



# Winter newsletter

## Message from Philippe, Chair of the TMO



The TMO is now 2 years old and we are starting to see all our hard work paying off. We are looking to make further improvements to the block over the next six months. I am working with residents to help plan what works are needed and will work with the contractor who is appointed to do the work. In the short term we are particularly focused on the entrance to the main block and making it easier to get in and out with shopping, but we are also considering longer term plans to improve security and the

appearance of Styles House.

A new logo has been designed by Cristene and will be appearing on new signage around the estate.

Recently we've had a few problem with uninvited visitors to the block and also rough sleepers so I would like to remind you that if you are not expecting anybody, please do not let them in.

Styles House TMO is a member-led organisation, and is always eager for volunteers, so if you want to make a difference to the area you live in, contact Richard our Estate Manager.

Finally, something festive to look forward to, keep your eyes open for Jack Frost, a large mechanical puppet which will be visiting Styles House at about 4.30 pm on 11 December.

## How is Styles House TMO run ?

The AGM held on 29th September elected the TMO Board for the year 2015-16. The Members of the Board are:

Chair: Philippe Chery, Treasurer: Karen Illingworth, Secretary: Zoe Kennedy,  
Members: Louise Howard-Spencer, Barbara Sweet, Alex Tabaginho, Michael Conlan, Cristene Van Jaarsveld.

A group of Styles House residents set up the Tenant Management Organisation (TMO) in January 2014 and it now has a website [www.styleshouse.org](http://www.styleshouse.org) which contains useful information for residents including minutes of meetings, ways to pay the rent and reporting a repair. The TMO employs an Estate Manager, Richard Walsh, and a cleaner, Kwaku Gwateng.

The reasons for taking over the management of Styles House were:

- \* To give residents control over the service they receive
- \* To provide a better service
- \* To get better value for money
- \* To improve community spirit



## How do I become a TMO member?

If you are not already a TMO member please contact Karen or Richard, the TMO Manager to join. It only costs £1 and means you can help decide on the future and make Styles House a better place to live.



### Richard's Message

The TMO has just passed another milestone ,the second year of its life. I am looking forward to the next year working with the new Board; Philippe, who has been elected as Chair, Zoe will continue on the Board as Secretary, and Karen as Treasurer. There is plenty to do to improve Styles House and manage it to your satisfaction.

As well as the improvement Philippe has written about, we are looking at waste collection arrangements. We reduced the number of waste bins by the small block and had two recycling bins added. Kwaku and I have also been busy dealing with the rough sleepers. We have worked with the Council, police and St Mungo's, a homeless charity to stop people entering the block and sleeping in the stairwells. Pleasingly there have been no incidents for about three weeks now but you can do your bit to help by making sure you are vigilant and do not let people in who do not have legitimate business in the block.

Ideas to make Styles House a better place to live are always welcome. Do get in touch if you think I can help. The TMO office number is 0207 928 6864 or you can email me: [tmomanager@styleshouse.org.uk](mailto:tmomanager@styleshouse.org.uk).

## Proposal for new entry system to the main block

We are considering moving the entry doors to the main block and installing new automatic doors. The existing wood and glass doors in the entrance lobby will be removed, which will be a big relief to everyone since they are so heavy and difficult to get through. The new doors will be operated with a fob for residents and an intercom system for visitors on the door leading to the lift. The intercom and fob reader will be inside the entrance foyer which will provide a dry shelter when entering the block. This 'porch' will be an attractive feature and the TMO will be seeking ideas on how we can get the architects to achieve. The idea is that we will have an attractive and secure new entrance that replace an aged system, removing the heavy wood and glass doors which are difficult to navigate. This new scheme will also comply with disability access and improve fire safety. In the future, the new system will be capable of being extended to the main gates.

### What can I recycle?



### **No thanks**

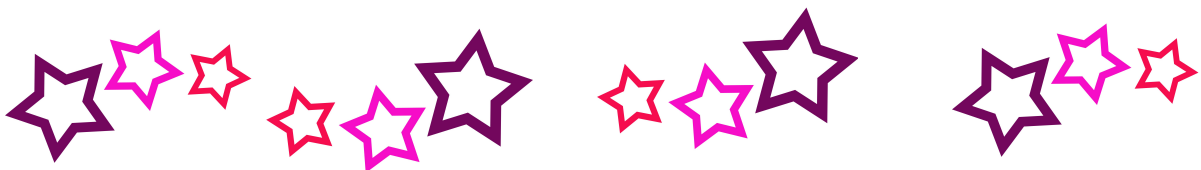




## Open Garden Squares Weekend

Styles House took part in this event again this year and despite the weather, it was a successful weekend. The first group of visitors arrived on Saturday before the event had even started and made their way straight to the 'tea house' having travelled up from Hampshire on the train. We hadn't even worked out the prices and relied on donations instead, which was quite profitable, even though some of them made their own tea! We obviously have some good cooks in the block, as the cakes and scones received lots of compliments. We had some wonderful praise for the allotment and the garden and the 'mystery guests' (from the Open Garden Square Weekend organisers) were overwhelmed by the community spirit and the welcome everyone received. So a big 'thank you' to all those people who helped make this another success. Some residents have suggested we have a similar non-paying event for the local community where residents can sell their art/craft work, and of course, serve tea and cakes. If you are interested in organising such an event, please pop a note through the TMO Office letter box.

