

**Styles House TRA AGM
Thursday September 2013
19.30
Nelson Square Residents' Hall**

| Present : | Apologies : |
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| Zoe Kennedy (Chair) Karen Illingworth (Treasurer) Louise Howard-Spencer (Secretary) Sue Dellet Martin Kovats (LBS) Michael Conlan Dana Tabaquinho Alex Tabaquinho Lee Page (LBS) Ursula Deniflee Anna Di Marino Diana Pochen (LBS, Housing Officer) Tracey Steadman (LBS) Cllr. David Noakes Ahmed There were other visitors from LBS, however they failed to register themselves | Ken Collard Rob Spencer John Kennedy Barbara Sweet Roger Sweet Stephanie Walker |

| Item | Topic | Actions |
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| 1. | Last Meeting Minutes & Matters Arising <ul style="list-style-type: none"> • Nothing arising from last committee meeting. • KI to redistribute the minutes of the last AGM – to be agreed. | KI |
| 2. | TMO / Elections <ul style="list-style-type: none"> • Vote to continue with the planned TMO is carried. • ZK presents the Chair's Report and distributes a handout to everyone. • Recruitment for Manager and Caretaker are in progress. • Website is up and running. • Twitter a/c also up and running. • Solon are ceasing to trade, but we won't be too adversely affected as we are nearing the end of the process. • The TMO will go live early next year. • Tracey Steadman introduces herself as the TMO Monitoring Officer | |

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| | <ul style="list-style-type: none"> • Election: We are instructed that current officials should first stand down; therefore ZK, KI, DT and SD stand down. • We are also instructed that new and updated nominations should be made in writing prior to the AGM. • NB: The committee were unaware of these rules prior to this meeting. • We were instructed by Chuks to read and digest the rules as they are there to protect us. • ZK will email a copy of the rules to everyone. • We agree to co-opt 3 people onto the committee for the coming year. • The following were co-opted back into the officer posts for the coming year: <ul style="list-style-type: none"> • ZK – Chair • KI – Treasurer • LHS – Secretary • We kept the officers the same as the TRA because we will be merging the meetings next year. • There are no accounts for the previous year, but there will be in future, so we will need an Auditor. John Bell @ Macintyre Hudson is recommended and agreed. • Arrange a full meeting in December to introduce the TMO, which should go live on 01.01.14. • The Tenants' Hall should be ready by mid-October. | <p style="text-align: center;">ZK</p> <p style="text-align: center;">LS</p> |
| <p>3.</p> | <p>TRA / Elections</p> <ul style="list-style-type: none"> • TRA accounts will be kept separate from for TMO accounts. • Minutes of the last AGM are agreed. • KI to email a copy of the last AGM minutes to Chuks Amichi. • There will be more Treasurer's reports included in the newsletter. • ZK announces that SD will be leaving the block, and thanks SD for her major contribution in the past to everything, especially the garden. • DN invites applications for Community Funds. • Election: All officers below were nominated and seconded from the members present, and elected by show of hands <ul style="list-style-type: none"> ○ Auditor – Iona McConnell ○ Chair – ZK ○ Vice Chair – DT | <p style="text-align: center;">KI</p> |

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| | <ul style="list-style-type: none"> ○ Secretary – LHS ○ Treasurer – KI ○ Borough & Bankside Forum – KI & MC ○ Committee Members were recruited by Chuks whilst the meeting continued. | |
| 4. | <p>Other TRA / Styles Matters</p> <ul style="list-style-type: none"> ● KI invites applicants to join the gardening group – but they must be prepared to be active ● DN gives a report on the development plans for Blackfriars Road. <ul style="list-style-type: none"> ○ The Councillors have attended a BARD meeting and found that there will be 70metre buildings built on Southwark Station, Gt. Suffolk Street and St. Georges Circus. ○ It has been agreed by the council that the northern end of Blackfriars Road is the best for tall buildings. ○ Planners will need to consider the infrastructure of the area more closely and also consider that we are a saturation zone, although they are looking at developing a more “active street level” and looking at providing more council housing. ○ It is noted that the SPD does not take account of the impact on people who live in the vicinity. ○ Any new green space should be public. | |
| 5. | <p>Matters for Diana’s Attention</p> <ul style="list-style-type: none"> ● ZK will contact Veolia regarding people who don’t recycle. ● Rubbish is still being left on 1st floor landing. ● Water flowing down internal soil stack. ● Back surge is still on going. ● Main gate is rotting and bits are falling off. ● Lighter doors on the ground floor are requested. They remain from when they were the main door. ● Communal lighting should be timed not constant. ● Windows on 1st floor are being left open and causing anxiety over possible intruders. ● The drain in the driveway which was cleared a short while ago has now blocked up again. | ZK |
| 5. | <p>Redevelopment</p> <ul style="list-style-type: none"> ● ZK gives an update and tells the regeneration visitors we won’t accept what the developers have offered and asks them how LBS intend to proceed. | |

- The response from the LBS regeneration visitors is that they have no intentions, just to act as an intermediary.
- They admit to looking for sites in the north of the borough on which to build council housing.
- KI suggests that they buy Algarve House and build a block there.
- DN suggests Gibbings House, as it is a good size of land and the current housing is of poor quality.
- Both the above suggestions were ignored at the meeting by the regeneration team.
- Styles House is being proposed as a site for possible council house regeneration and will go to Cabinet next month.
- **Regeneration team state “it is LBS policy to go away if the residents are against the building”. They won’t take away an estate’s assets from the residents if the residents say they are against it.**
- Three questions/comments asked by LS, If the Development Securities plan goes ahead:
 - What became of the London-wide push for extra greening?
 - If LBS receive money from developers in return for allowing them to build, and this is used to build council houses, the current residents get to suffer building work twice.
 - At a TRA meeting held with Maurice Soden attending, he categorically stated that this development hinged on the residents of the bedsits – if they didn’t want what is being offered, it wouldn’t happen. The bedsit residents have been approached, and they are strongly against the plans.
- We return to the subject of Development Securities’ plans.
- LBS agree that the number of additional council homes they suggest is not worth it.
- LBS reassure that they have no negotiations underway with Development Securities.
- How do we want to go forward?
 - Ask the developer to write to us with any further considerations they may have, then we will organise a full meeting to decide whether we want to meet with them again.
 - Meet them again.
 - We just tell them no – to letters and meetings.
- We decided on the first option, but not unanimously.
- We will advise LBS of our decisions.

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| 6. | AOB | |
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Next planned meeting:
Thursday 17 October @ 19.00
Committee Meeting
Venue TBC