

TRANSFORMING SHEERWATER

DEAR RESIDENT



An immense amount of work has been carried out over the summer months to progress the transformation of Sheerwater.

Work is underway on the retail element of Red phase and very soon, the likes of Sheerwater Glass and Londis will begin fitting out their new premises.

Homes are springing up across Copper phase, and the Yellow phase site boundary is now clearly defined by full or partial hoarding. Demolition and site clearance continues in earnest and work on Yellow phase is expected to start imminently.

Behind the scenes, away from site, detailed plans for Blue, Emerald and Cyan B phases are being worked on which will enable Thamesway to go out to tender for the work. Read more about this on page 3.

I have been busy working for Sheerwater too. I was delighted to back the council's £3.8 million bid to the government's Levelling Up Fund to support the development of a 'health and community campus' in Sheerwater. Funding from the government's £4.8 billion infrastructure fund would help to reduce health inequalities in Sheerwater by improving access to essential services.

The new Yellow phase facilities, which have been designed in partnership with residents and the North West Surrey Alliance, will make it possible for multiple primary and secondary care providers to come together to support the needs of the community, from pre-birth through to adulthood and later life. Turn to page 8 to see the detailed designs.

The promised acoustic fence along the length of the 3G pitch has now been installed, and I'm extremely grateful to Bishop David Brown School for allowing us to complete the works during term time. The global disruption to timber supplies prevented us from having the fence in place for the start of the new

football season. I thank Sheerwater FC once again for its patience and cooperation, and I hope that now we have brought noise levels down to an acceptable level, there is no further disruption to the team's fixtures or training schedule.

I thought the 3G pitch, club room and facilities in general, looked fantastic when I was there at the start of October to mark the Eastwood Leisure Centre's first birthday. The opening of this £26m facility has been a huge success, which shows how needed investment in Sheerwater is. A quarter of centre members come from Sheerwater but if you're yet to set foot through the door, there's another opportunity to try the facilities for free. Turn to page 9 to find out more.

Looking after your physical and mental wellbeing is one of the best investments you can make and I was reminded at the recent Cost of Living Summit, which took place at the leisure centre (see page 11), that we also offer a range of affordable and inclusive concessionary rates at our leisure centres to make them accessible to everyone.

It was great to talk to residents at the birthday celebrations and I look forward to meeting you or seeing you again at the next Sheerwater community event on Friday 9 November – the Christmas tree light switch-on. Read more about this on page 10.

Until then, best wishes.

Cllr Will Forster, Deputy Leader

IN THIS ISSUE ➔

COMPENSATION PAYMENT INCREASE	2
CANALSIDE DEVELOPMENT NEWS	3
EASTWOOD LEISURE CENTRE UPDATE FREE PASS	9
COMMUNITY NEWS	10



More news and updates at woking.gov.uk/sheerwater

NEWS IN BRIEF

INCREASE IN COMPENSATION PAYMENTS

The government has increased the flat rate home loss payment for tenants from £7,100 to £7,800. In line with this increase, we have increased our flat rate disturbance payments to help tenants meet the cost of moving home.

So far the council has completed the purchase of 5 privately owned homes and supported 265 secure tenants to move. It has paid out £1.6m in home loss payments and £730,000 in disturbance allowance.

