Styles House TMO Board Meeting
Location: Tenants Hall

Wed 13 May 2026 ″

Attendees

- Georgina Bradley ″ TMO Manager
- George Lomotey ″ Southwark Council
- Lisa Wood ″ Chair
- Joanna Russell ″ Secretary
- Robin Spencer ″ Vice Chair
- Joe Ball ″ Treasurer
- Louise Howard-Spencer ″ Board Member
- **Apologies:** Lou Keal

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1. Attendance, Housekeeping, and Approvals

- Lisa opened the meeting, read the code of conduct, and reminded attendees of standards (courtesy, no interruptions, focus on issues, confidentially , declaration of interests).
- No conflicts of interest were declared.
- Minutes from the previous meeting were reviewed and approved.

2.Staffing:Gina’s Contract

- Board agreed Gina″s contract should be robust and handled via external

solicitors (due to earlier informal arrangements).

- Anthony Collins solicitors recommended; call scheduled for Monday at 2:00pm.
- Ben (Prentice) and Gina are engaged in the process; Gina to continue recording/reporting hours and be paid until the new contract is signed.

3. Resident Engagement & Community Building

- Noted challenges in recruiting residents to sub-committees (commitment concerns, terminology).
- Agreement to rebrand committees (e.g., “special group” or “forum”), clarify low time commitment, and promote with outreach, social events and posters.
- Barbecue and other events planned (cheese/wine, crafts, tea/cake), inviting neighbours and local businesses.
- Decision to purchase a new oven/cooker and arrange donation of the old one to British Heart Foundation if replaced.

4. Development – New Block & Governance

- Discussed whether to manage or take on new development space, weighing potential revenue vs. management hassle.
- Raised concerns about security, antisocial behaviour, access, and parking; group agreed to require a resident vote before major decisions.
- Next steps: Await updates from resident/developer meetings; clarify developer/council roles and meeting attendance; consider 30-minutes of meetings for development updates; invite council project coordinators (Carmel and Simon) for renewed discussion.

5. Building Operations – Access, Security, Contractors, Finance

- Disability access is a high priority. Received quote for door automation (~£5,495); need to clarify exact scope and whether Section 20 leaseholder consultation is required.
- Agreed to call Silk & Mackman to a meeting to discuss responsiveness and compliance; may escalate to safeguarding if necessary.
- Resident privacy concern over ground-floor doorbell/camera. Gina to meet with resident (with Lulu or Robin present) to address placement, signage, consent, and data handling.
- Approved Cobray petrol lawnmower/strimmer; agreed on secure storage and fire safety (no-smoking signs, extinguishers, fuel storage).
- Community payback gardening team assessed the site, requested secure storage for boots and updated first aid kit; contract pending.
- Provided finance update: balances, allowances, detailed spend, and ongoing duplicate payment recovery.
- Concerns about Elkins contractor: repeat visits, unnecessary/poor repairs, and costs. Board to review contracts, compare vendors, inspect work.
- Handyman to be sourced ad hoc for smaller jobs and added as approved vendor.
- All entrances to have signage: “All contractors must report to the office on arrival/departure.”

6. Compensation and Hardship Fund

- Board agreed to grant £50 paint allowance to leaseholder for redecoration after leak.
- Discussed compensation/insurance policy; started creation of a hardship

fund. Gina to propose eligibility/criteria for next meeting.

7. Agreed Actions

- See attached todo list for responsibilities: ˝nalise Gina˝s contract, clarify door automation consultation, enhance resident recruitment, plan events, engage Silk & Mackman, review Elkins, implement signage, progress hardship fund and compensation documentation.