Styles House Board Meeting – 18th February 2026

Location: Tenants Hall

Attendees	
Lisa Wood – Chair	Robin Spencer – Vice Chair
Georgina Bradley – Manager	Louise Howard Spencer – Board Member
Joe Ball – Treasurer	George Lomotey – Southwark Council (via Teams)

Apologies
Mike Tuppen – Co-opted Board Member
Joanna Russell – Secretary
Lou Keall – Board Member

Code of Conduct & Board Processes
1. Code of Conduct read by Lisa Wood covering respect, no interruptions, confidentiality and conflicts of interest. No conflicts
2. Previous meeting minutes (14/01/26) reviewed, discussed and approved.

Financial Administration Updates
1. Metro Bank online access improved. Mandate change to two signatories underway.
2. Georgina Bradley to obtain TMO credit card.
3. Nationwide Bank access required for Board.
4. Surplus funds to be moved to higher interest account within FSCS limits.
5. Lisa Wood to seek advice from Blenheim Gardens RMO.
6. Clear accounting process to be obtained from Tuck Ngee Wong.
7. Copy of Tuck Ngee Wong contract requested.

Estate & Resident Issues
1. CCTV reduction requires resident consultation via mail drop. GDPR prevents lift cameras.
2. Floodlighting maintenance issue. Check Elkins charges.
3. Door entry system – risk assessment required. Safeguarding concern.
4. Heating complaints to be gathered and submitted to Southwark Council.
5. Allotments to be reallocated before March 2026.
6. Dropped kerb feasibility to be assessed.
7. Fire safety risks from items in communal areas. Approach sensitively.
8. Garden paths require widening and improvement quotes.
9. Door entry system improvements being explored.

Contract Decisions & Procurement
1. Three gardening quotes reviewed.
2. Walworth Garden Farm selected.

3. Air fryer purchase agreed once credit card available.
4. Oven replacement on hold pending developer plans.

Website, Communications & Newsletter
1. Webber & Quentin TMO identified as website model.
2. Lisa Wood to introduce website contact to Georgina Bradley.
3. Full resident email list confirmed.
4. Newsletter to be quarterly led by Boyd Walters (design) and Louise Howard Spencer (content).

Training & Community Engagement
1. Ascend Training selected for Board training.
2. NFTMO Conference 19–21 June 2026. Early booking deadline 1st March.
3. Ray Coyle to provide Board briefing on local development.

Suggested Action Items
1. Obtain TMO credit card and purchase air fryer.
2. Move surplus funds to higher interest account.
3. Arrange mail drop for CCTV consultation.
4. Follow up floodlighting repairs.
5. Collect heating complaints from residents.
6. Reallocate allotments before March 1st.
7. Confirm gardening contract start date.
8. Schedule Board training.
9. Begin quarterly newsletter.
10. Assess dropped kerb feasibility.
11. Obtain quotes for garden paths.
12. Arrange briefing with Ray Coyle.