

1 Albert Drive
Sheerwater
Surrey
GU21 5JZ

DEAR RESIDENT

WE REMAIN COMMITTED TO TRANSFORMING SHEERWATER

You will have seen or heard that the council is reviewing the Sheerwater Regeneration Project and I would like to explain why and what that means.

There has always been a plan to conduct a mid-project review, and with five phases underway or complete, now is the time to pause, reflect and consider what we might do differently to deliver the project's outcomes as efficiently and cost-effectively as possible.

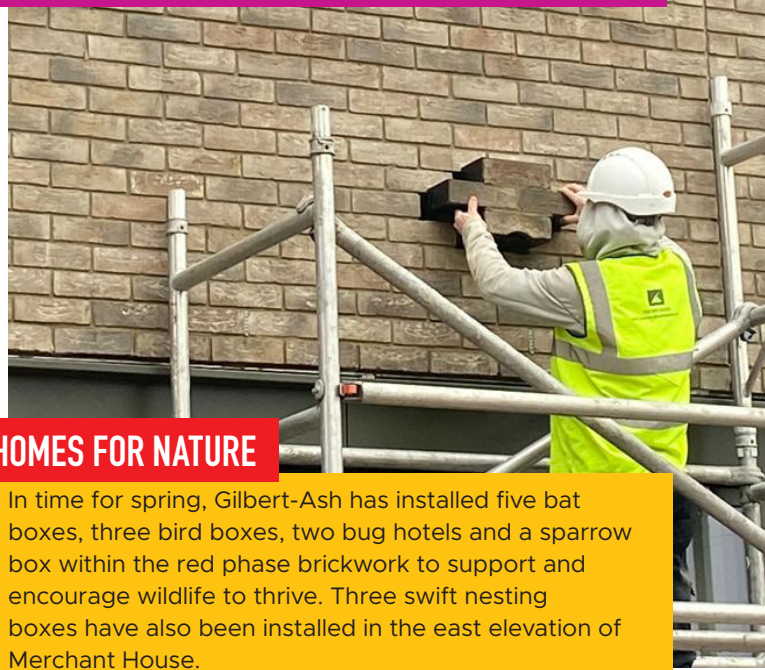
Whilst the council's challenging financial situation is a key consideration, we remain committed to transforming Sheerwater and delivering much needed homes. This could for example, mean working with another developer, or a housing association, to deliver some of the remaining phases.

For now, work on the red, yellow and copper phases continues as planned (see page 3) but we won't start building any new phases until we have considered all of the options available to us.

Any significant departure from our agreed regeneration plans would require consent from the council's Planning Committee and be subject to rigorous scrutiny to ensure local needs are met.

We have set out to transform the centre of Sheerwater into an attractive, sustainable garden suburb and we remain committed to this vision and the promises made to you. You only need to look at the activity on pages 3 and 4 to see that the transformation of Sheerwater is still very much happening.

TRANSFORMING SHEERWATER



HOMES FOR NATURE

In time for spring, Gilbert-Ash has installed five bat boxes, three bird boxes, two bug hotels and a sparrow box within the red phase brickwork to support and encourage wildlife to thrive. Three swift nesting boxes have also been installed in the east elevation of Merchant House.

Over the coming weeks and months, we will keep you updated on the review and any opportunities we plan to explore. It is not a question of 'if' we will continue the regeneration, but 'how', and with your safety and wellbeing front of mind.

We know how challenging it is for residents living on site and the last few months have been particularly difficult for some. We're doing everything we can to minimise the disruption and respond quickly as issues arise, which they typically do during projects of this size.

I'm continually grateful for your patience, cooperation and understanding.

Louise Strongitharm

Strategic Director - Communities, Woking Borough Council

CONTACT US

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More news and updates at woking.gov.uk/sheerwater

NEWS IN BRIEF

GILBERT-ASH RAISES £3,500 TO SUPPORT SHEERWATER RESIDENTS

In the run up to Christmas, Gilbert-Ash and its subcontractors collected £3,500 across both its sites (red and yellow) which has been split equally between St Michael's, Mascot and ShopWise to support their activities.