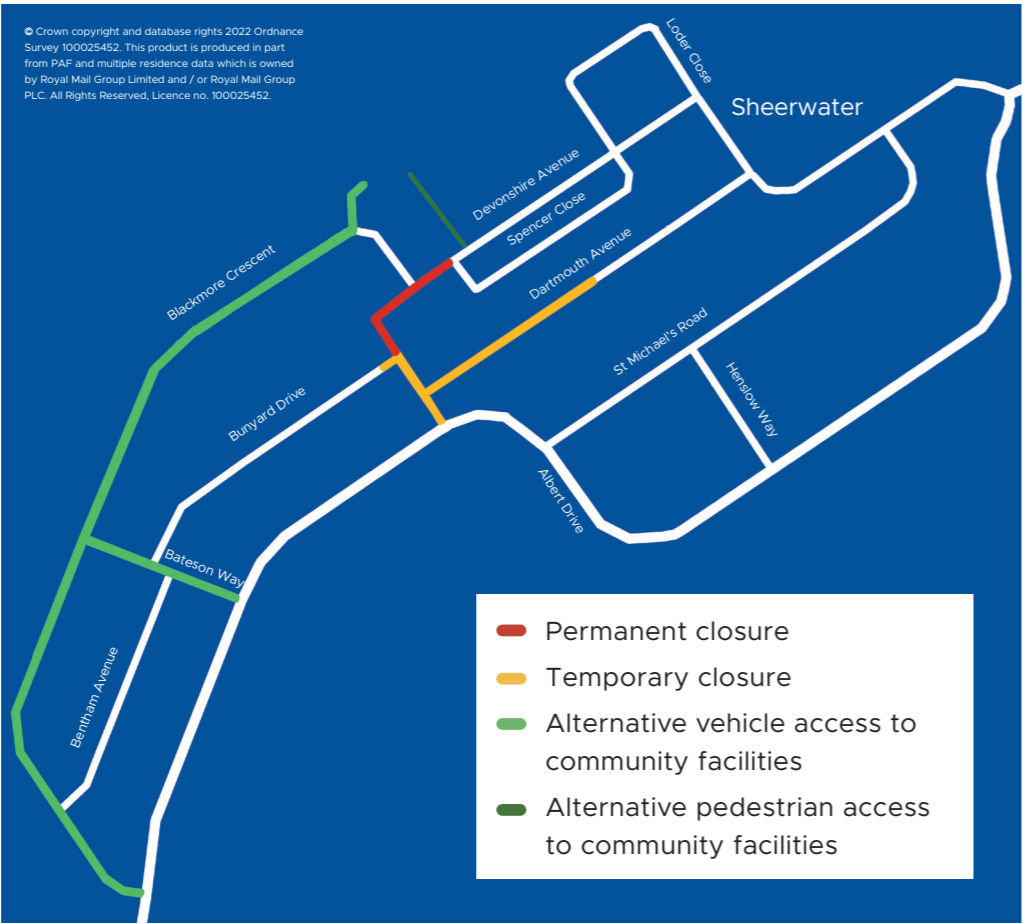
Rooms	Current Disturbance Payment	OCT 2022
		Revised Disturbance Payment
Studio	2,250	2,500
One bedroom	2,650	2,950
Two bedroom	3,300	3,650
Three bedroom	4,400	4,850
Four bedroom	4,950	5,450
Five bedroom	5,200	5,750

ROAD CLOSURE UPDATE

There are a number of road closures in place in the centre of Sheerwater. Some are temporary and others are permanent.

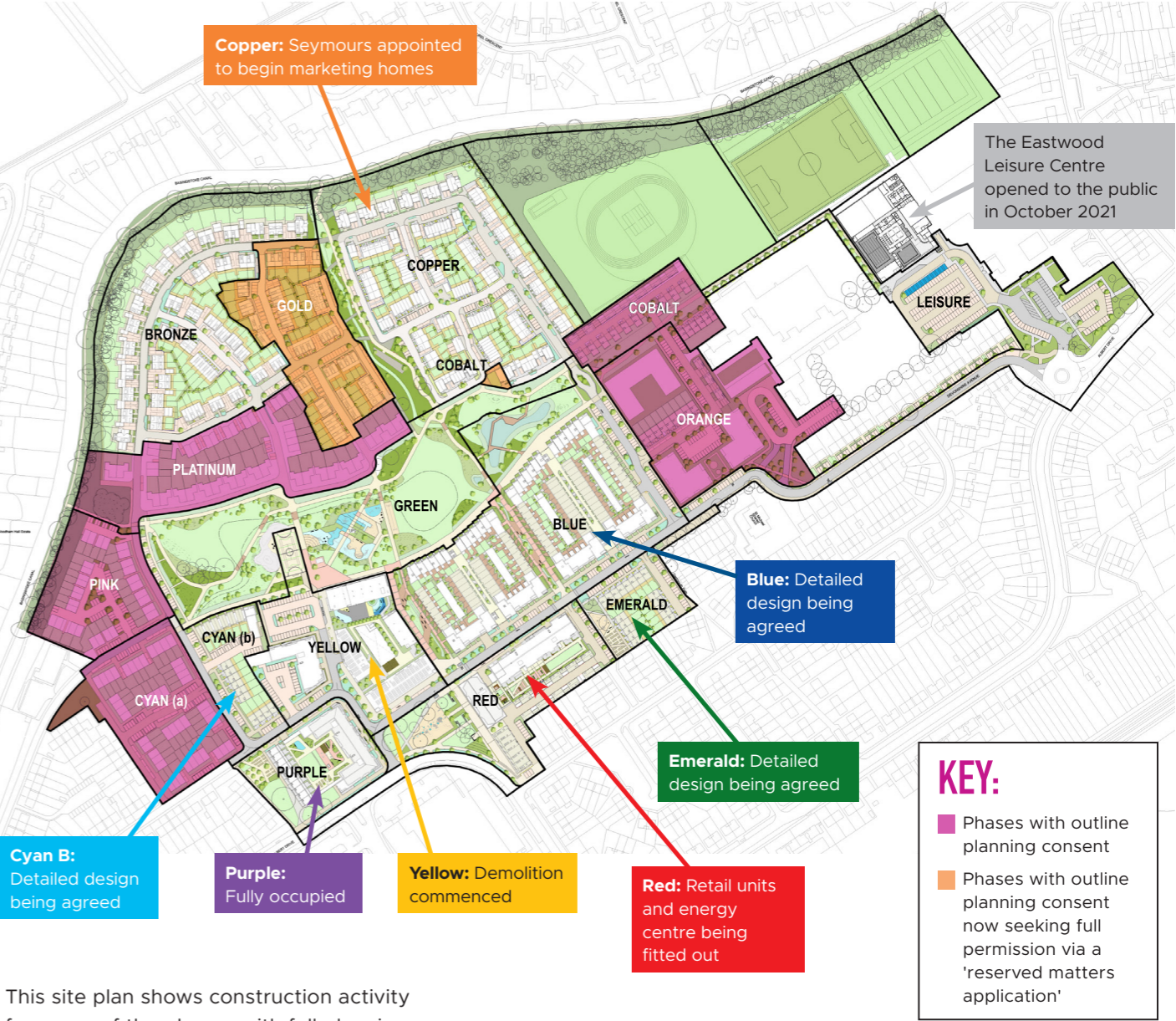
You will be able to exit Bunyard Drive and Dartmouth Avenue onto Devonshire Avenue again as indicated on the map, but the middle section of Devonshire Avenue, from the health centre to the Bunyard Drive junction, is now permanently closed as this stretch of road is required for Yellow phase.

