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13 September 2017

Dear Resident,

Sheerwater Regeneration Scheme: Land Referencing

On 29 August 2017, the Leader of the Council wrote to you with an update on the position the Council had reached in (i) implementing the Sheerwater regeneration scheme approved by the Council on 6 April 2017 and (ii) the steps the Council was taking before construction works start in early 2018.

The Leader of the Council confirmed the Council's preference to secure all of the properties it requires for the regeneration through voluntary arrangements. However, it was recognised that some areas of land might be unregistered, some homeowners might not be willing to sell voluntarily and some rights might exist which can only be extinguished by a compulsory purchase order. The Council has, therefore, appointed lawyers and a land referencing agency to assist it with the compulsory purchase order (CPO) process. The Leader of the Council stated that Council Officers would write to all residents explaining the process and activity that would be carried out by the land referencing agents. This is that letter.

The Council has appointed Land Referencing Services LLP (LRS) to undertake the land and property ownership research which is needed to prepare the CPO. The purpose of the research is to enable the Council to identify who has property interests in land (e.g. owners, occupiers, rights over land) in, and adjacent to, the Sheerwater regeneration area. The Council will need this information if it subsequently decides to make a CPO (as the CPO needs to be served on anyone with a relevant interest in the land affected).

LRS will initially contact you by post and/or visit your property for the purpose of undertaking their research. It is anticipated that the earliest date on which you will be contacted is Monday 18 September 2017. If LRS staff visit your property, they will produce two forms of identity. These are:-

- (i) A LRS photo identity card with contact details you can use to check the identity of the person concerned, and
- (ii) A letter of introduction from the Council signed by me.

Please contact Matthew Howell-Hughes on 01483 743027 or email matthew.howell-hughes@woking.gov.uk if you have any queries regarding this aspect of the Sheerwater Regeneration scheme.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'P. Bryant', with a stylized flourish at the end.

Peter Bryant
Head of Democratic and Legal Services