

WOKING BOROUGH COUNCIL

NOTES OF A MEETING OF THE SHEERWATER REGENERATION OVERSIGHT PANEL

HELD ON 7 SEPTEMBER 2017 IN THE BOARD ROOM

Present: Cllr T Aziz
Cllr D J Bittleston
Cllr A J Boote
Cllr K M Davis (In the Chair)
Cllr I Eastwood
Cllr J Kingsbury
Cllr L M N Morales
Sue Barham, Strategic Director
Rebecca Brooker, Community Engagement, SCC
Peter Bryant, Head of Democratic and Legal Services
Paola Capel-Williams, Project Manager
Hazel Craig-Waller, Project Officer
Zafar Iqbal, Senior Community Engagement Officer
Frank Jeffrey, Democratic Services Manager
Ray Morgan, Chief Executive

Observers: Cllr D Hughes

Absent: Cllr M Ali

Actions

1. Election of Chairman

Councillor Eastwood moved and Councillor Boote seconded the election of Councillor Davis for the remainder of the Municipal Year.

RESOLVED That Councillor K Davis be elected Chairman for the remainder of the Municipal Year.

2. Apologies for Absence

Apologies for absence were received from Councillor S Hussain, Councillor C S Kemp and Councillor M I Raja.

3. Minutes and Protocol for Meeting Management and Publication of Information SOP17-005

Following the last meeting, the Chairman had asked Officers to investigate the possibility of making the papers of the Oversight Panel available to Members of Public. The Chairman had been mindful of the recommendations of the Independent Sheerwater Scrutiny Panel which had stated that the Oversight Panel should give consideration to “ways in which the work of the Oversight Panel can be communicated to residents.”

As part of the work, two sets of minutes of the last meeting, held on 30 March 2017, had been drafted, one set marked Confidential and one set drawn up with the intention of being made available publicly.

Protocol for Meeting Management and Publication of Information

A report had also been drawn up setting out the proposed way forward – Protocol for Meeting Management and Publication of Information. The report set out a mechanism through which the agendas, reports and minutes of the Oversight Panel could be made available publicly. In view of the impact on the minutes of the last meeting, the Chairman agreed to bring the report forward on the agenda to be considered in conjunction with the draft minutes of the last meeting.

The proposals within the report recommended that:

- Future agendas to consist of Part I and Part II sections.
- The agendas and papers of the Sheerwater Regeneration Oversight Panel to be published through the Council's website, with the exception of any documents considered under Part II of the agenda.
- A distribution list to be drawn up of key stakeholders to which copies of the agendas, reports and minutes will be sent, with the exception of any documents considered under Part II of the agenda or minutes of discussions held under Part II.

The Chairman allowed for a five minute recess for the Members to read through the proposed protocol.

In considering the proposals, it was noted that the meetings of the Oversight Panel would remain closed to members of the press and public.

The Members of the Oversight Panel welcomed the proposals, noting the intention to increase transparency and ensure that residents had access to as much information as possible. Attention was drawn to paragraph 3.3 which encouraged Members to identify any stakeholders to be included on the distribution list, such as the Residents' Association and the local newsletter. In the meantime, Officers would draw up a distribution list based on the contact details they held. Those on the distribution list would be sent electronic copies of the agendas, reports and minutes of the meetings, which would also be made available through the proposed webpage(s). Paper copies would be provided on request, where an individual would struggle to access electronic copies.

Dem Services

The intention to create a webpage(s), with the information stored on the old New Vision Homes site transferred across, was noted. It was intended that the site would hold all the information in one place, and that the information was updated as necessary.

The timescale for the publication of the minutes was discussed and it was agreed that the Protocol would be amended to state that the draft minutes would be prepared within five working days of the meeting, and that the Members of the Oversight Panel would have a further five working days during which to comment.

Dem Services

The minutes would be published in a draft format once the five working days had elapsed and would be formally adopted at the subsequent meeting of the Oversight Panel.

Dem Services

RESOLVED That

- (i) the draft protocol for the meeting management of the Oversight Panel and the publication of documents, as amended and as set out in Appendix 1 to these minutes be adopted;
- (ii) a webpage be developed through the Council's website to provide information for the residents of Sheerwater, including all papers relating to the Oversight Panel, barring any Part II documents; and
- (iii) a distribution list for key stakeholders be drawn up for the future distribution of documents for information.

Minutes of the Meeting Held on 30 March 2017

Following the adoption of the protocol, the Oversight Panel considered the two sets of minutes from the last meeting, held on 30 March 2017. It was agreed that the public minutes of the meeting would be added to the proposed web page once developed.