Currently vehicle access to Blackmore Crescent (Parkview Centre for the Community, Foodwise, youth centre and recreation ground) is via Albert Drive or Bateson Way. The footpath from Devonshire Avenue that runs down the side of the health centre and Parkview, remains open.



CANALSIDE DEVELOPMENT NEWS

CONSTRUCTION UPDATE



This site plan shows construction activity for some of the phases with full planning permission.

Phases such as Pink, Orange and Platinum only have outline planning permission, which gives consent in principle. They need to achieve full planning consent before work on site can commence. This process starts with the submission of a reserved matters planning application as is the case for Gold and part of Cobalt phase. These reserved matters applications can be found on the council's planning portal by searching for their application references which are PLAN/2018/0369 and PLAN/2022/0247 respectively.

WHAT IS DETAILED DESIGN?

Detailed design serves as the basis for the construction phase. It is the refinement or translation of approved designs into blueprints or technical drawings, that will be used by the developer and subcontractors.

Detailed designs need to match approved plans but do not need to be submitted for approval to the local planning authority unless it is a condition of the planning consent.

RED PHASE: SCHDULED FOR COMPLETION MID 2023



Gilbert-Ash has completed the frames, floors and façade on the mixed-use apartment block and maisonettes. Fit out of the 41 one, two and three bedroom apartments and the seven three bedroom maisonettes has started. 'Fit out' is a term used to describe the process of making interior spaces suitable for occupation. In this instance, fit out refers to activities including the installation of the floors, ceilings, partitions, mechanical and electrical services, fixtures and fittings.

In the coming months the cladding will be added to the exterior of the sheltered housing block and tiling of the timber frame roofs on 10 two-storey mews houses will be finished.

New Woodlands and the apartment block will be powered by a new energy centre. The procurement for this is fairly advanced and materials are starting to arrive on site.

More about this on page 7.

COPPER PHASE: SCHEDULED FOR COMPLETION LATE SUMMER 2023



As these aerial images show, you can now see all of the 88 homes Lifebuild has been contracted to build starting to take shape.



The properties closest to the Spencer Close site entrance have been glazed, making them watertight, and some of these are now being fitted out in readiness for handover to Thamesway this November to start marketing.

YELLOW PHASE: BUILDING WORK IMMINENT



All of the buildings on site have been demolished, the utilities have been moved, the site has been cleared, and the crushed materials used to construct a 'piling mat'. A piling mat is a hard, stable surface from which the piling rig, cranes and other construction plant can operate safely.

