

# Styles House

# TMO



Summer Newsletter  
2016



# Open Allotment Day 2016

We opened our allotments on June 25 to local people and Styles House residents. The day was a great success with 60 plus visitors – and we had fun. talking to people about growing plants and the history of 'Give peas a chance'. People enjoyed Barbara's delicious cakes, browsed the arts and craft shop and some bought plants we had grown during the weeks beforehand.

A big thank you to the allotment team, everybody involved in organising it and Better Bankside for the pink furniture.



# New Smiley Bike Locks Pilot



We're currently plotting a Smiley Bike lock on the 2nd floor, with the aim to extend to other floors. The Smiley lock is patented to be super strong and secure, and other than looking really cute on our walls, will ensure your bike can be securely locked on the outside landing.

We would love your feedback on the concept, which will be used to make a decision on whether we should add a similar unit on each floor and selected areas outside on the grounds.

Call us on 020 7928 6864  
or email us at :  
[tmomanager@stylehouse.org.uk](mailto:tmomanager@stylehouse.org.uk)

# Don't forget to pay the rent

There are lots of different ways to pay your rent:



Set up a direct debit or a standing order :

With your bank, Payments can then be made on a weekly, fortnightly or monthly basis.

The council's bank sort code is 62-22-32 and the council's bank account number is 27540022. You will also need your 10 digit rent account number.

by phone :

24 hours a day with a debit or credit card by calling 0845 6000 611.

online at :

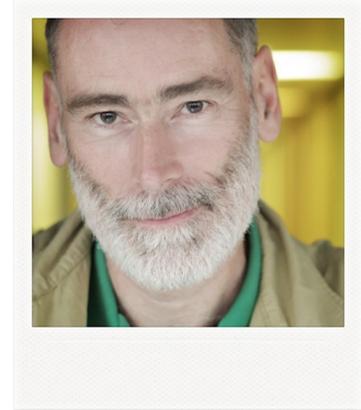


[www.southwark.gov.uk](http://www.southwark.gov.uk)

It is important that everyone pay their rent on time, it helps styles house invest in essential repairs and maintenance of our homes

For more information about paying your rent, speak to Richards your office manager, visit the TMO office, call 020 7928 6864 or email [tmomanager@stylehouse.org.uk](mailto:tmomanager@stylehouse.org.uk)

# Neal's News Update



## **Proposed Development on Southwark Tube Station and Algarve House**

The newsletter in May explained some of the background to developing proposals on the land next to Styles House following a meeting called by U+I, the owners of Algarve House and developers who are looking at work to Southwark tube station. After this, members of the TMO Management Committee met with Transport for London (TfL) and U+I, the developers in June. U+I provided some more background on the various developments that had been proposed on the tube station during the last ten years, and some reasons why they have not been built.

There are certain works that they would have to do before any building could begin above ground. These include :

- Refurbishing the tube station so it can take more passengers
- Tube Station to remain open and operating throughout the works

Southwark Planners have some requirements for the site:

- The building will have to have both residential and commercial elements
- A requirement from Southwark Planners and TfL to build some social housing

Doing this work would possibly mean building a temporary entrance to the tube station at Hatfields or Greek Street combined with Waterloo East, to be used while building was happening on top of the tube station. At the meeting U+I's architects again talked about possibly building on both sides of Joan Street, with a bridge over the street with a building on top.

### **Questions raised by the TMO**

It is unclear what benefit Styles House residents could get from the ideas the developers showed us. They offered to build some new social housing somewhere on Styles House land, if they could have some of the land from demolishing the chalets to include in their proposed new development. The ideas that they have discussed would all lead to some loss of view and possible overshadowing of residents who live on the tube station side of the Styles House tower. The TMO is considering other options that could lead to more new Council homes on Styles House.



### **What the TMO has been doing**

There is a TMO sub-committee that is looking closely at the options for residents from the proposed development. There has been a drop-in session and door-knocking to find out residents views about what is proposed. Residents are concerned about the impact that living next to a building site will have on all Styles House residents with disruption, noise and dust for a considerable period of time. Residents on the tube station side of the Styles House tower are concerned about the impact any large building nearby will have on the natural light and their view. Residents have suggested ideas on how to reduce the effect of the building works, and some ways to use funding that the TMO may get from a neighbouring development to improve the environment, storage, and facilities for all Styles House residents. There is general support for more council housing if the rights and options for any residents who have to move are protected.

