

STYLES HOUSE

NEWSLETTER

Say Hello to Lisa, our new TMO Chairlady

I'm Lisa Wood, the newly appointed Chairlady of the Styles House TMO Board. I've been part of this community for over 27 years and am passionate about ensuring that residents have a strong voice in shaping the services and decisions that affect us. My focus as Chair will be on promoting transparency, collaboration, and practical improvements that make a real difference for everyone who calls Styles House home.



Hi I'm Gina, Styles Houses' new TMO Manager

I started my role as TMO Manager at Styles house in December, I am committed to ensuring that every tenant lives in a safe, healthy, and well-maintained home. I take my responsibility to residents seriously, offering support wherever possible to help tenants stay on top of their rent and maintain secure, stable living arrangements. Fair, approachable, and impartial, I strive to create an environment where everyone feels comfortable coming to me with any concerns or issues they may be experiencing. My goal is to build trust, provide guidance, and make sure every resident feels heard and supported. Whatever problem we can't solve together, we can get help from someone who has a solution.

Kind regards
Gina Bradley

tel :07401990184

Spring 2026



Spring is Here

My name is Mark. I have been at Styles House since 2000. At the moment I'm the unofficial garden person sometimes seen pottering about downstairs. I helped Karen and also Philippe — both of whom have done much to develop our garden environment over the years. Many have contributed a bit of their own therapeutic pottering, at times. There's for example: Johns crab-apple, Joe's flowering peach, Boyd's Avocado. It is your garden and there's always a corner where you can sit in peace or amongst friends. Please feel free to come and help [much needed] as there are always things to be done and the required knowledge is available. There is always something needs doing. I am grateful for any help.



CRAFTERNOON



Crafternoon is now happening between 4 and 6 on Sundays in the tenants hall

Here we have an ideal space to come and get some of your sewing and mending done whilst getting to meet fellow Styles House residents and is intended to branch out as we get more people involved and broaden the skills that we can share

Hopefully the summer will give people more interest in getting out and having a go at new things or sharing their skills with people that may be interested

This summer perhaps we can develop a plan to do a community project and attempt to apply for a grant for funding to help produce something on a larger scale

This summer we will probably have to give up the tenants hall to the development workers, so we will be moving into the summer house. Such a pity the hall was left unused all these years



THE CUT SE1 TRANSFORMATION

A Greener • Safer • More Vibrant Street for Our Community

A New Chapter for The Cut

Big changes are coming to one of SE1's most iconic streets. The Cut—a historic link between Waterloo and Southwark—is being reimagined as a green, people-first boulevard designed for modern city living while respecting its rich



Putting People First

At the heart of the plans is a simple but powerful idea:

- make the Cut a place for people, not just traffic.

Once the bustling heart of a 19th-century street market and now home to theatres, cafés, and local businesses, The Cut has always evolved with its community. Now, it's set for its next transformation.

What This Means for You

- ✓ Safer, quieter streets
- ✓ More space to walk, meet & relax
- ✓ Greener surroundings & cleaner air
- ✓ A stronger community atmosphere
- ✓ Better support for local businesses

Safer Streets, Day & Night

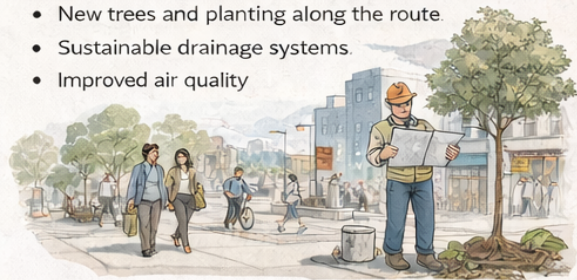
- Improved street lighting
- Clearer sightlines
- Better pedestrian crossings



Putting People First

Nature is coming back into the street in a big way:

- New trees and planting along the route
- Sustainable drainage systems.
- Improved air quality



Celebrating Culture & Identity

The Cut sits at the centre of London's cultural life, framed by the Old Vic and Young Vic theatres.

- Public art and murals
- Enhanced public spaces
- A stronger sense of place



Listening to Residents

Residents have played a vital role in shaping the plans—and their voices are being heard.

- Better regulation of cyclists
- Need for wider pavements
- Traffic management concerns.



What Happens Next?

This is a major investment in the future of SE1—and importantly—residents will continue to shape what comes next.





