

DEAR RESIDENT

Spring is the season of new beginnings and as the initial phases of the development near completion, a fresh start is in sight for many.

All around the development you can see signs of growth and new life, and as lockdown eases, there is hope and anticipation for the new 'normal'.

Since returning to the classroom, pupils at Bishop David Brown have already begun adapting to the changes on site and are benefiting from direct access to the new Eastwood Leisure Centre. So called in honour of former councillor, Ian Eastwood, who campaigned passionately for better facilities and better health outcomes for people in Sheerwater.

In doing so, he started the chain-reaction of events which got us to where we are today. Needless to say, it was a momentous occasion when the keys to this multi-million pound facility were formally handed over to the council back in February.

As much of the country ground to a halt last year, I'm both amazed and grateful to Thameswey and Pellikaan, who have worked tirelessly to deliver us a high-quality finished product in record time. The team on site has transformed a water-logged, restricted corner of Sheerwater into a gleaming, multi-use leisure hub that will benefit the whole community and I'm in no doubt that as soon as restrictions start to ease, it will become a hive of activity.

I'm pleased to confirm that we have appointed Freedom Leisure to manage the final stages of the fit out in readiness of the centre opening its doors to the public later this year and you can read more about what to expect on page 5.

Moving house is certainly a fresh start and by the summer, the purple phase apartments and town houses will become 'home' to families and individuals desperately

in need of an affordable place to live. With the scaffolding removed and the majority of the fit out complete, Gilbert-Ash now turns its attention to the exterior landscaping to create a pleasant and welcoming environment for both new and existing residents.

Gilbert-Ash was recently invited to commence work on the next phase of the development, red phase, which will be similar in appearance to the neighbouring purple phase. 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. Disconnection of utilities has started ahead of the now imminent demolition works.

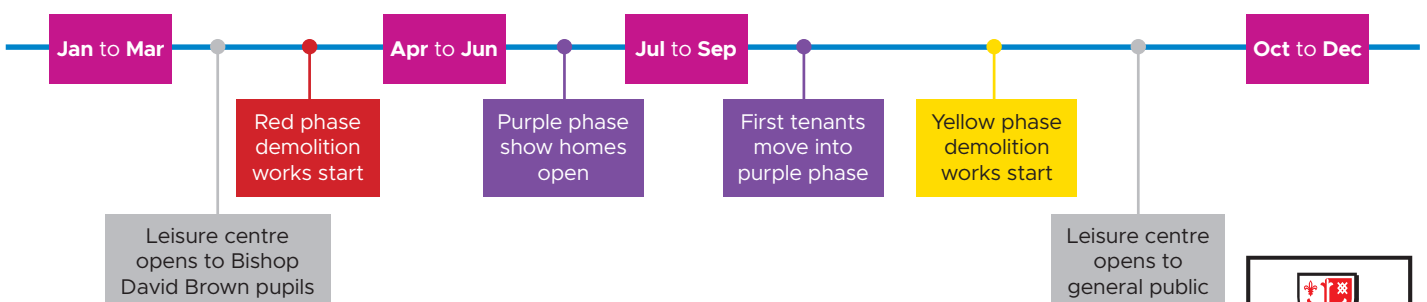
Councillor David Bittleston, Lead Member for the Sheerwater Regeneration Project, retires in March. He has been the driving force behind Sheerwater's transformation and will no doubt continue to take an interest in the project from afar. With so much activity taking place across the development site, I feel a great sense of hope for the future. Now that the initial phases of development are almost complete, I feel confident that the Sheerwater Regeneration Project will achieve what Councillor Bittleston and others hoped it would when starting this journey back in 2013.

Louise Strongitharm
Director of Housing

IN THIS ISSUE →

FOREWORD	1
NEWS IN BRIEF	2
DEVELOPMENT UPDATE	3-7
COMMUNITY NEWS	7-8

UPDATED 2021



NEWS IN BRIEF

COMMUNITY FOCUSED DESIGN

Our plans to transform Sheerwater go beyond the building of better quality homes. While this is a major factor in improving outcomes for local people, we also want to build a stronger, resilient and more sustainable community, where even those with complex needs can live more independently.

The council has been working with many different local partners including faith groups, charities, health providers, education, leisure, youth and family support. Well North Enterprises, a community interest company, has also helped to bring people together to look at how the community and commercial space across the development can be used to support these objectives.

