

## DEAR RESIDENT



### Sheerwater's transformation gathers pace

Since our last project update in the summer, the Eastwood Leisure Centre has opened, Purple phase homes now have occupants, and a new construction phase, Copper, has commenced. The momentum and excitement

behind Sheerwater's transformation is palpable.

But the change is more than just physical. People and partner agencies are networking and coming together to design the support services that a revitalised community will need at each life stage. The 'Community News' section of this newsletter is teeming with life and new initiatives, and is a joy to read.

I truly believe that the success of a regeneration project depends upon the extent to which the community embraces and benefits from the change. So it fills me with confidence to know that all of the affordable one-bedroom apartments in Murray Place (Purple phase) have been let to secure tenants from within the regeneration area. And by the end of November, all of the market-rent apartments in Fairfax Place (Purple phase) will be occupied.

The response to the opening of the Eastwood Leisure Centre has been equally pleasing, with community bookings already accounting for 120 hours' worth of activity per week. And whether it's using the gym, swimming or participating in a class, an estimated 2,100 young people are using the leisure centre each week.

The Eastwood Leisure Centre represents a £26m investment by the council into improving the health

and wellbeing of Sheerwater residents. For this reason, I'm delighted to offer recipients of this newsletter a **free three-day pass** to explore and enjoy the new facilities available on your doorstep. See page 4 for further details. The free pass is a thank you from us, because we wouldn't be where we are today without your involvement and we're grateful for your continued support during the ongoing transformation of Sheerwater.

As ever, we remain committed to making the regeneration process as smooth as possible for you and if you have any comments or concerns, details of how to contact the project team can be found on page 5.

#### Cllr Debbie Harlow

Lead Member  
Sheerwater Regeneration Project

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### FESTIVE LIGHTS SWITCH-ON

An 18 foot Nordic spruce is on its way to Sheerwater and will be planted on the green opposite ASDA to celebrate the start of the winter festive season.

The Mayor of Woking, Cllr Liam Lyons, has the honour of turning on the tree lights on **Friday 10 December at 4.30pm**. Please join him and members of Sheerwater Together for mince pies and warm beverages supplied by Mascot, and carol singing led by St Michael's Church.

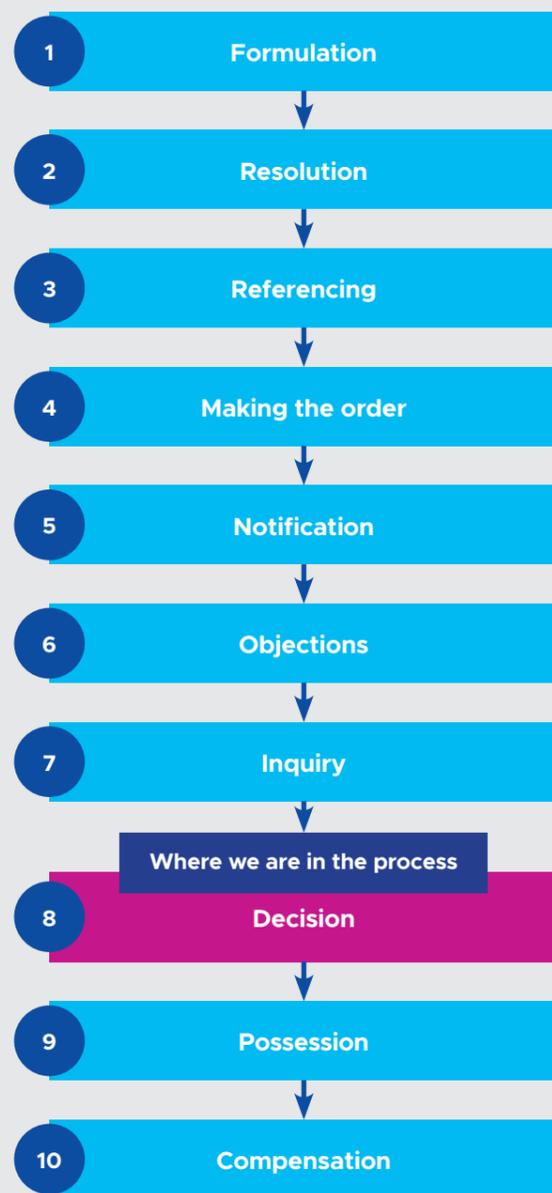
→ More news and updates at [woking.gov.uk/sheerwater](http://woking.gov.uk/sheerwater)

## NEWS IN BRIEF

### COMPULSORY PURCHASE ORDER (CPO) UPDATE

The inquiry, conducted via the written representations procedure, has concluded and the Planning Inspector has forwarded their recommendations to the Secretary of State who will decide whether or not the CPO should be confirmed or rejected.

