Our focus is on establishing a clear plan of works with defined timescales, rather than continuing with reactive repairs. We are currently finalising the scope of required works

We are currently:

- Finalising the scope of required works across the building
- Agreeing a prioritised programme of delivery
- Working with contractors to ensure works are carried out effectively and to a lasting standard

We appreciate your continued patience while we work to address these issues properly and restore confidence in the service provided at 151 Stockwell Road.

Your faithfully,

Belinda Stewart

Repairs Operations Manager