

DEAR RESIDENT

Autumn has arrived and with it our attention has turned to the red and yellow phases of the project.

With the initial phases of the project ‘topped out’ and on target to meet their scheduled completion dates (see page 4-6), we are preparing to bring forward the next two residential phases. Both red and yellow are medium rise developments which incorporate more of the promised community facilities that we have said all along would be delivered at the beginning.

We expect work to start on the red phase in early 2021, which will deliver a further 124 homes of which 107 will be affordable including 68 sheltered apartments for older people. The energy centre and the central square are also included in this phase, (turn to page 3 for a closer look).

The yellow phase is the beating heart of the development with its shops, community facilities and prime location bordering both the central square and central park. This ‘civic quarter’ will be defined by four apartment blocks of unique appearance. Between them they will provide 125 one, two and three bedroom apartments with views of the shared podium garden or neighbouring public spaces. 59 apartments will be affordable.

Also within this phase is a standalone five-storey block consisting of 43 one, two and three bedroom apartments, all of which will be affordable. This part of the build will mirror the look and feel of the neighbouring purple phase.

We hope work on the yellow phase will start mid-2021. I have to say ‘hope’ because of the uncertain times we are currently all living through. With the recent making of the Compulsory Purchase Order (CPO), we will soon be able to secure the remaining land interests we need, which is another step forward for the project.

Please continue to stay safe, protect yourself and others.

Cllr David Bittleston

Lead Member for the Sheerwater Regeneration Project

COMMUNITY NEWS

YOUR SUGGESTIONS NEEDED

Cllrs Ali, Aziz and Raja are inviting Canalside residents to suggest what infrastructure improvements they would like to see in their ward. Canalside covers the whole of Sheerwater and the area between the Basingstoke Canal and train line, up to and including the one-way system in Woking town centre. From play areas to flood defences, please email your suggestions to cilmohammad.ali@woking.gov.uk

GET YOUR FREE FLU JAB

Research shows you're more likely to be seriously ill if you get flu and coronavirus at the same time. If you've been invited for a free flu jab this year, please get in touch with your local GP practice to book an appointment.

If you're not eligible but keen to protect yourself and others from flu this season, you can pay for a flu jab. Most pharmacies offer this service and charge between £13-15. Ring in advance to check availability and cost.

IN THIS ISSUE →

FOREWORD	1
NEWS IN BRIEF	2
RED PHASE – A CLOSER LOOK	3
DEVELOPMENT UPDATE	4-6
FEATURE: INTERIM MOVES	7

NEWS IN BRIEF

UPDATES TO THE COMMUNITY CHARTER

The latest version of the Sheerwater Community Charter is available to view now on the council's website. The charter sets out our commitment and compensation arrangements for residents directly affected by the regeneration.

As the development progresses, the charter will be updated to reflect any changes to legislation or council decisions. Latest updates include changes to home-loss and disruption payments. View the charter online at woking.gov.uk/sheerwater



Site manager, Peter Stinson

4.5 OUT OF 5 STARS FOR GILBERT-ASH

Purple phase contractor, Gilbert-Ash, has been awarded 4.5 stars by the Considerate Constructors Scheme following a recent inspection. Star ratings range from three to five, with half stars in between. They help sites to promote their considerate performance in an easy to understand, visual way to the public. Scoring is based on care and appearance, respect for the community, health and safety, protection of the environment and workforce welfare.

Speaking about the award, Site Manager, Peter Stinson, said: "I'm very proud to have achieved 4.5 stars particularly under the current circumstances. Normally there are about 100 people on the job. We have stringent safety measures on site anyway so incorporating the additional Covid-19 requirements has been fairly easy for us. It's a big site which makes social distancing easier, we've brought in an extra canteen, there are sanitising stations all over the site, coronavirus updates are included in daily site briefings and I'm pleased to say there have been no reported cases to date."



Following the guidance

YOUR SAFETY AND SECURITY IS IMPORTANT TO US

If you see anything unusual or suspicious across the regeneration area, please report it.

During normal office hours (Monday to Friday, 9am to 5pm), please report any concerns to the Sheerwater Regeneration Housing Support Team to investigate. The team carries out regular patrols and has been working with ThamesWey and Serco to secure void spaces and stairwells to deter rough sleeping and loitering.

To contact the team, please call **01483 743870** or email sheerwater.tenants@woking.gov.uk

Evenings and weekends, concerns can be reported to the police via 101. If there is an immediate threat to you and your property, please dial 999.