The draft Part II minutes were agreed as drafted. The Chairman proposed a number of additions to the draft public minutes which were agreed by the Members of the Oversight Panel. A copy of the revised minutes is set out in Appendix 2 to these minutes.

RESOLVED That the two sets of minutes of the meeting of the Oversight Panel held on 30 March 2017, subject to the amendments to the public minutes, be adopted.

4. Matters Arising From the Last Meeting

Matters Arising from the Last Meeting – Item 5 General Update, b) Property Sales

Councillor Eastwood referred to the third paragraph and asked whether negotiations with residents on voluntary agreements had started within weeks of the Council meeting on 6 April 2017. Ray Morgan advised that, as a consequence of the General Election having been called, the negotiations had not started until the beginning of August 2017.

5. Community Development and ABCD Update

The Chairman welcome Zafar Iqbal and Rebecca Brooker who were leading on the Sheerwater Community development project, Asset Based Community Development (ABCD). The Officers presented details of the project, branded 'Sheerwater Together', advising the scheme looked for the resources present in the Community and explored the best ways of employing them, whether they were the skills of local residents or an underused building. Key to the project's success was making use of the local networks and skills, ensuring that the Community was fully engaged.

The approach adopted was based around the 'five Ds' – Define, Discover, Dream, Design, Deliver, and would initially involve a mapping exercise to

identify all the resources available within Sheerwater. An open day was held in March 2017 to which local residents and organisations had been invited.

Residents had been invited to identify areas of concern within Sheerwater, with topics such as fly tipping, littering, condition of the roads, overgrown verges and the possibility of litter bins on the canal tow path. Where possible, the issues had been addressed as quickly as possible, working with the community and the relevant agencies to show how effective the project could become. Arrangements had been made to clear the fly tipped rubbish and local residents had organised regular litter pick days.

Self defence classes had been requested and efforts were being made to introduce them. Through the project, efforts were being made to resolve any reports of antisocial behaviour as quickly as possible. An action plan for the young people of Sheerwater was being developed in partnership with the local youth centre, and the potential offered by apprenticeships was being explored. The Rotary had recently donated 10,000 bulbs to improve the appearance of the area and work was being undertaken to improve the health and wellbeing of residents within Sheerwater.

The Members noted the progress achieved and were advised that residents were starting to see the improvements through the project, recognising that the work dealt with Sheerwater as a whole and was not part of the Sheerwater Regeneration Scheme. It was acknowledged that initial engagement had been a challenge but that it was becoming easier as the trust of residents grew as people became more empowered and the improvements could be seen in the community.

The Chairman thanked the Officers for their presentation. *(A copy of slides is attached at Appendix 3 to these minutes.)*

6. General Update

Ray Morgan provided an update on the progress of the Regeneration Scheme.

An arrangement had been made with Thamesway Developments Limited to provide enabling finance to bring forward the detailed arrangements for the implementation of Phase 1 and the planning of Phase 2. The proposals would be submitted to a future meeting of the Council for final sign off.

The appointments to new delivery team had all been agreed, creating a substantially new team following the departure of New Vision Homes from the Scheme. The new team, including drainage engineers and architects, would fully review and update the current plans.

The current ambition was that details of the proposals would start to emerge in December 2017. A consultation on the approach being taken would be undertaken over November 2017, with the outcomes to be reported in December 2017.

The site of the Pub in Sheerwater could not yet be developed and accordingly the decision had been taken to demolish the building and create a temporary car park on the site.

7. Letting Policy Update

Ray Morgan provided an update on the progress of developing a letting policy for tenants within the Regeneration area.

8. Valuations and Compensation – Issues Raised by the Residents' Association SOP17-007

The Members of the Oversight Panel received a copy of an email sent on 18 August by Jill Willis on behalf of the Residents Association. The email questioned the Council's approach to the valuation of owner occupiers' properties through Frazers, and stated that the basis on which the valuations would be made would "reduce values below the level they should be". The email further stated that the statutory compensation would be higher than the compensation package offered by the Council. The Residents' Association had also "written to all homeowners in the red line area to inform them that rather than accept the current offer they may be better waiting for the Compulsory Purchase Order (CPO) to be served and need to take advice."

Ray Morgan reiterated that the CPO process would only be followed as a last resort. Sawyer Fielding had a direct commercial interest in the scheme and had initially approached Woking Borough Council to employ them on behalf of the residents. Whilst the Council had not chosen to do so, any resident could employ Sawyer Fielding to provide advice, although the costs would have to be met by the resident.

