

SHEERWATER

REGENERATION PROJECT UPDATE
DECEMBER 2017

Welcome to the new Sheerwater newsletter

Dear Resident,

This is the first of a series of newsletters that we will publish regularly over the next few years, which will keep you updated on what we are doing in and around Sheerwater.

I appreciate that for some of you the uncertainty about what we are doing is worrying. I hope that these newsletters will help keep you informed about what is going on. We intend to tell you not only about the building project itself but also about all the positive activities we are undertaking with the wider community of Sheerwater.

The Council's ambition is to strengthen Sheerwater for future generations. Just as London County Council did in the 1950s, we wish to give people hope for a more positive life in the regenerated Sheerwater.

Our vision for Sheerwater is that it will become an area of Woking where people will want to live with its positive parkland setting, new central park, excellent recreational facilities, combined with its vibrant community and commercial core, which will be created opposite ASDA.

I hope that those of you within the regeneration area will work positively with us over the coming months. I would like to thank those that have already done so.

We are also working with the wider community to create new opportunities

for the people of Sheerwater and neighbouring areas so that when we have completed the building works there will be a very strong community spirit which newcomers will wish to join and strengthen.

Your views and ideas about the project are very important to us and you can contact us by phone or email using the details on the back of this newsletter.

I hope you and your family have a very happy Christmas and New Year.



Cllr David Bittleston
Leader of Woking Borough Council

Scheme update

Most residents are probably aware by now that the Council has contracted Thamesway Developments Limited to deliver the Sheerwater regeneration on its behalf.

The first piece of work the Council has requested of Thamesway is to present costed options of how the first phase will be delivered. The deadline for this is February 2018. This first phase of the regeneration is centred on the new leisure facilities located around Bishop David Brown School.

Thamesway
Developments Ltd

The Council has also asked Thamesway to present two new, key enhancements to the scheme. These could see an increase in the amount of:

- public open space within the regeneration area
- housing delivered, including increasing the number of smaller affordable units.

Find out more

A public exhibition outlining the proposed changes will take place at Parkview Centre for the Community on **Thursday 18 January 2018** between 2pm and 9pm.

If these significant changes to the Scheme are agreed by Council in February 2018 it will be necessary to submit a new planning application in spring 2018 that will address the challenges.

The first phase of construction is the new leisure complex expected to start in summer 2018.



Welcome to the friendly Sheerwater Team

The Sheerwater Regeneration Housing Support Team, led by Hazel Craig-Waller, has been established to help make the regeneration process as smooth as possible for residents. The team is working hard to help tenants achieve the best possible result, based on their individual needs, during the development.

Many tenants have made contact with the team, with some already successfully moved to different areas of the Borough. Hazel said: "I am committed to making sure the team talks to every Woking Borough Council secure tenant in the regeneration area. We've made good ground so far having already reached 155

secure tenants, and have received good feedback. I have every confidence in my team to deliver a first class and personal service."

One tenant, who contacted the team, was worried about the regeneration scheme and what it might mean for them. After an initial phone call, one of the team visited the tenant to explain more about the plans and reassure them that support and assistance are available and that all their needs will be considered when the time comes to relocate. The tenant said:

"It was very easy to talk to the visiting officer" and "completing the paperwork with them greatly helped my anxiety as it was completed quickly and smoothly."

If you are a tenant within the regeneration area and haven't yet spoken to the team, please call to **01483 743870** or email **sheerwater.tenants@woking.gov.uk**



From left, front row Karen Campion, Shanaz Ashraf, Ben Jones
- back row, Joe Amico and Hazel Craig-Waller

Homeowners: have you booked your property valuation?

Homeowners willing to sell their property before the redevelopment begins are encouraged to contact **Frazers Chartered Surveyors to book a valuation appointment.**

Frazers is an independent firm of chartered surveyors based in Horsell, regulated by the Royal Institution of Chartered Surveyors (RICS). Frazers was appointed in August by the Council and Thamesway to deliver and manage the valuations process.