CONTACT US

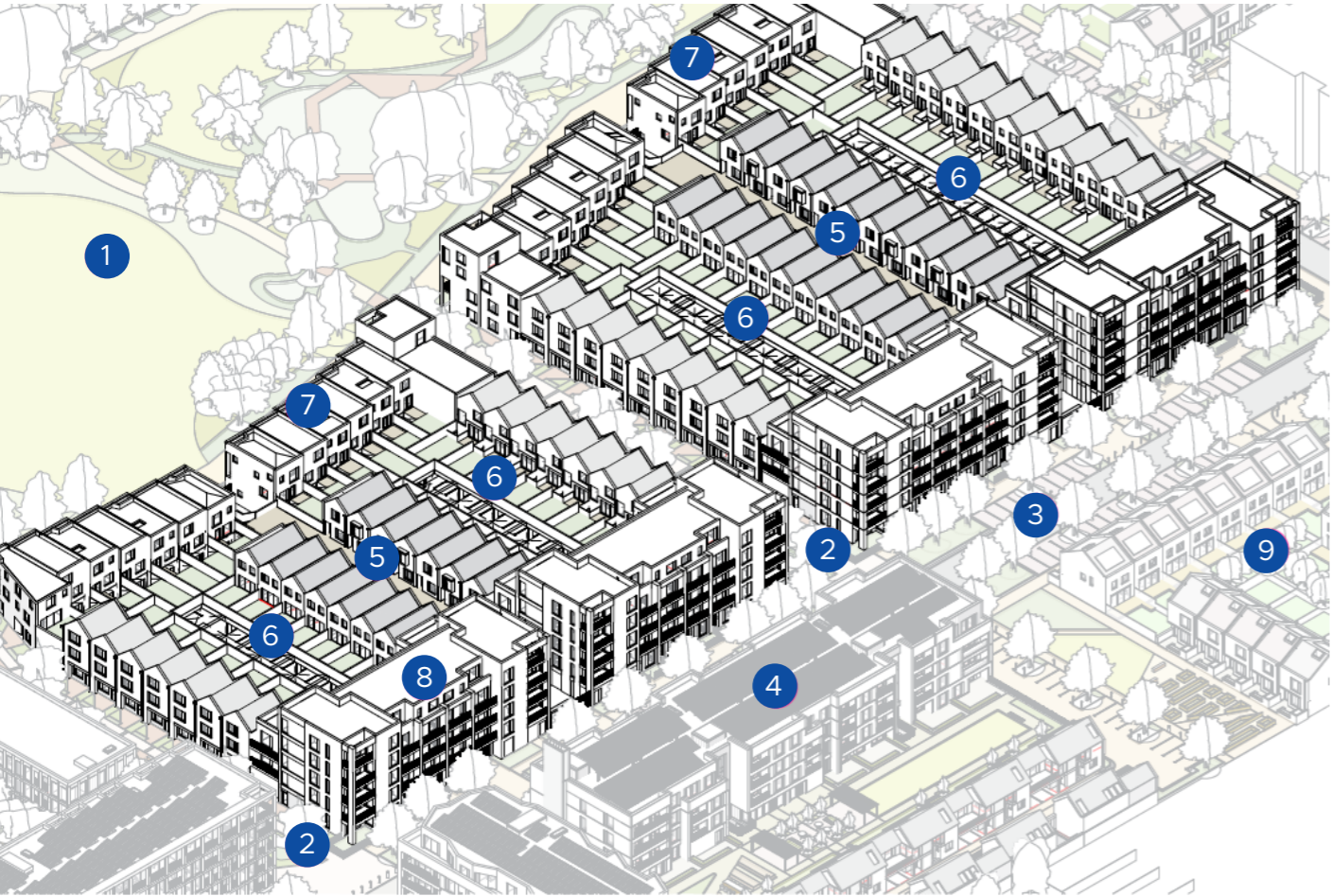
The council is committed to making the regeneration process as smooth as possible for residents. If you have any comments, queries or concerns, please get in touch.

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

charterforsheerwater@woking.gov.uk

01483 743870

BLUE PHASE: DETAILED DESIGN STARTED



- Key**
- 1 Central park
 - 2 Green street
 - 3 Dartmouth Avenue
 - 4 New Woodlands sheltered housing block (Red phase)
 - 5 Podium mews street
 - 6 Podium gardens
 - 7 Park facing houses
 - 8 Apartment block
 - 9 Emerald phase

Blue phase will be built on land currently occupied by the four storey mixed-use apartment blocks on Dartmouth Avenue, three storey apartment blocks on Devonshire Avenue and homes and community facilities around Spencer Close and Hennessy Court.

The Blue phase proposals comprise 200 properties that will be available for affordable rent and open market sale. The property mix includes 87 one, two and three bedroom apartments, 19 two and three bedroom maisonettes; and 94 two, three and four bedroom houses.

A design team has been appointed and is currently reviewing the planning designs to determine if these can be improved upon using knowledge gained during the Purple and Red build phases. Any material amendments (significant changes) to the approved designs will need to be submitted to the council’s Planning Committee for approval.

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**.

Any conversations you have with Adrian will remain confidential.

More information about AWICS please visit **awics.co.uk/a-new-vision-for-Sheerwater**

SUSTAINABLE DEVELOPMENT

PROVIDING HOMES WITH LOW CARBON HEAT AND HOT WATER

A heat network is a system of insulated pipes which transports heat from a source to more than one end user.