### 10 step process for obtaining CPO powers



## POLLUTION MONITORING

The council has a statutory duty to monitor and report on air quality across the borough. Because the Sheerwater Regeneration Project is a large scale development, it was agreed to measure the impact of the project on air quality.

Vehicle emissions are considered to be the most significant air pollutant within Surrey, so nitrogen dioxide (NOx) diffusion tubes have been positioned around the regeneration site to monitor NOx levels.

A report submitted to the Sheerwater Regeneration Delivery and Oversight Panel in September 2021 concluded that the regeneration has had no detrimental effect on air quality in Sheerwater. We will however continue to monitor air quality on site for a further 12 months so that further assessments can be made as the development progresses.

## INCREASE IN COMPENSATION PAYMENTS

The government has increased the maximum and minimum home loss payment to £71,000 and £7,100 respectively for owner-occupiers and increased the flat rate for tenants to £7,100.

In line with this increase, we have increased our flat rate disturbance payments to help tenants meet the cost of moving home.

Rooms	Current Disturbance Payment	OCT 2021 Revised Disturbance Payment
Studio	2,050	2,250
One bedroom	2,400	2,650
Two bedroom	3,000	3,300
Three bedroom	4,000	4,400
Four bedroom	4,500	4,950
Five bedroom	4,750	5,200

## CANALSIDE DEVELOPMENT UPDATE

### PROJECT PROGRESS

The Sheerwater Regeneration Project will deliver 1,142 high quality and energy efficient homes, new community facilities, 1,600sqm of retail space, a large central park, recreational play areas, tree-lined avenues and enhanced transport links.

This complex multi-million pound regeneration project will be delivered in phases, some of which will overlap, to minimise the overall construction period and limit disruption to existing and new residents.



### Copper phase: Underway

A low rise residential development delivering 92 high quality family homes ranging in size and style from two bedroom starter homes to five bedroom detached townhouses. Find out more on page 6.



### Eastwood Leisure Centre: Completed

A new leisure facility with five-court sports hall, 25 metre swimming pool, teaching pool, fitness suite, two multi-purpose studios and a flood-lit all-weather 3G football pitch. Turn to page 4 to claim your free three-day pass.



### Red phase: Underway

A medium rise development delivering a sheltered housing block, an attractive mews street, a line of mixed-use maisonettes and a six-storey mixed-use apartment building overlooking a central square. See page 5 for latest news.



### Emerald phase: Starting 2022

Comprises 18 three bedroom two-storey terraced homes that will be available for affordable rent.



### Yellow phase: Starting 2022

Referred to as the development's 'Civic Quarter', this phase comprises four medium rise apartment blocks connected by a podium garden and a standalone five-storey apartment block. As well as providing 168 new homes, of which 60% will be affordable, services such as a GP surgery and dental practice will be located here.



### Purple phase: Completed

A medium rise development incorporating Murray Green, 10 three-storey town houses and 82 one, two and three bedroom apartments. See page 4 for latest news.

## EASTWOOD LEISURE CENTRE NOW OPEN

The Eastwood Leisure Centre opened to the public at the start of October. The Mayor of Woking, Cllr Liam Lyons, and former councillor, Ian Eastwood, unveiled a plaque at a short ceremony attended by community leaders and guest of honour, canoeist, Liam Heath MBE.

Born and bred in Guildford, Liam trains at the Spectrum, another council owned facility operated by Freedom Leisure.

Speaking to guests, the four-time Olympic medal winner, extolled the virtues of having access to good quality, affordable leisure facilities, whether for training or exercising.

The Eastwood Leisure Centre has been built to level up provision within the borough, giving Sheerwater residents access to the very latest, state of the art facilities on their doorstep.



Olympian Liam Heath MBE with Rev. Gillaine Holland from St Michael's and Mr Laurence Holland



Special guests receive a guided tour of the Eastwood Leisure Centre



The Mayor of Woking and Ian Eastwood unveil a plaque in front of invited guests

### Claim your free three-day pass

Sheerwater residents can try out the new facilities at the Eastwood Leisure Centre for free.

