

## DEAR RESIDENT

**As the days grow shorter and the nights grow longer, and our thoughts turn to Christmas and the New Year's celebrations, it's a good time to reflect on what we have achieved over the last 12 months and to consider and plan what will happen next year.**

It's been nearly eight years since we started the Sheerwater Regeneration Project, but with all big schemes it is important that we take time to ensure what we're doing achieves what we set out to achieve.

At the outset of the project I was determined that we would deliver the community infrastructure that we had promised before we built the homes, so I am delighted that we have started the new swimming pools, sports hall, changing facilities and the all-weather football pitch. These facilities will be delivered before the first phase of the housing is completed. There will of course be other facilities which will be delivered as we progress the regeneration, such as new play areas both formal and informal, new doctor and dentist surgeries, new community and children's facilities.

This year we have also started the first phase of the homes delivery, the Purple Phase of 92 homes, of which half will be new affordable homes. I am hopeful that in the New Year we will be able to finalise the next development stages and let you know our plans. In the meantime, I would like to wish you all a very happy festive season.

**Cllr David Bittleston**

Leader of Woking Borough Council

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## NEWS IN BRIEF

### BE VIGILANT

Please be aware that contractors and sub-contractors working on the site do not require access to occupied properties. This advice follows reports of a distraction burglary in the area involving an individual wearing a high visibility jacket. Legitimate callers will always be able to produce some form of identification and be happy to return at a later date whilst you seek reassurance from either the Council or site office about the purpose of the visit.

### LOOK OUT FOR OUR NEW HOUSING IT SYSTEM

Council tenants will have received a letter informing them of changes to the Council's Housing IT system. The new system will cover the day-to-day operations of all aspects of housing advice, housing allocations and housing management services. The main customer benefits include:

- A new customer portal with access to your account 24 hours a day, seven days a week.
- A new choice based lettings (CBL) system (replacing Hometrak) with more functionality.
- Increased functionality and data security when managing your case.

The new system will be launched in stages over the coming months. The first stage will be a new choice based lettings system, which can be accessed from Monday 9 December. Please make sure you update your account ready for the first property list on the new choice based lettings system on Tuesday 7 January 2020. Further information on the new system and how to get started can be found by visiting [www.woking.gov.uk/housingservices](http://www.woking.gov.uk/housingservices)

## NEWS IN BRIEF

### UPDATE TO COUNCIL'S HOUSING ALLOCATIONS POLICY

A revised Housing Allocations Policy will be implemented from 1 January 2020, subject to Council approval. As you will know from the Charter, secure tenants living within the Sheerwater regeneration area get a Band B priority on the Housing Register. This does not change. What will change however, is the way the Council selects successful bids where the need for a move is due to a regeneration project. This is so that tenants in Band B who need to move first (based on the development phasing plan), are prioritised for rehousing over tenants whose moving date is further away.

### STORAGE UNIT LICENCES

Unclaimed storage units within the regeneration area have now been emptied and secured following a campaign to identify key holders. Residents that came forward to claim units will soon be asked to sign a licence agreement permitting their continued use up until the land is required for redevelopment.

### TIME CAPSULES

Arrangements are being made to place two time capsules under the new sports hall. Leisure contractor, Pellikaan, has gifted each of the schools a 1m air and water tight tube that can be filled with keepsakes and memorabilia. As soon as it's safe to access the site, pupils will be invited to place the tubes in the ground, which will then be covered in plastic sheeting and concrete. The coordinates of the capsules will be added to the drawings for reference in years to come.

There are plans for a third capsule, which will be placed in the foundations of the first residential phase by the Mayor. Content ideas are currently being discussed with St Michael's Church and the Sheerwater Together Group.



A 3D model of the development is on display at Parkview Centre for the Community. Weekdays you can drop in between 10am and 4pm to take a look.



Gilbert-Ash (Purple Phase contractor), is supporting the Mascot Christmas Appeal. Here is Site Manager, Peter Stinson, handing over Christmas presents for families in need to Mascot's Eddie Valletta.

## DEVELOPMENT UPDATE

### Purple Phase – happening soon on site

- Completion of the pile foundations
- Installation of the underground drainage
- Construction of the concrete frame

About the main contractor: Gilbert-Ash is an award-winning UK construction, refurbishment and fit-out contractor. It is known for designing and constructing efficient buildings in a responsible manner, protecting the natural environment and for having a positive social and economic impact on the communities in which it works.

### Leisure Phase – happening soon on site

- Completion of the steel frame
- Completion of the concrete structure to form the pool
- Start of the utility connections

About the main contractor: Pellikaan is an experienced and specialist leisure centre contractor. It has completed more than 900 sports and leisure centres across Europe for councils and private clients.