Once an appointment has been booked, a representative of Frazers will visit

your property to calculate its market value (what your property is worth) and any entitlement to compensation in accordance with the Community Charter for Sheerwater (published 2015).

The valuation report and market value produced by Frazers adheres to the RICS's Valuation Professional Standards, known as the Red Book. Market value differs from an estate agent's valuation, as an estate agent does not value your property, it only sets an asking price and charges a commission fee.

It is important to note that Frazers' property valuations are not influenced by the regeneration scheme or the compulsory nature of any purchase.

To contact Frazers for a valuation appointment, please contact Naomi Gould on 01483 730909 or email naomi@frazers.co.uk

Have you completed your tenant survey?

If you are a secure tenant within the regeneration area, please look out for the consultation that has recently been posted through your door.

We are keen to hear your views on the different type of tenancy that is going to be offered to the existing secure tenants taking up residency in one of the newly built homes. An independent market research agency, The Halo Works, is conducting the consultation on behalf of the Council.

Don't forget to return the questionnaire to us by **5pm on 19 January 2018**. Please use the freepost envelope provided.



Students from RHS Wisley's School of Horticulture on site visit at Dartmouth Avenue

New community garden for Sheerwater

A new community garden is being proposed next to the shopping parade on Dartmouth Avenue by local resident group, Sheerwater Together.

The aim of the garden project is to provide a beautiful green space to improve the area. Residents will have the opportunity to get involved in developing and maintaining the garden.

The project will be delivered in partnership with RHS Wisley's School of Horticulture, Surrey County Council and the Sheerwater Together local residents' group.

Students from the School of Horticulture visited the area in October and presented their ideas to residents at a meeting in November. The students are now going through the design process and will present their work to Sheerwater residents on Thursday 19 April 2018 at Parkview Centre.

As the new garden will be in the regeneration area, one of the design requirements for the students was to consider how some parts of the garden

could be moved and then brought back, once the new homes have been constructed.

The new garden will include the following features:

- vegetables (grow and share)
- sensory plants
- flowers

The winning design will be installed between May and July 2018.

For more information on the garden and other community activities, please contact sheerwater-together@googlegroups.com

Parkview festive opening times



-  **Friday 22 December**
9am to 12noon
-  **Monday 25 December**
closed
-  **Tuesday 26 December**
closed
-  **Wednesday 27 December**
closed
-  **Thursday 28 December**
9am to 12noon
-  **Friday 29 December**
9am to 12noon
-  **Monday 1 January**
closed
-  **Tuesday 2 January**
open as usual, 9am to 5pm

Civic Offices opening times over Christmas and New Year

-  **Friday 22 December**
offices close at 12noon
-  **Monday 25 December**
offices closed
-  **Tuesday 26 December**
offices closed
-  **Wednesday 27 December**
offices closed
-  **Thursday 28 December**
open as usual
-  **Friday 29 December**
open as usual
-  **Monday 1 January**
offices closed
-  **Tuesday 2 January**
open as usual



Going underground

As you'll probably have noticed, the 13 pylons which have criss-crossed Sheerwater since the 1950s have been removed.

As part of the Sheerwater Regeneration Scheme, the pylons were removed by UK Power Networks with the high voltage cables rerouted underground along Albert Drive, Dartmouth Avenue and Bunyard Drive.

The removal of the pylons, which were located close to residential properties, will enable the initial phase of the regeneration scheme to progress.

Contact us

Tenants

Any queries you may have regarding your tenancy or our plans for Sheerwater, please contact Sheerwater Regeneration Housing Support Team on **01483 743870** or email sheerwater.tenants@woking.gov.uk

Homeowners

To have your property valued by Frazers Surveyors, please contact Naomi Gould on **01483 730909** or email naomi@frazers.co.uk

Housing association tenants

If you have any queries regarding your tenancy, please contact your housing association directly.