If you live in one of the eligible postcode areas, you can simply drop-in and **claim your free three-day pass**. You will need to show proof of address either in the form of a utility bill (less than three months old) or driving licence.

This special offer includes use of the swimming pool, steam room and sauna during public swim sessions, unlimited use of the gym and subject to availability, access to all exercise classes.

#### Terms and conditions

- Three day passes expire on 31 December 2021.
- Anyone under 18 must be accompanied by an adult from the same household (on first visit only).
- You will need to complete a health assessment and provide contact details.
- One pass per person.

#### Eligible Postcodes

GU21 5AY	GU21 5PH	GU21 5QZ
GU21 5FU	GU21 5PJ	GU21 5RA
GU21 5FX	GU21 5PN	GU21 5RB
GU21 5JZ	GU21 5PQ	GU21 5RD
GU21 5LA	GU21 5PR	GU21 5RE
GU21 5LB	GU21 5PS	GU21 5RG
GU21 5LD	GU21 5PT	GU21 5RH
GU21 5LE	GU21 5PU	GU21 5RJ
GU21 5LF	GU21 5PW	GU21 5RL
GU21 5NN	GU21 5PY	GU21 5RQ
GU21 5NP	GU21 5PZ	GU21 5SL
GU21 5NR	GU21 5QA	GU21 5SN
GU21 5NS	GU21 5QD	GU21 5SR
GU21 5NT	GU21 5QF	GU21 5SS
GU21 5NU	GU21 5QG	GU21 5ST
GU21 5NW	GU21 5QH	GU21 5TJ
GU21 5NX	GU21 5QJ	GU21 5TL
GU21 5NY	GU21 5QL	GU21 5TU
GU21 5NZ	GU21 5QN	GU21 5TX
GU21 5PA	GU21 5QP	GU21 5TY
GU21 5PB	GU21 5QQ	GU21 5TZ
GU21 5PD	GU21 5QS	GU21 5UA
GU21 5PE	GU21 5QW	
GU21 5PG	GU21 5QY	

## FIRST TENANTS MOVE INTO PURPLE PHASE



ThamesWey's Chairman welcomes Holly and Elia to Fairfax Place

Holly and Elia were the first residents to move into the new development and by the end of November, all of the properties available for market rent will be occupied.

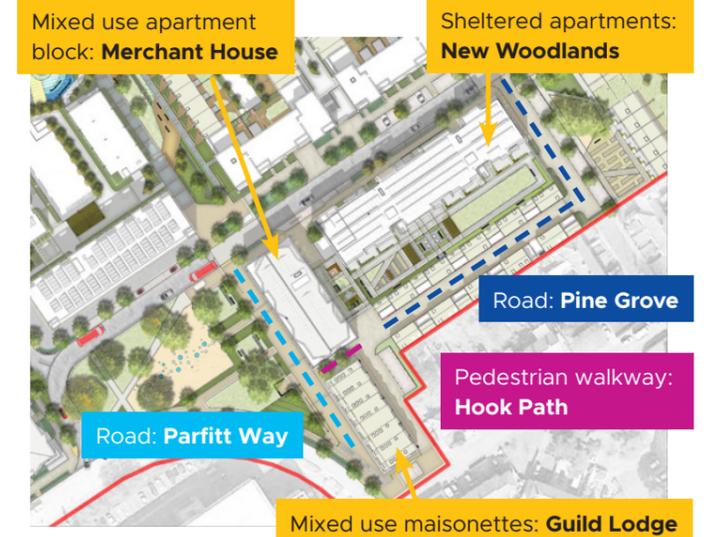
ThamesWey's Chairman, Terry Price, had the pleasure of meeting the couple as they moved into one of the ten three-storey townhouses that form part of the Purple phase development.

## RED PHASE BUILDINGS NAMED

The Street Naming and Wayfinding Panel for the Sheerwater Regeneration Project has decided on the names for the main construction elements within the Red phase.

The panel is made up of members of the community, selected from the Sheerwater Together group, and a Canalside ward member, Cllr Mohammad Ilyas Raja. The aim of the panel is to suggest and agree the names for the new apartment blocks, roads and communal areas within the regeneration area.

Red phase falls within the development's 'Heritage, Arts and Crafts' character area so all place names must be derived from or connect with this theme.



