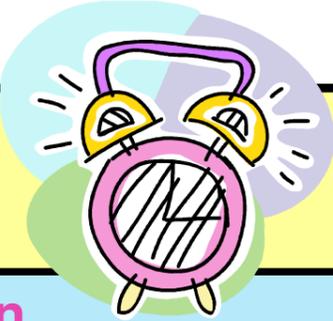


TMO Timetable



What	When
Board Meeting to agree recruitment process for TMO Manager.	18th May
Online Advert for TMO Manager	21st May
Interviews for TMO Manager	21- 22 June
Appointment of TMO Manager	24 - 28 June
Works start on site to build new TMO office	Mid July
TMO Manager starts in post, working at office close by	1st August
Recruitment of TMO Caretaker	August to September
TMO Office completed	September 2013
TMO General meeting in new meeting hall	September 2013
TMO goes live and new office opens on estate	October 2013

Want to contact SOLON?

We are working with residents to set up the tenant management organisation. You can contact us free of charge on our Freephone number between 9am and 5pm Monday to Friday, or leave a message on the answer phone out of hours service and we will get back to you.

0800 884 0800 or info@yoursolon.com

Blooming Lovely Styles House



Styles says yes to TMO!

You voted yes!

Residents of Styles House voted YES to setting up Styles House TMO! 62% of eligible residents took part in the ballot. The results were as follows:

- ◇ 92% of tenants who voted said yes
- ◇ 100% of leaseholders who voted said yes

This is a really fantastic result and sets the TMO up for success! Thank you to all who voted.

What happens next?

Styles TMO now moves to the 'implementation' phase. This means we will be recruiting a TMO Manager who will oversee the delivery of the services for which Styles is responsible. Once they are in post they will oversee the

recruitment of the new TMO Caretaker.

Work is also due to start on the new Styles office on 15 July. See inside this newsletter for more details about the building of the new office.

How does this affect me?

Southwark Council will remain your landlord, but the TMO will deliver the following services:

- ◆ Day to repairs service
- ◆ Tenancy management
- ◆ Gardening
- ◆ Cleaning of estate and blocks
- ◆ Window cleaning
- ◆ Garage and shed management
- ◆ Rent collection and arrears control



Styles General Meeting

20th June 2013

**7pm
in**

The Tenants Hall, Styles House

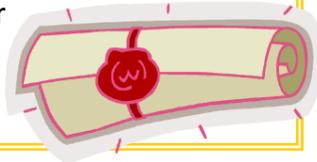
Update on the TMO Office
Update on the TMO development
Plans for the Garden

You can become a TMO Member at the meeting

Sign up as a member!

We now have 37 fully signed up members of the TMO, who had each bought a share. Over the next 12 months we hope to get every one signed up as a member.

If you want to become a member of the TMO, then you can talk to Karen Illingworth (often to be found in the garden) or phone Alistair at Solon on 0800 884 0800. Being a member gives you a say in the running of the TMO.



Shares

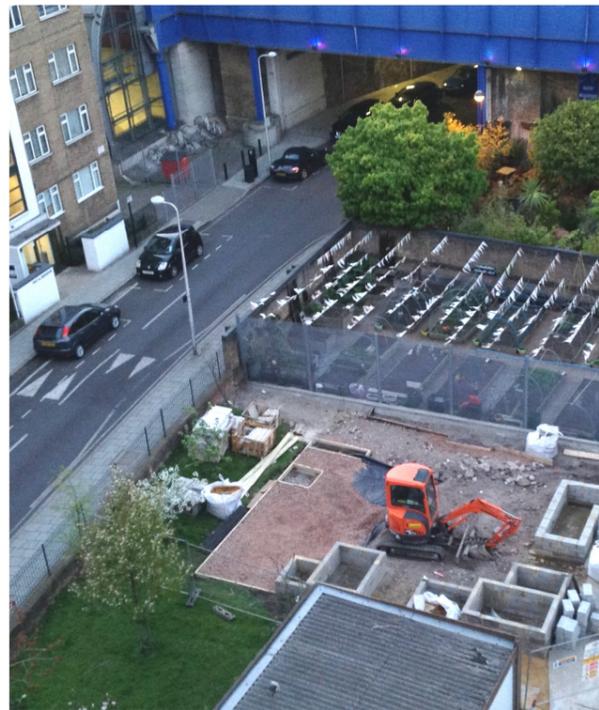
Your share will not pay dividends but it will give you a say in how the estate is run. Shareholders (or members) can stand for election to the Board and vote at all general meetings. The £1 you pay for a share is not refundable and non transferable. If you stop being a resident, you can no longer be a member.

A new garden for Styles!

You can't fail to have noticed all the building activity at the bottom of the courtyard over the last few weeks. Hopefully by the time you read this, the builders will have gone and the gardeners will be busy planting up the raised planters, erecting the summer house, and introducing the goldfish to their new home (it's so much bigger than their old home, we think we might have to draw them a map!). Back in 2006 when we started fundraising to develop this neglected bit of the garden, we didn't think for one moment that it would take so long to come to fruition! However, I'm sure you'll agree that it has been worth the wait.

We are planning to have an official opening to the garden in the summer. Letters have already gone out to a local celebrity gardener, our local neighbours, and the people who helped us put this project together. We do hope you will join us in the celebration.

- Philippe, Sue and Karen.



The garden being developed

ANY QUESTIONS? Just email info@yoursolon.com or call 0800 884 0800

Our new office

Building of the new Styles House TMO office will shortly start on site replacing the current Tenants Hall. Plans have been submitted to Southwark Council and planning permission is expected in May/June 2013. Works are due to begin on 15 July.

There will be a one storey building with an office and meeting hall, which extends up to the railway at the back. The building will be paid for by Southwark Council - there will be no recharge to leaseholders.

Southwark Council is fully supportive of us becoming a TMO and they will be providing the money to rebuild the tenants hall and office.

Some of the benefits of the office will be:

1. Small local office on the estate
2. Styles office open weekday mornings and one evening per week
3. TMO manager and caretaker will be onsite
4. Community hall for meetings and events
5. Hall can be rented out to raise funds for the TMO

The current plans are to start on site in Mid-July, with an aim to finish the new office and at the beginning of September 2013.



Report your repairs now!



We are asking all tenants to please report your repairs now, before we go live as a TMO in September.

We want you to report any outstanding or current repairs to the Council now so that Southwark will undertake the work and be responsible for the cost of the repair. This means less pressure on the Styles House budget when we go live and more money for improvements in the future!

Report your repair to Southwark Council:

- By Phone: **0800 952 4444**
- By Email: repairs@southwark.gov.uk
- Online: http://www.interfinder.net/cgi-bin/scdif_launch.pl?GUID=1234&SID=NONE