RED PHASE – A CLOSER LOOK



- 1 Albert Drive
- 2 Dartmouth Avenue
- 3 Mews Street
- 4 Elderly care apartments
- 5 Mixed use apartment block
- 6 Podium garden
- 7 Mixed use maisonette block
- 8 Energy centre
- 9 Asda

Red phase takes in the green at the top end of Dartmouth Avenue, St Lukes Court, the site of the former Birch and Pines Pub (currently used for contractor parking) and a number of neighbouring properties on Dartmouth Green, Dartmouth Avenue and Albert Drive.

In their place a mixed-use six-storey apartment building, five-storey sheltered housing block, a line of mixed-use maisonettes and a mews street will provide 124 homes and 1,000sqm of non-residential floor space.

This phase will be similar in appearance to the purple phase (see page 4). Resident parking will be concealed by a large podium garden at the centre of the development that has the potential to accommodate a bowling green, terraced seating and a private play area.

The Central Square with its tree-lined pedestrian pathways, lawns and

inviting seating areas will provide a striking gateway to the whole development. It also lends itself to alfresco dining opportunities associated with the non-residential units that will open out on to it.

The red phase forms part of the 'neighbourhood spine', one the five distinctive character areas that make up the development. The medium rise apartment buildings in the purple, yellow, red, blue, emerald and orange phases, which line the street edge along Dartmouth Avenue, combine to form a revitalised distinctive urban avenue.

The energy centre will supply the majority of apartment buildings, business units and community facilities.



Central Square

DEVELOPMENT UPDATE – PURPLE PHASE

A medium rise development incorporating Murray Green, 10 three-storey town houses and 82 one, two and three bedroom apartments.



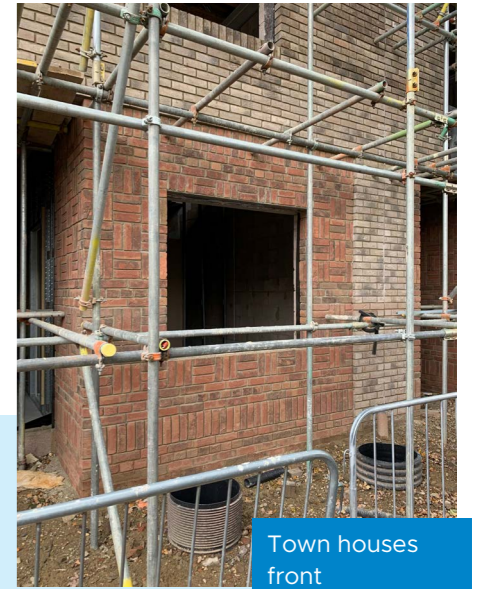
Medium rise apartment block



- 1 Central Square (red phase)
- 2 Murray Green
- 3 Albert Drive
- 4 ASDA
- 5 Bunyard Drive
- 6 Retained mature trees
- 7 Town houses overlooking Murray Green
- 8 Apartment block
- 9 Podium gardens above car park



Members of the Sheerwater Regeneration Housing Support Team standing in the entrance to the car park



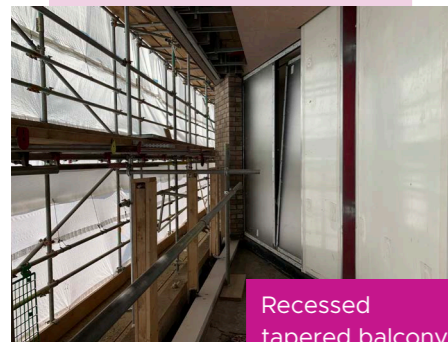
Town houses front



Murray Green town houses



Town houses rear



Recessed tapered balcony

The superstructure is now complete. This means the six-storey apartment block and town houses which comprise this phase are now clearly defined. With the load-bearing framework, internal partitions and roof structures in place, work on the exterior finish and internal fittings can progress.

At ground level the three-storey terraced houses facing Murray Green have partially recessed front entrances for privacy and patterned red bricks that denote individual plots and complement neighbouring properties. The main living space for each town house is located on the first floor which to the rear, open out onto private podium gardens. At the front, the principal window for each property will sit proud of the facade, forming a window seat overlooking a revitalised green.

Across the way, each apartment has a private balcony recessed and tapered

for maximum privacy and weather protection. Floor to ceiling windows let in generous amounts of light and ventilation louvres, concealed by decorative perforated panels, allow the air to flow.

The sixth floor of the apartment block has been set back to reduce the visual impact on the surrounding area. The light buff facing brick, with its variation in colour and texture, has also been carefully chosen for its softer appearance.

Happening next on site:

- Completion of the façade – brick cladding, metal screens
- Removal of the scaffolding
- Removal of the crane
- Perimeter landscaping
- Internal painting
- Continued fit out of kitchens and bathrooms.



Ventilation screen

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

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.