FUNDING BID UNSUCCESSFUL

Last year the council submitted a bid to the government's Levelling Up Fund in the hope of securing £3.8 million to support the development of an innovative 'health and community campus' in Sheerwater.

In January 2023, the government awarded £2.1 billion to 111 projects throughout the UK. There were only 10 successful bids in the southeast, the nearest being £20m awarded for the development of a new leisure centre in Farnborough.

Louise Strongitharm, the council's Strategic Director for Communities, said: "The council is disappointed to have missed out on this latest round of Levelling Up government funding. Sheerwater is the second most deprived area in Surrey, particularly in relation to health outcomes, so we felt we had a strong case to benefit from this infrastructure support fund."

WINTER WATER LEAKS

In December, frozen pipes and thawing ice caused multiple water leaks in the apartments along Dartmouth Avenue. With support from the council's Asset Management team, the majority of retailers were able to continue trading but affected households were provided with temporary accommodation.

GAS LEAKS

Residents living in the flats in Loder Close and Forsyth Path were evacuated and provided with temporary accommodation following the theft of copper piping linked to the gas network.

If you see any unusual activity on site, please call the Sheerwater Regeneration Housing Support Team on 01483 743870 or inform Surrey Police on 101.

DARTMOUTH AVENUE GARAGE BLOCK CLEARED OF FLY-TIPPING



Copper phase contractor, Lifebuild, has been granted a licence from the council to use the garage block at the eastern end of Dartmouth Avenue as an equipment store. The block, which had become a fly-tipping hotspot, has now been cleared and secured.

HOME VISITS

Welfare and property checks are being carried out on all council homes across the borough. At the end of January, a team of ten housing officers visited 42 council properties in Sheerwater to check for issues such as mould and damp. The loss of residual heat from neighbouring empty properties may start to affect your home. If you're experiencing any issues with your council property, or were out when housing officers called, please phone 01483 743870 or email sheerwater.tenants@woking.gov.uk to arrange a survey.

IMPROVING CONDITIONS FOR RESIDENTS

Working with a specialist consultant, we have developed a health and safety action plan to mitigate risks and improve living conditions for residents in the regeneration area. The action plan will ensure pedestrian and vehicle routes are kept separate and free from obstructions; walkways are suitably lit; surfaces are maintained; walls and fences are fixed; vacant properties are secured; and pest control measures are put in place. Progress against the action plan will be monitored monthly by the council's project team.

GET SHEERWATER REGENERATION NEWS STRAIGHT TO YOUR INBOX.
Go to: woking.gov.uk/enewsletter to subscribe.

CANALSIDE DEVELOPMENT NEWS

PURPLE PHASE



It's now 18 months since the first tenants moved into Fairfax Place and Murray Place. A recent Thamesway tenant satisfaction survey has revealed that 83% of all Thamesway Housing tenants (borough-wide), are satisfied with their landlord. 80% of tenants are happy with the home they rent from Thamesway, and over three quarters said Thamesway staff are helpful, polite and treat residents with respect. Thamesway's repairs service was rated 'good' and 79% of tenants said they are satisfied with the cleaning of the internal communal areas.

YELLOW PHASE



Gilbert-Ash is making rapid progress on site. Foundation works are well underway, and the second-floor columns and slabs have been constructed for the first of four medium rise apartment blocks. This is what you can see rising above the hoarding along Dartmouth Avenue.

Water and gas diversions have been completed and in the coming months the concrete frames of the other apartment blocks, and the podium garden that connects them, will start to take shape and become visible.

RED PHASE



Internal fit out is progressing well across the site as is the landscaping of Central Square – the outdoor public space and play area opposite Fairfax and Murray Place. Included in the range of challenging multi-play equipment is a balance beam, hammock swing, rope bridge, two banister slides and several rope nets. The choice of colours and natural materials complement the decorative safety surface to form an attractive play area which will open in time for the arrival of the warmer weather. In the next couple of weeks, Gilbert-Ash will also begin landscaping the podium garden that connects New Woodlands (the sheltered apartment block) with Merchant House (the apartment block above the shops).