## SUSTAINABLE DEVELOPMENT

### A PLACE FOR NATURE IN THE NEW DEVELOPMENT



Biodiversity is crucial to the sustainability of all living things, including humans, which is why ThamesWey has put so much effort into making the regenerated site as ecologically diverse as possible.

Introducing a broad range of landscapes – woodland, orchard, green roofs, meadow and heathland – throughout the development will extend the variety of wildlife habitats in the area and support different insect species, pollinators and mammals.

Bat boxes, nesting sites and mammal runs will be built into the fabric of new buildings, while green, ecological corridors will help to connect habitats and provide safe passage to the Basingstoke Canal, a Site of Specific Scientific Interest (SSSI). A 10m to 20m buffer is applied at all times to protect the canal's ecosystem.

As the project progresses, interpretation boards will be installed to raise public awareness of the development's habitats, whilst encouraging interaction and enjoyment of the natural environment too.

## CONTACT US

The council is committed to making the regeneration process as smooth as possible for residents.

If you have any comments, queries or concerns, please get in touch.

Online: [woking.gov.uk/sheerwaterenquiry](http://woking.gov.uk/sheerwaterenquiry)

Email: [charterforsheerwater@woking.gov.uk](mailto:charterforsheerwater@woking.gov.uk)

Phone: **01483 743870**

### Support for council tenants

Our team of dedicated housing support officers can:

- Talk to you about your housing options
- Help you bid for properties
- Help you claim compensation for moving
- Arrange removals
- Help with the transfer of utility bills and other accounts to your new address

Call **01483 743870** or email [sheerwater.tenants@woking.gov.uk](mailto:sheerwater.tenants@woking.gov.uk) and a member of the team will get back to you.

## INTRODUCING COPPER PHASE

Copper phase is a low rise residential development delivering 92 high quality family homes ranging in size and style from two bedroom starter homes to five bedroom detached townhouses.

Of the 92 new homes, 79 will be sold, 13 will be affordable. All come with allocated parking, on plot or within close proximity, and private rear gardens. Some larger, three-storey homes will also have a balcony or roof terrace to provide sufficient amenity space for the whole family.

Copper has a number of character areas which will give different parts of the development a distinct look and feel. The landscaping, tree and planting strategies are in keeping with the woodland character of the nearby Basingstoke Canal corridor and the linear park included in this phase will link the scheme's central park to the canal.

A new pedestrian and cycle route, lined with a selection of outdoor gym equipment to form a new trim trail, will connect seamlessly to the canal towpath.



ThamesWey has appointed Lifebuild Solutions Ltd to construct Copper phase on the site of the old athletics track. The site boundary extends from Spencer Close to the protected tree line of the canal and takes in the pavilion and public toilet block. Access to the recreation ground via the public footpath that connects with Spencer Close, will be maintained throughout the project.

Work on the Copper phase started in August 2021 and is estimated to take two years to complete. Lifebuild

Solutions Ltd will deliver 88 of the 92 new homes, with the remainder built at later stage to maintain access for subsequent phases.

Lifebuild Solutions Ltd is an active member of the Considerate Constructors scheme and full details of the Copper phase works, and any important notices, will be posted on the community noticeboard next to the site entrance on Spencer Close.

For recruitment opportunities, enquire at the Mascot Hub on Dartmouth Avenue.

## REDUCE AND REUSE

All of the demolition material for Copper phase has been crushed on site and the screened material used in the piling working platform to help firm up the ground for the piling rig to operate on. Lifebuild Solutions estimates this has reduced site traffic by around 30 lorry loads, minimising the development's carbon footprint and disruption to local residents.

## MEET THE PROJECT MANAGER



Name: Jonathan Sacree  
Home town: Winchester

### How long have you worked for Lifebuild Solutions?

I joined Lifebuild Solutions at the start of 2021, in the early stages of pre-construction of Copper phase. Previously I worked for Willmott Dixon for six years. I joined Lifebuild specifically to work on the Copper phase project and made the move because I was interested in being a part of a large, diverse regeneration project.

### What does your role involve?

My role is very diverse and sees involvement in every single aspect of the project to ensure smooth delivery. Whilst the working days can be long, the work is rewarding and engaging. My job role's key aspects however are managing health, safety and environment, programme, commercial, quality control, supply chain liaison and social value engagement with the community.

### What part of this build are you most looking forward to?

The positive visual impact at project completion. Seeing the transformation of the existing athletics track into an attractive residential development for families. And being able to make a positive impact with my team on new home owners and tenants who will occupy the scheme.