We've challenged ourselves to think creatively and have been speaking with stakeholders and local service providers about plans for the new two-storey community health campus (yellow phase). Possibilities being explored include bringing a number of health services together under one roof making them more accessible to the local community; services such as neonatal and post-natal maternity services, physiotherapy and mental health services. These would be in addition to the GP, dentist and pharmacy services already identified as a priority.

FIRST STREET NAMING PANEL HELD

A street naming panel, made up of members of the local community, has been tasked with coming up with names for the new apartment blocks, roads and communal areas within the regeneration area. The development is divided into three character areas from which all buildings and streets will derive their name. These character areas are: waterway and canalside; common, park and heathland; and heritage, arts and crafts.

The panel has been able to meet virtually several times in February and again in March to discuss names for the purple and red phases, both of which are located in the heritage, arts and crafts character area. The panel has recommended naming the two wings of the six-storey apartment block in purple after British painter and portrait artist, Charles Fairfax Murray. As well as fitting the 'art' brief, the suggestion gives a nod to Murray Green, which has been retained as the new pocket park within this phase.



Image capture: July 2012 © 2021 Google

VACANT GARAGES SECURED

The garages behind the community garden (accessed via Spencer Close) have now been vacated and secured. This enclosed area will be used by Gilbert-Ash during the construction of the red phase.

NEW INTERACTIVE STORYMAP

ThamesWey has teamed up with ArcGIS to develop an interactive StoryMap for the Sheerwater Regeneration Project. StoryMaps combine text, interactive maps and other multimedia content to create an immersive experience that takes the viewer on a journey through the new development. To get the full effect, the Sheerwater StoryMap is best viewed on a desktop or tablet. Head to thamesweygroup.co.uk/sheerwaterstorymap to begin your tour.



DEVELOPMENT UPDATE

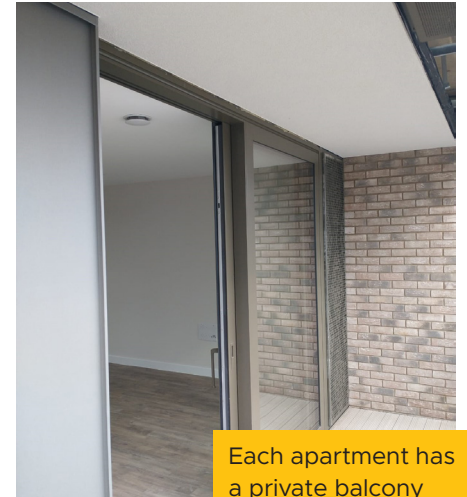
Purple phase: scheduled for completion this summer

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



Purple phase apartment block

The modern interior design and full height windows give each of the spacious properties a light and airy feel. In terms of floor space, these properties are bigger than the ones they replace and more energy efficient, making staying warm more affordable.

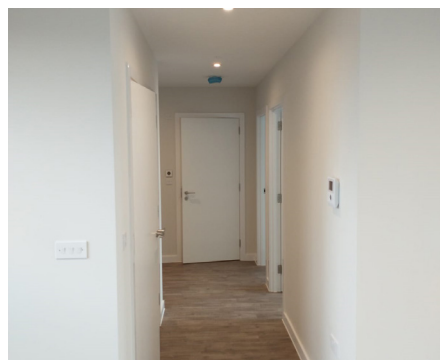
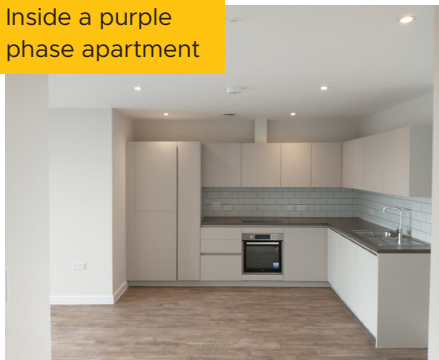


Each apartment has a private balcony

With most of the building work and exterior finish now complete, the focus during the last period has been on the internal fit out, specifically installing the kitchens and bathrooms.

All of the apartments and town houses in this phase are available for either private or affordable rent, none are for sale. Whether for private or affordable rent, the property mix, size and build quality are identical.

Inside a purple phase apartment



Update from the Site Manager, Peter Stinson

“Things are going well. You can see the exterior finish and the quality now that the protection (scaffolding) is down, and I’m pleased to report that we’ve retained our 4.5 stars out of 5 under the Considerate Constructors scheme following our latest inspection. We’ve increased our overall score and it was good to see our efforts to keep everyone safe during the pandemic recognised.”