A communal heat network, supplies heat and hot water, from a source usually known as the energy centre, to a number of customers within a single building. A district heat network supplies heat and hot water from an energy centre to more than one building.

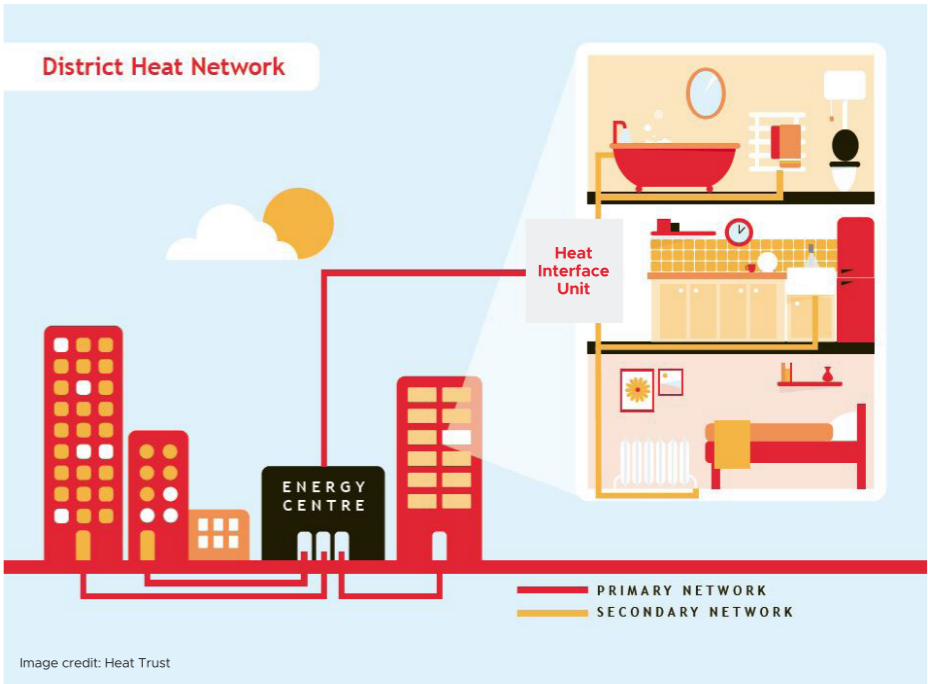
The Canalside district heat network will supply heat and hot water from the energy centre, being built now as part of Red phase, to all ten of the development’s new apartment buildings.

The UK government has stated that heat networks will be used more frequently to heat our homes and businesses. In short, heat networks form part of the country’s new energy infrastructure, vital in supporting the UK’s move to a low carbon energy system.

The Canalside energy centre will use multiple modular air source heat pumps (ASHP), a large stratified thermal store and solar photovoltaic panels situated on surrounding buildings to generate low temperature hot water (LTHW).

To ensure there is a consistent supply of energy, the network has a number of standby boilers and capacity to retrospectively introduce a water or ground source heat pump energy source in the future.

The network itself is a fourth-generation design – coupled to buildings with underfloor heating and low temperature heat interface units. The result should be a network which operates at 63C flow and circa 33C return, leading to low pumping and heat losses, and high end-to-end efficiencies. A great deal of time and effort is being expended to ensure that the end properties



are installed and commissioned correctly to enable these low return temperatures to be achieved, and thereby ensure the air source and water source heat pumps can operate at their peak efficiencies.

As with the Poole Road Energy Centre in Woking town centre, the Canalside energy centre has been designed with as much flexibility as possible to harness future technology shifts and utility price changes.



Photovoltaic panels on top of the Red phase apartment block

MORE ABOUT HEAT INTERFACE UNITS (HIU)

Each apartment has a low temperature heat interface unit, that brings hot water to and from the main heat network into the property, giving occupants control over the temperature of their homes (via underfloor heating), and allowing for individual metering and billing.