**The Gardening Volunteers wish you a Merry Christmas**



## Styles House TMO Board Meeting dates for 2016

Date	Meeting	Time
Tuesday 12th January	Board Meeting	7-9pm
Thursday 11th February	Board Meeting	7-9pm
March – date to be announced	Full Meeting	7-9pm
Tuesday 12th April	Board Meeting	7-9pm
Wednesday 18th May	Board Meeting	7-9pm
Monday 13th June	Board Meeting	7-9pm
Tuesday 12th July	Board Meeting	7-9pm
Thursday 18th August	Board Meeting	7-9pm
Tuesday 13th September	Board Meeting	7-9pm
Tuesday 27th September	Annual General Meeting	7-9pm
Monday 17th October	Board Meeting	7-9pm
Wednesday 16th November	Board Meeting	7-9pm
Thursday 15th December	Board Meeting	7-9pm

All meetings take place in the TMO Meeting Room. TMO Members can attend Board meetings but are not able to contribute unless invited by the Chair. They may need to leave the room when some issues are being discussed. However, if a TMO Member has a proposition to put to the Board, they can represent themselves at the meeting. All residents are allowed to attend general meetings but only TMO Members (Shareholders) are allowed to vote.

The Board is made up of nine volunteers and meets monthly. Please let us know if you would like to get involved. We have sub-committees and taking part in any of these committees will allow you to become more involved in the TMO, including making important decisions. The TMO is all about YOUR community and we need people to be pro-active in the daily running of the business and looking after the estate. If you are interested in getting involved please speak to Richard or Philippe.





## Algarve House – a Resident’s view

As I start writing this, it seems that the “Art People” that the developers have placed in Algarve House are finally getting around to painting the rest of the building, rather than just the facade that made it look great to everyone, but the residents of Styles House... especially TFL opposite of course ... But far be it from me to cast aspersions :))

To be honest they are marginally better than the squatters, though I would argue that a load of photographs of dead celebrities dug out of the files of TV Times has absolutely nothing to do with “art”, but still, they are quieter late at night, if not more talented.

Of course the problem of growing numbers of homeless people using Styles House as a toilet and sleeping area (sometimes simultaneously unfortunately) hasn't stopped ...

The TMO has managed to make some very good savings in the last year which obviously it is looking to invest in upgrading our living environment ... I know a facelift for the entryway and security to the main block is the main thing being discussed and maybe looking into a reasonable keypad security system for the gates at both sides of Styles, which

I think is a great idea as it would definitely make a great difference to this particular problem ... It's amazing how much of a deterrent a simple lock is, rather than an open door. Whatever happens, it looks like we will definitely see the place getting some care spent on it for the first time in, well forever, as far as I can remember ... And I'll have been here for 25 years next year

Boyd Walters



## Disposing of large items

When you are throwing out large items such as furniture please remember that the Council currently offers a free bulk refuse collection service (this covers most large items but not building waste). Every resident is entitled to have up to 15 items collected a month though the Council is considering introducing a charge. All you to do is phone 0207 5252000 or fill bin the online form:

Recently people have left out items without arranging for their collection which is unsightly and unnecessary. Please book a collection and thank you for your understanding and co-operation. Richard



# SEASONS GREETINGS



**Styles House TMO would like to wish You and Yours All the Very Best for the Holiday and a Happy and Prosperous 2016**

## **Holiday Opening and Contact**

The Styles House TMO Office will closed on 17<sup>th</sup> December and will reopen on 5<sup>th</sup> January 2016. Any routine repairs can be dealt with in the New Year but can be reported on the web-site or details left on the answer phone. Contact our repairs contractor - Leathermarket JMB - in office hours for any urgent repairs or emergencies. If you are unsure about a repair, either wait until the office re-opens, or contact a Board Member. The Council should be contacted if the repair is related to heating and hot water or the lift.

## **Important Numbers**

Call Leathermarket JMB: 0207 450 8000

Call Southwark Council for Out of hours ( 5pm until 9am) urgent repairs and all heating and hot water problems on: 0800 952 4444