When the TMO has taken into account resident wishes and aspirations, and tested what U+I, Transport for London and the Council can offer, we will ask TMO members to take decision on options at a General Meeting.

### **Why the TMO is having these conversations**

We feel it is only a matter of time before someone builds on our estate, either developers who manage to persuade the council to sell off part of the land, or the council itself. We think that we should take the lead on this so that we can control what happens and what is built, if anything, in order to end the years of speculation and worry.

### **Tell us your views**

We are interested in residents' views and ideas about a new building on the tube station.

The TMO has Independent advice from Neal Purvis from Open Communities to help us consider the best way forward. If you have questions or ideas, you can contact Neal at [nealpurvis@tiscali.co.uk](mailto:nealpurvis@tiscali.co.uk) or Freephone 0800 073 1051.



## Writing of the New Cut:

"It isn't picturesque, it isn't quaint, it isn't curious. It has not even the questionable merit of being old. It is simply Low. It is sordid, squalid, and the truth must out, disreputable. The broad thoroughfare, which, bordered with fitting houses, would make one of the handsomest streets in London, is gorged with vile, rotten tenements, occupied, by merchants who oftentimes pursue the very contrary to innocent callings. Everything is second hand, except the leviathan gin shops, which are ghastly in their newness and richness of decoration. The broad pavement presents a mixture of Vanity Fair and Rag Fair. It is the paradise of the lowest of costermongers, and often the saturnalia of the most emherited thieves. Women appear there in their most unloveley aspect: brazen, slovenly, dishevelled, brawling, muddled with beer or fractious with gin. The howling of beaten children and kicked dogs, the yells of ballad-singers, death and fire-hunters, and reciters of sham murders and elopements; the bawling recitations of professional denunciators of the Queen, the Royal family, and the ministry; the monotonous jodels of the itinerant hucksters; the fumes of the vilest tobacco, of stale corduroy suits, of oilskin caps, of mildewed umbrellas, of decaying vegetables, of escaping (and frequently surreptitiously tapped) gas, of deceased cats, of ancient fish, of cagmag meat, of dubious mutton pies, and of unwashed, soddened, unkempt, reckless humanity; all these make the night hideous and the heart sick. The New Cut is one of the most unpleasant samples of London that you could offer a foreigner."

George Sala  
"Twice Round the Clock"  
1859



## our performance in 2015/16

If you would like to comment about our results  
or want to get involved with Styles House TMO  
to help us further improve the services for yourself  
or your neighbours  
please get in touch

Don't forget the Styles House AGM on september 28th  
we are looking for new members ,secretary and a treasurer

If you can spare a few hours a month  
contact Richard at the TMO Office, tel. 0207 9286864.  
or email [tmomanager@stylehouse.org.uk](mailto:tmomanager@stylehouse.org.uk)

# how are we doing ?

## Handling Complaints

1 received  
Responded to in target time

**100%**

## Rent

% of rent collected

**99%**

Did you know that you can view  
your rent account online? Find  
out how by visiting  
[www.southwark.gov.uk](http://www.southwark.gov.uk)

## Repairs

% completed on time

**94%**

Amount spent  
on response repairs

**£ 6029**

Average amount spent  
on a response repair

**£ 151**

# Free swim and gym



From 29 July 2016 all borough residents will be able to use the swim and gym facilities for free in six of the borough's leisure centres, operated by Everyone Active in partnership with Southwark Council. Registration is now open for free swim and gym

you can register online at <https://www.everyoneactive.com/southwarkfreeswimandgym/>

## When is the offer available?



- Anytime on Friday (subject to programmes and timetables)
- Saturday and Sunday afternoons from 2pm to close
- Over 60s can also take part in any Silver sessions free
- Disabled residents will be able to use all leisure centres for free seven days a week

## [Date for your diary](#)

AGM Wednesday the 28<sup>th</sup> of September at 7.00 pm. come along and have your say.  
become a board member, Treasurer or secretary

Refreshments available. See you there