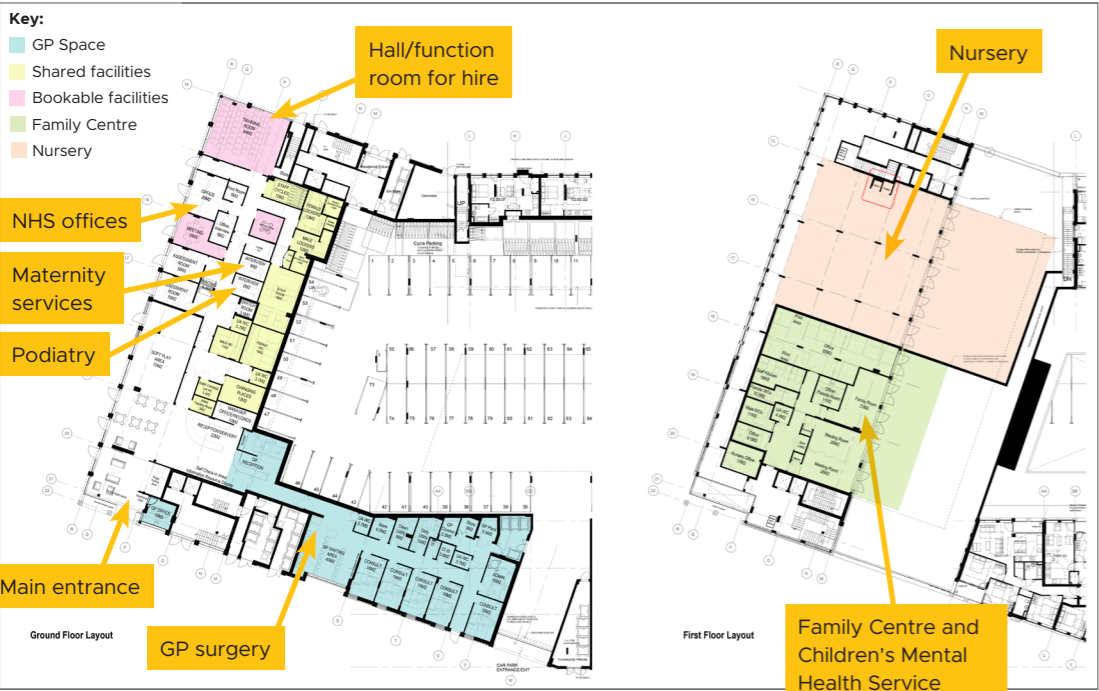
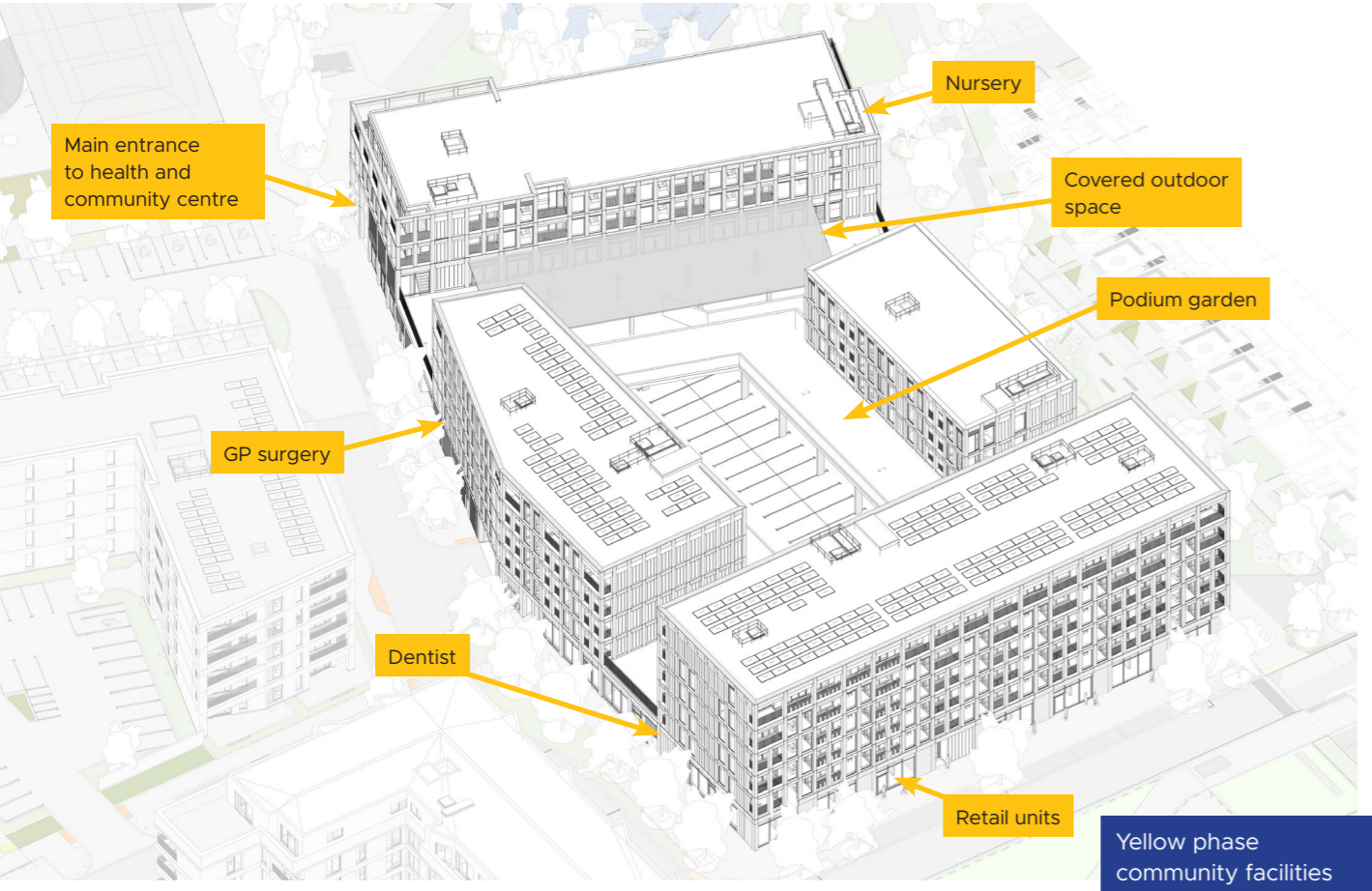
A HIU allows heat from a fluid (a liquid or a gas) to pass to a second fluid (another liquid or gas) without the two fluids having to mix together or come into direct contact.