Peter Stinson (fourth from left) with members of the Gilbert-Ash team

Red phase: starting now

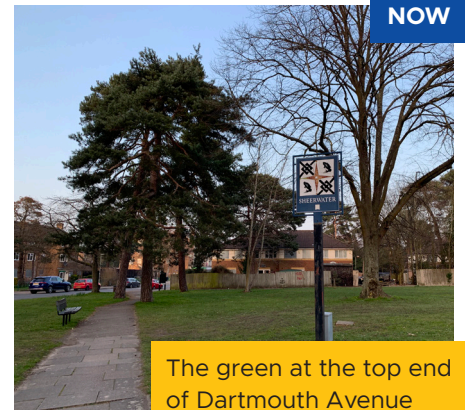
A medium rise development delivering a sheltered housing block, an attractive mews street, a line of mixed-use maisonettes and a six-storey mixed-use apartment building overlooking a central square.

This phase will be similar in appearance to the purple phase and the building works will be managed by the same contractor, Gilbert-Ash. The funding for red phase was released at the end of 2020 and Thamesway has commenced the detailed design work needed for construction.

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.

Prior to demolition starting, utility services to vacant properties have been disconnected and hoardings are starting to be erected along the site perimeter. Ground clearance work has commenced and tree protection zones have been installed around the trees which are to be retained as part of the new development.



The green at the top end of Dartmouth Avenue

Six-storey mixed-use apartment building



1,000sqm of retail and restaurant space

Mixed-use maisonettes

Artist's impression of the central square



Protected trees in St Lukes Court

What is a tree protection zone?

Protection zones are placed around trees which will form part of the new development. Also known as root protection areas (RPA), these exclusion zones prevent or minimise root disturbance during construction which can impact the long-term survival of the trees.

A root protection area indicates the minimum area around a tree deemed

to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

This area cannot be excavated, compacted, surfaced, driven over or be subjected to any other form of disturbance during any phase of the construction process, including demolition.

Eastwood Leisure Centre: opens to the public in September 2021

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

The main leisure centre building is complete and already being put to the test by Bishop David Brown School, which has shared use of the facility. Doors will open to the public later in the year once Pellikaan has completed the

exterior works and each fitness area has been kitted out with the latest equipment. The latter is being managed by Freedom Leisure, who will run the facility once it becomes fully operational.



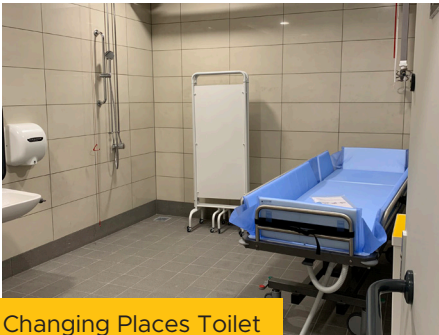
Main pool



Teaching pool



Main changing area



Changing Places Toilet



Sports hall



Studio



3G pitch



Covered seating



Team changing space

Key features of the new leisure centre include:

- 25 metre pool with 68-seat viewing gallery, steam room and sauna.
- Teaching pool with moveable floor and hoist.
- Flexible use changing facilities, two Changing Places Toilets and wheelchair accessible facilities throughout the building.
- Five-court sports hall with dividing wall and underfloor heating.
- Two climate-controlled studios with sprung floors.
- 65 station gym with group cycling studio.
- Full-size floodlit 3G football pitch with covered spectator seating for 100 fans.
- Two new grass football pitches and a junior rugby pitch.
- Five outdoor tennis courts and four netball courts.
- Multi-purpose function room with bar facilities, which can be used as a club room by local sports teams or as an additional studio space.
- Ground level café with view of the teaching pool.
- Car park with disabled parking bays, electric vehicle charging points and bicycle storage.

A healthy appetite

Included within the footprint of the new leisure centre building is a modern kitchen and dining hall accessible only to Bishop David Brown. The old canteen block will be demolished and the land redeveloped.



Head of School, Mr James Rodgers (far left) said: "Approximately 70% of our students eat school meals. The goal is 100% so you know everyone has had a nutritious meal that day. Fish 'n' Chip Friday is always the most popular day the week with both students and staff."



