

Your Reference:

Our Reference:      erence:

Our Reference:      120683/1

3 October 2025

KG Project Limited  
66 Moyser Road  
London  
SW16 6SQ

WRIGHT | HASSALL

Wright Hassall

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Copy to SA Law

By first class post & Recorded Delivery & by email on katerina@kgplondon.com

Dear Sirs,

**Our client: Albert Sarpong**

**Property: Flat 14, 14-16 Carroun Road, London SW8 1JT**

1. We act for the above-mentioned client.
2. We are instructed that our client is the leasehold proprietor of the Property, pursuant to a lease dated 8.11.13 between (1) KG Project Limited and (2) 14-16 Carroun Road (Management) Limited and (3) Charles Willis ("the Lease").
3. It is appreciated that you have previously instructed SA Law in 2023, and therefore this letter is being copied to them out of courtesy. However, we have addressed this to you in first instance, as we are not sure if they remain instructed. Should your solicitors remain instructed, then please can your solicitors inform us accordingly, so that we may cease correspondence with you, and only engage with your solicitors. Should you have instructed another firm, then please do provide details, so that we may engage with them instead.

#### The Leak

4. We are instructed that you have failed to respond to our client's emails dated 19.7.25 and 23.7.25 ("the Emails") informing you about a leak that is impacting our client's Property.
5. You will recall from the Emails that our client has been experiencing leaks that appear to be emanating from outside of the Property's demise (as stipulated in the Lease).

#### Enclosures

6. Please find enclosed herewith the Emails and photographs.
7. The photographs are of the Property's eastern wall, and you can see the leak entering the demise of the Property from the corner of the ceiling where the eastern wall meets the ceiling. The water trickles down the wall and runs onto the Property's skirting board.
8. Our client is taking steps to mitigate the damage that could be caused by the leak by using towels and a bucket, particularly during periods of heavy rain.

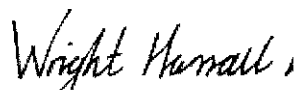
#### **The Lease & Interpretation**

9. You will note from the Lease that 14-16 Carroun Road, Kennington, London SW8 1JT ("the Building") is not demised to our client outside of the specific aspects of the Property which are demised to our client (as defined in the definitions of the Lease and within schedule 1 of the Lease).
10. It is noted that your solicitor's letter to our client dated 14.6.23 accepts that it is your responsibility *to keep in good repair and to maintain* the Building. As such, it is your responsibility to investigate the leaks and deal with them to the extent that the Building is causing these issues.
11. It is therefore disappointing to note that our client has received no update from you in response to the Emails.
12. We assume that you have explored whether you can make a claim on the Building's insurance that you are to *effect and maintain* pursuant to paragraph 2 of Schedule 6 of the Lease to deal with the leak reported by our client. Please confirm and disclose what the insurer has informed you in relation to the leak.

#### **Next Steps**

13. Within 21 days, we expect you to confirm in writing to us (preferably by way of email) the following:
  - a. Your proposals for addressing the leak.
  - b. Information from the insurer as to whether the policy will cover the damage caused by the leak.
14. In the absence of a response within 21 days, our client will have to consider his options for further action, but we hope that this will not be necessary and you will now engage with us about how you intend to address the leak, prior to the winter weather.

Yours faithfully



**STUART MILES**  
**Senior Associate**  
**WRIGHT HASSALL LLP**

**Direct Tel:** +44 1926 883035

**Email:** [Stuart.Miles@wrighthassall.co.uk](mailto:Stuart.Miles@wrighthassall.co.uk)

**From:** Al Sarpong <[albertsarpong@hotmail.com](mailto:albertsarpong@hotmail.com)>

**Sent:** 23 July 2025 09:10

**To:** Katerina Perepech <[katerina@kgplondon.com](mailto:katerina@kgplondon.com)>

**Subject:** Fw: 14 &16 CARROUN ROAD - PARTY WALL BUILDING PIPE / GUTTERING ISSUE FOR URGENT RESOLUTION

Good Morning Katerina,

I am still waiting on a response to my mail from last Saturday 19<sup>th</sup> July with regards to the leak that has sprung up along the party wall.

We have had more bad weather this week and the problem has now exacerbated. The problem is concentrated largely in specific area, so it is unlikely to be a wider issue with the roof.

Once again, please can I request your assistance in getting this resolved as soon as possible, in the same manner as you immediately assisted Eleanor Henson when she raised the issue of the pipe last year.

If there is another line of communication within the freehold that this needs to go (and which I am currently unaware), please advise.

Many thanks.

Regards,

**Al**

**Albert Sarpong**  
**14 Carroun Road**  
**Vauxhall**  
**London**  
**SW8 1JT**

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[albertsarpong@hotmail.com](mailto:albertsarpong@hotmail.com)

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**From:** Al Sarpong <[albertsarpong@hotmail.com](mailto:albertsarpong@hotmail.com)>

**Sent:** 19 July 2025 12:44

**To:** Katerina Perepech <[katerina@kgplondon.com](mailto:katerina@kgplondon.com)>

**Subject:** 14 &16 CARROUN ROAD - PARTY WALL BUILDING PIPE / GUTTERING ISSUE FOR URGENT RESOLUTION

Dear Katerina,

I am bringing to your attention an issue with the shared wall at the back of our flats, and particularly the pipe which was fixed back in December 2024.

Following the recent bad weather, including today where there has been some heavy rain in London, it would appear that the pipe or guttering is leaking onto the wall yet again. I attach

pictures for your perusal. Please can I urge that this is addressed as quickly as possible with organising the return of contractors to fix this.

I have no idea if the leak is affecting Ed downstairs or Eleanor Henson's garden. But we were advised by the contractor that fixed the pipe late last year that there could be an issue again in the future. A longer term and more resilient solution might be necessary to ensure no further leakage.

I'd be grateful for your response as soon as possible please as this is causing damage, and happy to discuss.

Many thanks.

Regards,  
**AI**

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