HEALTH AND COMMUNITY CAMPUS

Improving access to essential services is key to reducing health inequalities in Sheerwater. The new Yellow phase community facilities, which

have been designed in partnership with residents and the North West Surrey Alliance, will make it possible for multiple primary and secondary

care providers to come together to support the needs of the community, from pre-birth through to adulthood and later life.



Within the new campus building, residents will be able to access maternity clinics, podiatry, disability support, GP services, dentistry, parenting support and nursery care.

For complete wellbeing, within easy reach of these services, will be the large central park, multi-use games area, skatepark, playground and café.

EASTWOOD LEISURE CENTRE NEWS

A SUCCESSFUL FIRST YEAR MARKED WITH BIRTHDAY CELEBRATION

The Eastwood Leisure Centre opened to the public in October 2021, and within its first 12 months of operation, has welcomed more than 90,000 visitors through its doors*.

Records show that a quarter of centre members come from Sheerwater, with the age range of users split equally across all age groups, from 14 to 60+ years.

Cllr Ellen Nicholson, Woking Borough Council's Portfolio Holder for Living Well said: "Membership numbers continue to exceed projections and we know that the majority of users come from within a mile and a half radius of the centre. Our female only activities have been very popular, so much so, that we're now supporting some participants to become qualified instructors as a way of sustaining those activities."

"But what really impresses me is the number of clubs that now call the Eastwood Leisure Centre their home, or train here regularly. We're seeing huge numbers of young people being given the opportunity to participate in physical activity, from swimming to dance or netball."

Pool users account for more than a third of visitors to the centre. Woking Swimming Club has been able to expand its 'learn to swim' programme and squad training, bringing 350 swimmers to Sheerwater each week.

Ray Zabarte, Vice Chair and Treasurer of Woking Swimming Club, said: "The club has eagerly anticipated the Eastwood Leisure Centre since it got the green light. The facility, Woking Borough Council and Freedom Leisure have been brilliant since it opened."



Cllr Nicholson with the Mayor of Woking at the Eastwood Leisure Centre's first birthday celebration

"Our members have only shared very positive feedback and from a club perspective, it has supported many National and European level swimmers in both our junior and masters programmes."

EASTWOOD LEISURE CENTRE FREE THREE DAY PASS

To celebrate the Eastwood Leisure Centre's first birthday, visit for free! Enjoy the swimming pool, steam room and sauna (during public swim sessions), as well as the gym and exercise classes (subject to availability).

The three day passes are valid until 31 December 2022. One pass per person and under 18s must be accompanied by an adult from the same household on their first visit.

Simply turn up and quote 'magazine offer' or email eastwood.memberships@freedom-leisure.co.uk in advance of your visit.



FREE Winter Activities

Sundays from 6 November
10 - 11.30am: Families*
11.30am - 1pm: 16+ yrs

*All children must be accompanied by an adult



ACOUSTIC NOISE BARRIER INSTALLED

At the end of June, the council's Planning Committee approved the installation of a 4m high, acoustic barrier along the length of the 3G pitch (135m). It was installed during the first half of October and consists of 29 close-board timber panels fixed between 30

timber posts attached to steel universal beams. The timber construction, which has a surface mass density of 10kg/m², stops all direct line of sight between the pitch and Lynwood Close properties and will significantly reduce noise levels.



COMMUNITY NEWS

HOW WOULD YOU SPEND £20K IN THE COMMUNITY?