You can call Adrian on **0800 321 3461** or email him at 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

DEVELOPMENT UPDATE – LEISURE PHASE

A brand new leisure centre with five-court sports hall, 25m swimming pool, teaching pool, fitness suite, two multi-purpose studios and a flood-lit all-weather 3G football pitch.



Inside the leisure centre the different elements of the build are taking shape. The six-lane, 25m pool is tiled and the moveable floor has been fitted in the teaching pool. The changing rooms, which can be configured to suit different activities and group sizes, are being tiled and alongside, lockers and water-saving showers are being installed.

The five-court sports hall is painted and fitted with rebound boards which will help to absorb sound. A climate control system will manage the underfloor heating being installed

this month and the modern curtain partitions, also being fitted during October, will be linked to the fire suppression system.

The fully air conditioned fitness suite now includes a spinning studio complete with suspending ceiling in readiness for energising spot lighting. The two multi-purpose studios have been fitted with sprung flooring and the wall to wall windows which fill the spaces with natural light will soon receive a privacy finish.

Outside, the full size rugby pitch has been seeded and will receive another

two external changing rooms that can be split into four using roller shutters are nearly complete as are the dedicated changing spaces for match day officials. Foundations for the spectator stand overlooking the 3G pitch are in place.

Within the footprint of the leisure centre building is a new school kitchen and dining hall, accessible only to Bishop David Brown pupils and staff. The school's existing canteen building will be demolished and the land redeveloped to provide additional parking for the leisure centre.

FEATURE: INTERIM MOVES

Last year Pat moved from a studio in Bunyard Drive to a first floor flat in Woodlands House with help from the Sheerwater Regeneration Housing Support Team.

12 months on, Shanaz Ashraf, one of the council's Resident Engagement Officers caught up with Pat to see how she's getting on and talk to her about her experience.

When did you engage with the Housing Support Team?

The team reached out to me and Karen Campion came around to complete a Housing Needs Survey. I then had regular contact and support.

Why did you want to move?

I was very unhappy living where I was when my close friend and neighbour moved out of Sheerwater. I had repair issues in the property and young people started gathering regularly outside my flat. I felt unsettled, isolated and low. I was unsure of how long I would have to live where I was before the new sheltered block would be ready, as I don't want to move out of Sheerwater.

What support did you receive from the team?

Firstly, I received lots of reassurance and had regular contact with Karen Campion, which was very helpful. I also received support from a dedicated support worker who saw me on a weekly basis to further help and support me.

How was your move?

The move was very smooth and straightforward. There were no issues. My two support workers were on hand to help me settle in.



How are you doing now?

I am very happy in my new flat. It has more space as I was in a studio before and now have a separate bedroom. I am pleased that I still live in the same vicinity and have not had to change my doctor or dental practice and I can still use the same chemist. My sister also lives nearby and I was attending The Hub and Parkview Community Centre regularly for various clubs and activities. Moving to Woodlands means that I've been able to continue with my life as before. In addition, moving to Woodlands has given me a chance to become more sociable with my neighbours by attending breakfast clubs, lunches and group activities. This was before lockdown and I am waiting for lockdown to end and a return to normality.

How are you feeling about your next move to your permanent home?

I am bit apprehensive about where I will be living as I am unsure what the new block will look like or where it will be. However, I am reassured that the Sheerwater Regeneration Housing Support Team will help me when the time comes.

Any advice to tenants facing an interim move?

All I can say is I am very happy with my move. I will be here for a few years before I have to move again. Not only do I have a better home to stay in for the next few years but also my quality of life has improved. I would say go ahead, it worked out much better for me.

To contact the Sheerwater Regeneration Housing Support Team call 01483 743870 or email sheerwater.tenants@woking.gov.uk

Advert



SHEERWATER HEALTH CENTRE OPEN FOR APPOINTMENTS AND NEW PATIENT REGISTRATIONS

We provide high-quality accessible care for Sheerwater residents and people living in parts of New Haw, West Byfleet and Pyrford.

Our health centre is open Monday to Friday with appointments available between 8am to 1pm and 2pm to 6.30pm. Outside of these hours a wide variety of wellbeing advice

can be found on our website, **sheerwaterhealthcentre.nhs.uk**, where you can also book appointments, request medication, ask questions or register as a new patient.

Our aim is to provide a safe, responsive and professional service. Appointments are being provided face-to-face, online and over the telephone.

Please only come to the health centre if you have been asked to do so by a member of the team and please wear a face covering unless exempt.

Stay safe and remember we're here if you need us. Call **01932 343524**

The Sheerwater Health Centre team

SOCIAL DISTANCING



BE SENSIBLE
Limit contact with others and keep your distance



BE MINDFUL
Follow the measures in place to protect you and others



BE SAFE
Self-isolate if you or anyone in your household has symptoms

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



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

#WEAREWOKING