



To: All Residents
151 Stockwell Road
London SW9 9FX

SW9 Community Housing
6 Stockwell Park Walk
London, SW9 0FG

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0207 326 3700 

12 October 2026

Dear Resident,

151 Stockwell Road – Building Maintenance Update

We are writing to provide a further update on the issues raised in our previous letters. We recognise that some matters have taken longer to resolve than expected and appreciate your continued patience while we and Sovereign Network Group (SNG) work through the outstanding actions.

Plant room ventilation

SNG expects to submit its application to the Building Safety Regulator (BSR) imminently for approval of the proposed plant room ventilation upgrade. SNG had explored whether the application could be submitted through the emergency works process; however, this route is not available in this instance. The application will therefore follow the standard approval process, which may take up to six months. Once approval has been granted, SNG will arrange for the works to commence.

Basement car park

Works to repair the worn movement joints in the basement car park have now been completed. We will continue to monitor the area during periods of heavy rain and investigate any further signs of water ingress.

Roof leak and 18th-floor stairwell

Water ingress remains evident around the top-floor stairwell, and the internal ceiling repairs cannot be completed until the source of the leak has been fully resolved. SNG has confirmed that the leak is a latent defect and has accepted responsibility for resolving the issue. Once the external leak has been repaired, SW9 will arrange for the necessary internal making-good works to be completed.

Basement doors

The door manufacturer has attended the site and confirmed that the basement and bike store doors do not need to be replaced. The manufacturer has advised that re-hanging and aligning the doors correctly within the should resolve the known issues. SW9 has identified a suitably skilled contractor to undertake the work, which is anticipated to be completed by the end of October.

Heat Interface Unit Servicing

Residents are reminded that the manufacturer recommends servicing the Heat Interface Unit (HIU) once every two years to help maintain its safe and efficient operation. This service is provided by T Brown and can be arranged by calling 0208 786 1200 or emailing info@tbrown.com. The cost of this service is already included within your service charge. If your HIU has not been serviced within the past two years, please contact T Brown to arrange an appointment.

Communal safety and condition

The latest block inspection assessed the overall fire, health & safety arrangements, cleaning, grounds maintenance and communal areas as satisfactory. Residents are reminded to keep corridors, landings and other shared areas clear at all times.

SW9 will continue to work with SNG and the relevant contractors to progress the outstanding actions and will issue a further update when confirmed dates or material developments are available.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Kellie Carson', is positioned above the printed name.

Kellie Carson

Director of Resident Services