Work on site will scale down over the Christmas period.



## TREE PROTECTION – THE ROOT CAUSE

**Did you know that 90% of all tree roots are located just 60cm below ground? And if the surrounding soil or ‘root environment’ becomes compacted or destroyed, the chances of a tree surviving post development drops dramatically.**

This is why trees and their roots are afforded the highest levels of protection during construction and information relating to their protection has to be submitted and approved by the Council prior to any work starting on site.

A Root Protection Area (RPA) is determined by the circumference of a tree’s trunk, so the larger the tree, the greater the RPA. These areas are fenced off and classed as ‘restricted’ to ensure that no demolition, construction or storage of materials occurs near the tree. The fencing which marks out the RPA is usually the first part of the development site to be erected and the last part to be removed.

If a tree is to survive, its roots require air and water in order to provide the tree with its much needed resources. It’s therefore vitally important the soil around a tree does not become

compacted or contaminated. In some instances construction is allowed within these protected areas as long as the tree can remain viable. This may include mitigation measures to improve the soil environment or alternative rooting space provided after development has been completed i.e. a void space underground that the roots can grow in to.

In the terms of the Sheerwater Regeneration Project, the Council’s tree officer meets regularly with the developer and their arboricultural consultant to agree what protection is required on site and to review these measures. A significant tree planting programme forms part of the approved regeneration plans and there will be more information about this in future newsletters.

If you witness or are concerned about activity within the RPAs on site, please let us know. You can contact our tree officers directly on **01483 743844** or via email **trees@woking.gov.uk**. Alternatively you can use the Sheerwater online enquiry form at **www.woking.gov.uk/sheerwaterenquiry**

## FREQUENTLY ASKED QUESTIONS

### How regularly are the roads being cleared of mud?

Both contractors are sweeping the footpaths and highways on a daily basis. There may be some mud present in between daily sweeps. Jet washing of wheels is also being done.

### When will the Purple Phase be completed?

The estimated completion date for the Purple Phase is October 2021.

### Why can’t I park in front of my property?

Residents may not be able to park as close to their properties as they would wish during the construction period to give access to the large construction vehicles. In order to alleviate the demand for on-street parking, the contractors are parking their vehicles within the construction sites or in the demolished Birch and Pines site.

### When will the 3G pitch being built on the school grounds be available for use by the community?

The pitch will be ready for school use by January 2021. Public access will be allowed from July 2021.

We have introduced an online enquiry form to make it easier for you to ask questions about the project or report any concerns.

You can do this at

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

# SHEERWATER REGENERATION HOUSING SUPPORT TEAM

The team continue to help make the regeneration process as smooth as possible for residents.

You can talk to them about:

- your housing options
- feeling isolated or vulnerable
- fly-tipping
- letters or notices that you have received
- how the project is progressing

Call **01483 743870** or  
email [sheerwater.tenants@woking.gov.uk](mailto:sheerwater.tenants@woking.gov.uk)

Saturday 7 December,  
1.30pm to 5pm

## SHEERWATER TOGETHER CHRISTMAS MARKET

Parkview Centre for the Community

Off Blackmore Crescent  
Sheerwater, Woking  
Surrey GU21 5NZ



## NEED INFORMATION ABOUT THE SHEERWATER REGENERATION SCHEME TRANSLATED?

Email [Catharine.Okon@woking.gov.uk](mailto:Catharine.Okon@woking.gov.uk) or call 01483 743869 for assistance.

Czy potrzebujesz przetłumaczenia informacji o Programie Regeneracji Sheerwater? Wyślij wiadomość pocztą elektroniczną, aby uzyskać pomoc; [Catharine.Okon@woking.gov.uk](mailto:Catharine.Okon@woking.gov.uk) lub zadzwoń pod numer 01483 743869

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## FREE AND INDEPENDENT ADVICE FROM AWICS

Secure council tenants living within the regeneration area can access free, independent impartial advice about their housing rights from an independent tenant advisor, Adrian Waite. This service provided by AWICS is in addition to the help and support available from the Sheerwater Regeneration Housing Support Team to ensure secure council tenants have the information they need to make informed decisions on all issues, relating to the regeneration, affecting their homes and their lives.

You can call Adrian on **0800 321 3461** or email him at [sheerwater@awics.co.uk](mailto:sheerwater@awics.co.uk).

Any conversations you have with Adrian will remain confidential. More information about AWICS please visit [awics.co.uk/a-new-vision-for-Sheerwater](http://awics.co.uk/a-new-vision-for-Sheerwater)



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

# #WEAREWOKING