COPPER PHASE



To reflect its location next to the Basingstoke Canal, Copper phase has been branded 'The Reeds'.

The first batch of completed homes have been handed over to Thamesway to begin marketing. Scan here to download The Reeds marketing brochure for a closer look at the homes available for general sale and occupation this year.

Also available soon for affordable rent, are four two-bedroom and four three-bedroom houses, each with rear gardens and allocated parking. Details of these and how to bid on them can be found on the council's Choice Based Lettings system. Go to woking.gov.uk/cbl. A further five three-bedroom houses will be added late summer 2023.

COMMUNITY NEWS

GET READY TO VOTE THIS MAY

On Thursday 4 May, registered voters can elect candidates to become members of Woking Borough Council. As members of the council, successful candidates will make decisions about housing, green spaces, leisure facilities, the environment and council finances.



Things you need to know:

- To vote in May, you must be registered to vote by 17 April.
- In May, you need photo ID to vote at a polling station. Accepted forms of ID include a passport, driver's licence, identity card, blue badge or bus pass.
- If you don't have photo ID, you can apply for a free Voter Authority Certificate before 25 April 2023.
- You don't need photo ID to vote by post or proxy.

For more information, go to woking.gov.uk/election2023 or call Woking Borough Council's Elections team on **01483 755 855**.

THIS GIRL CAN ACTIVITY TIMETABLE

To encourage female participation in sport and physical activity, there are now 26 ladies-only activity sessions operating across Sheerwater and Maybury. The majority are free or low cost. Scan here to view the latest activity timetable or go to woking.gov.uk/thisgirlcan



TRANSLATION SERVICES

Do you need help understanding this information?

Czy potrzebujesz pomocy w zrozumieniu tych informacji?

এই তথ্যটি বুঝতে আপনার কি কোনো সাহায্য লাগবে ?

શું તમને આ માહિતીને સમજવામાં સહાયની જરૂર છે ?

کیا آپ کو مدد درکار ہے ان معلومات کو سمجھنے کے لئے ؟

☎ 01483 743869 ✉ wits@woking.gov.uk

COMMUNITY COFFEE MORNING



Sheerwater Together is starting a weekly coffee morning for Sheerwater residents at Parkview Centre of the Community. These informal meetups are open to everyone and start on Wednesday 12 April, 10am to 11.30am (then every Wednesday at the same time).



For more local activities, scan to join the Sheerwater Together Facebook group.

NEW DROP-IN SERVICE FOR PARENTS

Parents can get support from a NHS health visitor at a new weekly drop-in session at the Eastwood Leisure Centre. Health visitors work in partnership with midwives, GPs and Children's Centres to give information and advice relating to child development, family health, relationship building, infant feeding, school readiness, accident prevention, emotional wellbeing and managing minor illness.

The drop-in sessions take place on Wednesdays, 9.30am to 11.30am in the Eastwood Clubroom. For further information visit childrenshealthsurrey.nhs.uk or call the advice line on **01883 340922** (option 1).

OPEN FOR BUSINESS AS USUAL

Sheerwater Health Centre is open for business as usual and continues to provide high-quality accessible care for Sheerwater residents and people living in parts of New Haw, West Byfleet and Pyrford.

The health centre is open Monday to Friday with appointments available between 8am and 1pm and 2pm to 6.30pm. Outside of these hours a wide variety of wellbeing advice can be found online at sheerwaterhealthcentre.nhs.uk, where you can also book appointments, request medication, ask questions or register as a new patient. For enquiries, call **01932 343524**.



The Sheerwater Regeneration Project is managed and delivered by ThamesWey Developments Ltd on behalf of Woking Borough Council.

#WEAREWOKING