



The Owner
(insert address)

Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

Telephone (01483) 755855
Facsimile (01483) 768746
DX 2931 WOKING
Email wokbc@woking.gov.uk
Website www.woking.gov.uk

If you occupy this property as a tenant please ensure this letter is given to the owner.

27 July 2017

Dear Owner,

Sheerwater Regeneration Scheme: Voluntary Purchase of Properties

On the 12 April 2017, I wrote to you advising that the Sheerwater Regeneration Scheme had been approved and that you would be contacted in due course once arrangements had been put in place to enable a smooth process to begin. I am sorry for the slight delay caused by the General Election but the necessary next steps have now been completed and we can begin the process of voluntarily purchasing properties within the regeneration development area with the benefit of access to compensation payments.

If you are willing to sell your property in advance of the redevelopment I would encourage you to contact Naomi Gould, Matthew Lewis, or Anthony Manser at Frazers on 01483 730909 or email naomi@frazers.co.uk.

Frazers has been jointly appointed by Woking Borough Council and Thamesway to act upon our behalf. You will be able to agree the arrangements for sale with Frazers from 1 August 2017. The process will be wholly administered and managed by Frazers on behalf of the Council and Thamesway and it will be able to agree the open market value of your property and your entitlement to compensation in accordance with the Community Charter for the Sheerwater Regeneration.

Under this voluntary purchase arrangement, a resident or non-resident homeowner, you will receive the property market value plus 17.5%. To receive these values a voluntary purchase of the property should be agreed as soon as possible as it is the Council's intention to pursue a Compulsory Purchase Order in February 2018 at which point the voluntary purchase offer will be withdrawn and you will only be entitled to statutory compensation. Whilst it is important that voluntary agreements are reached and contracts exchanged as soon as possible there is a high degree of flexibility about the date upon which your sale can complete provided it is before it is needed for redevelopment. This arrangement gives you flexibility and time to find a new property knowing the money you will have available.

If you own the property through a Council Shared Ownership arrangement you will be paid the market value of your equity share plus a Home Loss payment of 10% of the equity share (up to a maximum of £53,000) plus Disturbance Payments.

Copies of the relevant pages of the Charter are attached for your convenience.

If you have any queries regarding the purchasing process, please contact Frasers, as set out above, who will be happy to assist.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'David Bittleston', with a horizontal line underneath the name.

Cllr David Bittleston

Portfolio Holder for Strategic Housing Development