

Action Plan 2025 – 2027, Brogan House

Address	Brogan House, 9 St. Joseph's Street, Wandsworth, London SW8 4EU				
Date	19 August 2026 – Version 01				
Managing Agent	Yes – <i>Savills</i>				
Objective	Key Actions	Owner	By when	Progress Update	Status
Security & Building access issue with communal front door	Identify a permanent and long-term solution. Communicate to residents	Savills	September 2026	Contractors attended as soon as the reports were received and the main entrance door was re-secured. If there's a strong gust of wind it prevents the door from shutting properly Escalated to the developer for assistance as tweaking the door wont address the issue. Savills obtaining second opinion for guidance. Looking to retender the contract for door M&E on site. In the meantime, Savills advise concierge to adopt proactive	In progress

				approach on monitoring the door to make sure its secure.	
Secondary/inner door requires additional repairs to sensor.	The internal communal entrance door works are currently being reviewed to see if they are a recall given that repairs took place recently on these doors as this is a reoccurring issue and need to ensure not a warranty issue..	Savills	TO BE ADVISED	Contractors have identified a faulty sensor affecting the door. Given the inner door was previously repaired, contractors are awaiting confirmation if this is a recall or a new fault. This does in part link back to Savills comment around a review of the service partners and their performance – if this is indeed a linked issue, then Savills would not expect to incur any further costs to address the issue and would expect it to fall under a warranty. A further update on this specific matter will follow shortly	In progress
Alert showing on fire alarm panel which is not at fault and is confirmed to be in fully working order. Issue with Smoke	Back-up batteries require replacing.	Savills	August 2026	Contractors due to attend site w/c 20.08.2026 to rectify issue by replacing batteries	In progress

ventilation system (AOV)					
Ongoing issue with individual door entry intercom phones	Remedial works required for intermittent faults	Savills	July 2026	Residents advised to speak with the on site concierge team if entry phone has previously been repaired but still experiencing faults, confirm flat number/reoccurring issue. The concierge team will relay this to Savills and in turn, Savills will escalate with the maintenance contractor. Flat 12 has agreed to to collate flat numbers, confirmation of reoccurring issue and provide to concierge for Ethel to escalate with contractor	In Progress
Works to the emergency lighting	To ensure they work as required	Savills	Early Sep 2026	Works to the emergency lighting at Brogan House are scheduled for 1 2 September 2026	In Progress
Investigate and resolve issue – damage caused to external door	Assessment of mag lock confirmed the magnetic strike plate is slightly twisted. These strike plates are secured with a single central screw so they have an element of movement to prevent any flexing from	Savills	August 2026	Savills contractors will check this strike plate and straighten to align in a more uniform fashion and tighten the central screw down to reduce the movement. Plate has been tightened.	Completed

	frame movement whilst still remaining operational				
Building Assessment Certificate refused in February 2026	Case action plan / Structural Risk Assessment to be resubmitted with actions and milestones to Building Safety Regulator External Wall Assessment completed by Taylor Wimpey	Savills	July 2026	Structural Risk Assessment resubmitted to Building Safety Regulator – Awaiting outcome of reassessment via Battersea Exchange Management Company Limited. Taylor Wimpey funding external wall assessment and associated works	Completed
Resident meeting to discuss BACs refusal and Repairs and breakdown of what services provided under managing agent service charge	BACs refusal update and various outstanding door, intercom and fire panel repairs	Savills and PA Housing	19 August 2026	All residents have been emailed with teams invitation for virtual meeting to take place Wednesday 19 August 15:00 - 16:00 Transcript of teams meeting to be circulate by NC to all	Completed
Annual Servicing of individual HIU	Date, time and how to book servicing process to be confirmed PA to send upload guidance on neighbourhood webpage once received from Savills	Savills PA Housing	September 2026	Awaiting confirmation from Savills regarding date of servicing and booking process for all residents	Not started

Savills emergency contact number **0345 8387627**