Sheerwater Together has been given £20,000 through the Better Care Fund to support resident's wellbeing this winter. The group is planning to spend the money on the following 16 initiatives:

1. Free activities and hot drinks at the leisure centre on Sundays
2. Pop-up café and activities at St Michael's for Broadmere School families
3. IT lessons at Sheerwater Youth Centre
4. Free swimming tokens distributed locally
5. Additional winter services at Mascot to help with the cost of living
6. Men's weekly coffee morning at The Arch
7. 'Cooking on a budget' courses by Foodwise
8. Free or subsidised Christmas lunches at St Michael's
9. New equipment for Sheerwater Youth Centre
10. Free hot drinks after Woking Nature Walks (see page 12)
11. New 'Welcome to Sheerwater' road sign
12. Family arts and crafts session in the holidays



13. Instructor-led ladies only bike ride along the canal
14. Citizens Advice coffee morning to discuss housing
15. Decorations to brighten up this year's community Christmas tree
16. Activities for teenage girls at Sheerwater Youth Centre

To let Sheerwater Together know what you think of their plans, or to make a suggestion, please scan the QR code with your camera phone.

CHRISTMAS LIGHTS SWITCH-ON

The Mayor of Woking, Cllr Saj Hussain, has the honour of turning on the Christmas tree lights. Please join the Mayor and members of Sheerwater Together on Friday 9 December at 4.30pm for mince pies and

warm beverages supplied by Mascot, and carol singing led by St Michael's Church. To celebrate the start of the winter festive season with your neighbours and friends, gather by the tree on the green opposite ASDA.



COST OF LIVING SUMMIT



At the end of September, organisations from across Woking gathered at the Eastwood Leisure Centre to discuss the cost of living crisis and the impact on local residents.

Citizens Advice Woking revealed that over the past 12 months, it has seen an 81% increase in residents contacting the service in financial crisis, with a significant number of those seeking assistance for the first time. Woking Foodbank also revealed it had received over 1,000 referrals

during the summer months.

The summit provided an opportunity for partners share experiences and discuss how they can work together to support residents during the difficult months ahead. An action plan was developed at the summit, which will be presented to Woking Borough Council's Executive Committee on 17 November 2022.

For more information on the current cost of living support available, visit: woking.gov.uk/costofliving

OUTCOME OF WELLBEING SURVEY

Thank you to everyone who completed our health and wellbeing survey. The key findings are as follows:

- Over half of respondents have tried to access a service for their physical or mental health.
- A third of respondents admit to not meeting the recommended physical activity guidelines.
- The main barrier to participation is cost, followed by lack of time and family responsibilities.
- Walking and swimming are

the activities most respondents said they wanted to do if they could.

- Loneliness was highlighted as the main area of support needed.
- Over a quarter of respondents said they are not confident in the kitchen and expressed a desire to prepare more home cooked meals to improve their diet.

The survey results will be shared with the Sheerwater Partners Group in November and will help shape the provision of new services.

NEED SUPPORT THIS WINTER?



The Macot hub on Dartmouth Avenue is open on Tuesdays, Wednesdays and Thursdays from 9.45am to 4.30pm.

Visit the Hub for help with:

- Foodbank and Foodwise referrals
- Job hunting and career progression
- Accessing local support services (signposting)
- Setting up or making changes to your Universal Credit account
- Finding and bidding on council properties
- Checking emails, browsing the internet and creating documents
- Speaking English
- Hearing aids

Facilities you can use:

- Free wifi (there is also a wifi hotspot outside when the Hub is closed)
- Laptop and IT equipment
- Photocopier and printer

For more information or to make an appointment:

Phone: **01932 988160**

Email: hub@mascotwoking.org.uk

Website: mascotwoking.org.uk

SHEERWATER YOUTH CENTRE GARDENING SESSION

Mustaffa (aged 6) and Uthman (aged 2) were among the eager volunteers who turned up to turn over the flower beds outside the youth centre on Blackmore Crescent. Under the direction of the RHS Communities team, volunteers cleared paths and planted spring bulbs, while enjoying refreshments and making new friends.



20 October 2022

FREE NATURE WALKS

Woking Nature Walks are weekly guided walks that start and finish at the Eastwood Leisure Centre. They take place every Friday, are free to attend and suitable for all ages*. Meet in the leisure centre café at 11.30am. You can just turn up, or to register in advance, go to woking.gov.uk/walks

*Under 16s need to be accompanied by an adult

TRANSLATION SERVICES

Do you need help understanding this information?

Czy potrzebujesz pomocy w zrozumieniu tych informacji?

এই তথ্যটি 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 📧 wits@woking.gov.uk

THE PLACE FOR AFFORDABLE PARKING

Park for three hours for £3, every Saturday.*
Don't forget, you need your vehicle registration number when paying for your stay.
Parking prepayment is no longer available.
Find out more at vpwoking.co.uk

VICTORIA PLACE
SHOP, DINE, ENJOY

*Reduced car parking available on Saturdays only in Victoria Place for park for a limited period. Standard rate £4.60 when parking for three hours. Discounted car parking unavailable when parking up to five hours.



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

#WEAREWOKING