Heating problems and Noisy pipes

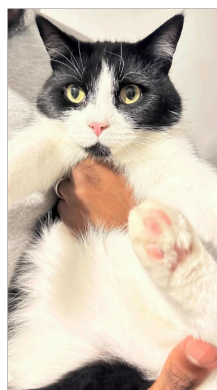
Many tenants, especially on the upper floors, have had problems with the heating and seriously noisy pipework. We understand how frustrating this is and OCO have finally got the go ahead to instal automatic air vents on the closed system which should sort out the noise and with any luck the heating problems. There is also the new switches that are either set wrongly or malfunctioning in the boiler house. These new vents may actually stop that too, but we will need to see once they are fitted. This will be going ahead from 9am on the 22nd, for approximately 7 hours so make sure you fill some containers with water.



Simbi



Simba



Zorro



Skamp

PETS CORNER

Unfortunately, over the last couple of months, we have lost a couple of our feline and canine companions ... Rob and Louise lost Buster and Barbara and Roger lost Tassy and after a while decided to get Simbi (pix above) and Tony has now got a cat called Simba. Reunelleh and Widdy now have Zorro, who you may well of seen hunting in the garden. Notice the fall in the mouse population. Rob and Louise now have Skamp who has now had all his inoculations and you will now see out in the garden at last



RIP Mike

Mike Tuppen, who was a well-known face in the area and generously agreed to be on the board again when we had our changeover, has passed away. His funeral is being held at 2pm on Tuesday 21st April at Honor Oak Cemetery/Crematorium, Sydenham, for those who knew Mike well and wish to go.

Much love going out for his wife, Joan x



Building the Future Above Us

Understanding the Southwark Over Station Development

A significant new development is set to begin in our immediate surroundings, with the **Southwark Over Station Development (OSD)** bringing major changes to the area over the coming years. While the scheme promises long-term benefits, it will also introduce a period of disruption that residents should be aware of. This article provides a clear overview of what is planned, what to expect during construction, and how it may affect daily life at Styles House.

A Development Above the Station

The project centres on a technically ambitious build **above the existing station infrastructure**. It forms part of a joint venture between TfL's property arm, Places for London, and Helical, with Keltbray acting as contractor.

The development will deliver a **student accommodation building** rising above the station, a separate **affordable housing block** for Southwark Council, and new **public realm improvements**, including landscaping and a **community garden with play space**.

Importantly, it was confirmed that the new garden is intended to **complement existing estate spaces**, not replace them.

Programme and Timeline

Construction is expected to begin in **late April 2026**, with completion anticipated in **Autumn 2029**.

The early phase, covering approximately the first **4 to 5 months**, will involve site set-up, preparation work, and initial demolition, mainly over the station.

The next major stage, and likely the most disruptive, will be **basement excavation and piling**, expected around **September to October 2026**.

Proposed working hours are **Monday to Friday, 8:00am to 6:00pm**, and **Saturday, 8:00am to 2:00pm**. Some additional activity may also take place within the station during TfL engineering hours.

Managing Noise, Dust and Disruption

Construction activity will inevitably generate noise and dust, particularly during the demolition and piling phases. Residents at the briefing made clear that the overall duration of the works and the day-to-day impact on quality of life are major concerns.

The project will operate under a **Section 61 agreement** with Southwark's Environmental Health team, setting strict controls on noise levels.

The stated noise thresholds are **77 dB** as an amber warning level and **80 dB** as a red level requiring action.

Mitigation measures include continuous noise monitoring at site boundaries, dust suppression using **water mist systems** and hydro-demolition techniques, and real-time alerts if thresholds are exceeded.

Residents also raised concerns about health impacts, especially for those with asthma or other respiratory conditions, and asked whether additional monitoring could be placed closer to homes.

Practical support such as **secondary glazing** or help with **window cleaning** was also raised as a possible mitigation.

Changes Around the Estate

During construction, residents will notice several physical changes to the surrounding area.

These include the installation of **3-metre hoarding** to secure the site, adjustments to **pedestrian and vehicle access routes**, new delivery and construction access points, and potential **road and footpath closures**, including parts of Jones Street during certain phases.

The site will be monitored using **24/7 CCTV and motion sensors**, although there will not be on-site security personnel during the early stages.

Temporary welfare cabins for workers will be located near the estate side and may be stacked up to four levels high.

Measures such as **obscured glazing** are proposed to address overlooking and privacy concerns linked to temporary site structures.