### What do you foresee as the biggest challenge during the build?

The impact of current market

conditions on our supply chain is a challenge at the moment. Materials in particular have significantly extended lead times with some not being available at all! The Copper phase team and I need to place orders way in advance of when we would normally.

### What are the most complex parts of this build?

The drainage and services design to Copper phase is the most challenging aspect due to the depth and conditions of the existing ground. The project will also run the drainage and services down to Dartmouth Avenue, which is a significant distance, to connect with the main sewer and service connections.

### What's your impression of Sheerwater?

I was already familiar with the area having worked on a project in Woking previously. The area has enormous potential and the regeneration scheme will completely transform the area. I have seen the Sheerwater regeneration master plan and it's got all the right components to be a thriving community. Its natural assets such as the canal will only further enhance the full regeneration scheme and it will be exciting to see the end result. Being a part of returning Sheerwater to its former glory is rewarding and exciting. There is still a lot of community spirit in the area and the Copper phase team and I are grateful for the warm welcome we've received from residents so far.

## COMMUNITY NEWS

### LOCAL AREA COORDINATOR FOR SHEERWATER

Surrey County Council is establishing a new Local Area Coordination team and has identified Canalside as an area that could benefit from a dedicated, community-based, co-ordinator.

Local area co-ordinators work directly with members of the community to build individual and family resilience. Their purpose is to help people understand what would improve their quality of life and introduce them to community support groups or local services that will enable them to achieve their goals. They work alongside individuals and families to empower them to proactively improve their situation in a way that is meaningful and relevant for them.

Co-ordinators work with a range of public, private and third sector organisations to champion inclusion and participation. Surrey County Council is currently recruiting to this role and members of the Sheerwater community will be involved in the shortlisting of candidates.

### BOOST YOUR IMMUNITY THIS WINTER

May & Thomson Pharmacy on Dartmouth Avenue is now offering COVID-19 vaccinations for those aged 16 years and over, and booster vaccination for those eligible. These can be booked via [nhs.uk](https://www.nhs.uk) or by calling **0300 561 1324**. To book a flu vaccination, contact the pharmacy directly on **01932 346186**.

## WOKING TIGERS TAKES OVER YOUTH CENTRE

Woking Tigers is a registered charity operating in Sheerwater and Maybury which provides affordable sporting opportunities for local residents.

Predominantly specialising in junior football, Woking Tigers has branched into other sports including cricket, dodgeball, ladies only exercise sessions and is now looking to offer a range of recreational and social activities at the revitalised Sheerwater Youth Centre on Blackmore Crescent.

Having taken over the lease from Surrey County Council, the Tigers have been busy clearing, redecorating and furnishing the centre ahead of doors opening to the public. Facilities at the centre include a large hall, lounge area, kitchen and service bar, office/classroom, toilets, private car park and an outside green space.

In addition to the existing Girls Youth Night, which operates out of the centre, Woking Tigers hope to open up the centre at least three nights a week to give young people somewhere to go in the evenings as well as providing activities throughout the day to improve the health and wellbeing of local residents.

Woking Tigers is run entirely by volunteers so needs your support. If you would like to volunteer at the centre, run a class, hire the venue, or could offer a financial or in-kind donation, please email [info@wokingtigers.com](mailto:info@wokingtigers.com)



Inside the revitalised Sheerwater Youth Centre

## THIS GIRL CAN WITH SHIFA

Shifa provides emotional, mental and wellbeing support to women in the local community.

Under the banner of the popular This Girl Can movement, Shifa will be running a number of female only learning and physical exercise programmes in Maybury and Sheerwater. Classes will include yoga, table tennis, beginners and group cycling sessions.

For more information, go to [shifanetwork.org.uk](http://shifanetwork.org.uk) or follow [@shifawellbeing](https://www.facebook.com/shifawellbeing) on Facebook.

## TRANSLATION SERVICES

Do you need help understanding this information?

Czy potrzebujesz pomocy w zrozumieniu tych informacji?

এই তথ্যটা 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

✉ [catharine.okon@woking.gov.uk](mailto:catharine.okon@woking.gov.uk)

I think the council should...

What matters most to me...

**The floor is yours, it's now over to you.**

We're hosting a series of **roadshow events** and an **online survey** to give Woking residents the chance to have their say on council priorities. Sign up now: [woking.gov.uk/youresay](http://woking.gov.uk/youresay)



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

**#WEAREWOKING**