Giuseppina (left), is a former Bishop David Brown pupil and the longest serving member of the school catering team having worked at the school for over 20 years.

The Eastwood Leisure Centre

The new complex has been officially named the Eastwood Leisure Centre in honour of former Woking Borough Council member, Ian Eastwood. Ian campaigned passionately for better sports facilities in Sheerwater and two months into his retirement, after 28 years of service, Pellikaan broke ground on the new leisure centre.

Throughout his time on the council, Ian championed every aspect of sport and served on every committee which had an influence in this area. Everybody on the council looked to Ian to advise on matters relating to sport.

From the amazing play area in Woking Park to the Sportsbox on Egley Road, Ian worked to deliver the biggest increase in sports infrastructure Woking has ever seen. Up until his retirement as a councillor in May 2019, Ian was very much involved in the planning and design of the leisure centre. Calling it the Eastwood Centre is a fitting way to acknowledge his impact on the borough's health and wellbeing.

During a recent visit to the leisure centre, Ian, a lover of team sports, particularly football, cricket and grass

hockey, said he was "very impressed with the finer details" and praised the quality of the facilities, which meet the required standards for a range of different competitive sports.



Former councillor, Ian Eastwood, outside the front entrance of the new leisure centre.

WIDER SCHEME UPDATE

Across the regeneration area a total of 573 residential properties are required to make way for 1,142 high-quality energy efficient homes, an attractive central park, a range of a community facilities and improved access to the rest of the borough. The Sheerwater Community Charter sets out the council's commitment and compensation arrangements for homeowners and secure tenants directly affected by the regeneration and we continue to work hard to make the process as smooth as possible for everyone.

Figures to date



110 privately owned properties secured via voluntary purchase, out of 120



42 housing association properties transferred to the council, out of 42



194 secure tenants moved with help from our housing support team



140 secure tenants still to move. 91% are engaged and aware of their options



£1.6m the total amount of compensation paid out to tenants that have moved

To see a copy of the charter visit woking.gov.uk/sheerwater

COMMUNITY NEWS

POST OFFICE SERVICES RETURN TO SHEERWATER

Sheerwater residents can access Post Office services again with the opening of the new counter in Londis (19-21 Dartmouth Avenue). Shop manager, Hemali, and members of the Londis team have completed the required training and are now able to offer customers a range of services including everyday personal and business banking, and parcel delivery.

Shop Manager, Hemali, said: "It's going good and people are getting to know we're here. People are sending mail, parcels, returning items purchased online, and banking. You can make cash withdrawals and deposits if you bank with any of the main high street banks."

The store is open daily:

Monday to Friday, 9am to 6pm

Saturday, 9am to 5pm

Sunday, 10am to 6pm



NEIGHBOURHOOD WATCH COMES TO MAYBURY AND SHEERWATER

Woking is covered by a strong network of Neighbourhood Watch groups, which help to keep the borough safe. People join Neighbourhood Watch for many different reasons, whether it is to improve safety around their home or to become part of a group and meet new people. It is widely regarded that being part of Neighbourhood Watch can:

- reduce / prevent local crime and disorder.
- reduce fear of crime.
- address issues relating to anti-social behaviour.
- create safer neighbourhoods.
- build community spirit and cohesion.
- reassure members of the public.
- enhance partnership working with other community groups.
- assist in the detection and apprehension of criminals through members providing information to the police.
- improve quality of life and the local environment.

You can join the newly formed 'Maybury and Sheerwater Neighbourhood Watch' via Facebook. Use the search function to find it then click 'join' to become a member of this closed group.

MASCOT SERVICES DURING LOCKDOWN

The Mascot Hub on Dartmouth Avenue is open on Tuesdays, Wednesdays and Thursdays from 9.45am to 4.15pm.

Visit the Hub for help with:

- Foodbank and Foodwise referrals.
- job hunting and career progression.
- accessing local support services (signposting).
- Universal Credit – setting up or making changes to your account.
- finding and bidding on council properties.

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.

You can join the newly formed 'Maybury and Sheerwater Neighbourhood Watch' via Facebook. Use the search function to find it then click 'join' to become a member of this closed group.

Please follow the coronavirus safety measure in place when visiting the Hub. For more information or to make an appointment:

Phone: 01932 988160

Email: hub@mascotwoking.org.uk

Website: mascotwoking.org.uk

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 ؟

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

#WEAREWOKING