Environmental and Community Considerations

Residents highlighted a number of environmental concerns during the briefing, particularly around dust, air quality, and the way conditions may change depending on wind and weather.

The project team indicated that monitoring equipment would be positioned strategically and could be reviewed as works progress if further reassurance is needed.

Concerns were also raised about **vermin displacement** during demolition and excavation, as well as the need for ongoing cleaning and maintenance of affected areas.

The contractor confirmed that **vermin control forms part of the works** and that mitigation measures will remain in place throughout the construction period.

Design, Safety and Long-Term Impact

The completed development will introduce a student building of up to **15 storeys**, together with a lower, set-back affordable housing block and new landscaped areas.

Additional provision includes an extra **disabled parking bay** and the need for an updated **parking management plan**.

The buildings fall under the **Building Safety Act** as high-risk buildings, which means they must pass rigorous safety gateways at planning, pre-construction, and completion stages.

Residents also asked about **daylight and sunlight impacts**, possible **overlooking from balconies**, and noise from **roof plant and air conditioning systems**.

The project team advised that these issues have been assessed as part of the planning process and will continue to be reviewed through detailed design.

Communication and Resident Engagement

Clear communication was identified as a priority moving forward.

Residents requested regular updates through **newsletters** and **noticeboards**, access to plans, reports, and visual materials, and a forum for ongoing dialogue with the council and contractor.

A dedicated contact email has been provided for enquiries: **southwarkosd@keltbray.com**.

There are also plans to establish a more structured communication approach, including mailing lists and periodic updates, so residents can remain informed as the project progresses.

A Balanced View

The Southwark Over Station Development represents a **major investment in the local area**, bringing new housing, improved public space, and longer-term regeneration benefits.

At the same time, it also introduces a **prolonged period of construction activity** that will affect residents' day-to-day experience.

Maintaining open communication, responding properly to resident concerns, and putting effective mitigation in place will be essential if this process is to be managed fairly and successfully.

AHHHHHHH!!! IT'S SPRING CLEANING TIME AGAIN

Taken from the Citizens Advice Website

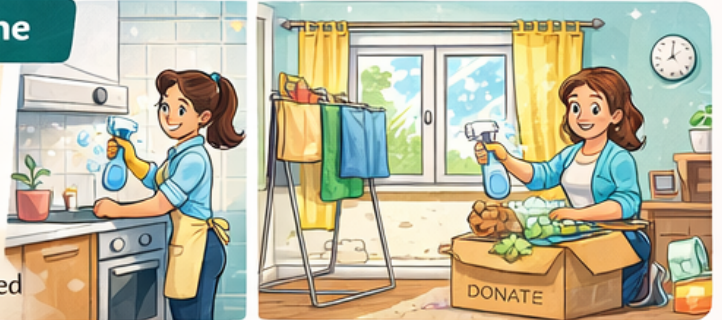
Looking after a flat involves a combination of regular cleaning, proactive maintenance to prevent damage, and ensuring proper ventilation to avoid issues like mould and damp. Key responsibilities include: keeping the space reasonably clean, fixing minor issues like changing lightbulbs, and reporting larger problems to a landlord immediately.



🧽 Cleaning and Maintenance Routine

Kitchen and Bathroom: Regularly wipe down kitchen surfaces after cooking to prevent pest infestations. Clean bathroom surfaces, and vacuum regularly.

Decluttering: Regularly declutter to make cleaning easier and ensure spaces do not become overwhelmed



🌀 Preventing Damp and Mould (CRUCIAL)

Ventilation: Always open windows or use extractor fans while cooking, showering, or drying clothes to prevent condensation.

Drying Clothes: If dry indoors, keep the room ventilated, such as by opening a window. The clothes will dry faster and the flat will not get so humid.

Furniture Placement: Move furniture slightly away from external walls to allow air to circulate and prevent mould growth behind them.

Condensation Management: Wipe down windows and sills if moisture builds up to prevent mould.



🔧 Plumbing and Safety

Pipes and Drains: Do not pour oils, fats, or food scraps down the sink, as this can cause blockages.

Toilet Care: Avoid flushing anything other than toilet paper down the toilet.



🏠 Tenant Responsibilities (IF RENTING)

Report Issues Immediately: Inform your landlord or agent as soon as a problem arises.

Minor Repairs: Change your own lightbulbs and fuse.



🌿 Final Note

By performing these tasks, you can ensure a comfortable, safe living environment and avoid potential disputes with landlords over damage or cleaning costs.