It was explained that Woking Borough Council had employed Frazers to provide a valuation of the properties. All owner occupiers had the option of commissioning a valuation of their own through a RICS registered surveyor. In the event a resident's surveyor prepared a different valuation and the resident sought to negotiate with the Council, the matter would be submitted to the Government's District Valuer to provide a final valuation. Neither the Council nor Frazers would enter into negotiations on the valuation of a property. It was noted, however, that the Council would abide by the decision of the District Valuer; if the District Valuer lowered or raised the valuation from the one reached by Frazers, Woking Borough Council would be bound to pay the sum reached by the District Valuer.

Councillor Bittleston reported that, in view of the number of residents who had already chosen to leave the area, the Council would, subject to complying with planning restrictions, be erecting 'Acquired for Regeneration' signs in the area to send a positive message to those residents considering their options.

Councillor Aziz stated that Mark Rolt had previously made it clear that the Borough Council had introduced Dan Knowles of Sawyer Fielding to the residents of the Borough. Councillor Aziz further stated that a resident who had recently had his property valued by Frazers considered that the valuation reached was £50,000 less than he had expected.

To assist, Peter Bryant referred the Members to page 9 of the Community Charter which included reference to the valuation of properties and which stated that "All residents will be entitled to an independent qualified surveyor to represent them in negotiations relating to the purchase of their property". In regard to Sawyer Fielding, Peter advised that his recollection had been that Mark Rolt had asked the members of the Oversight Panel whether the

developer should pay the fees of Sawyer Fielding. It had been agreed that the Council would not cover the fees of Sawyer Fielding and that residents would be able to retain them at their own cost.

(NOTE: The minutes of the meeting of the Sheerwater Regeneration Oversight Panel held on 7 January 2017 confirm that the Members were advised that Sawyer Fielding had been introduced by the Council. The question of whether the Council should cover the costs of surveyors such as Sawyer Fielding was debated at the meeting of the Oversight Panel on 16 February 2016, at which Mark Rolt asked the Oversight Panel to review whether or not the Council should cover such costs in addition to the compensation package. The Oversight Panel subsequently agreed that that any residents employing an independent surveyor would need to meet the costs through their compensation package. At the meeting of SROP on 23 November, the Panel was advised that the response to Sawyer Fielding would state that Surveyor Fees would not be paid separately but should be met from the enhanced voluntary settlement.)

Councillor Aziz considered that the value of the properties within the regeneration area had fallen as a result the scheme. Furthermore, Councillor Aziz advised that individuals felt that, as Frazers had been commissioned by the Council, any valuations provided would be done for the benefit of the Council and set at a low level.

It was stressed that Frazers was independent of the Council and the valuations provided were done based on the Professional Standards (the 'Red Book') for RICS registered surveyors. The Red Book, issued by the RICS, contained mandatory rules, best practice guidance and related commentary for all members undertaking asset valuations.

It was again noted that any owner occupier concerned about the valuation could commission a separate valuation by a RICS registered surveyor. In the event the second valuation was higher than that reached by Frazers, the matter would be referred to the District Valuer for determination, with the Council bound to accept the District Valuer's determination, regardless of whether it was higher or lower than the valuation calculated by Frazers. Peter Bryant added that the Charter was clear on the responsibilities of the Council and that there was no scope for the Council to negotiate a value for a property.

In regard to the valuations, the Chairman reported that he had been advised that Frazers were refusing to provide the residents with copies of the valuations. Ray Morgan stated that he understood that a copy of the report was given to both the Council and to the resident. However, if this was not the case, Frazers would be advised to issue copies automatically to the residents with immediate effect.

Peter Bryant

9. Housing Association Residents SOP17-006

The Members of the Oversight Panel noted that the Chairman had enquired after the provisions for Housing Association Residents living within the Sheerwater Regeneration area. The Chairman had been made aware of a Housing Association tenant who had been advised that the closest property available for them to move to following the regeneration work was located a significant distance from Woking. The question of what, if any, provision was

included in the Sheerwater Regeneration proposals for Housing Association tenants was raised by the Chairman.

There were 44 Housing Association properties within the Sheerwater regeneration area. Each property lost would be replaced by one of the new units within the regeneration area (i.e. the existing Housing Association properties would be replaced on a like-for-like basis). However, whether the new Housing Association properties were made available to the existing tenants or to new tenants would be determined by the Housing Associations.

In considering the matter, it was reported that the Council had started to engage with the Housing Associations to enable them to discuss the details of their properties with Thamesway Developments Limited.

10. Any Other Business

Land Referencing

Ray Morgan reported that a letter would be sent to the residents in the coming week from the Head of Democratic and Legal Services. The letter was in respect of a land referencing company which had been commissioned by the Council to undertake a property survey to ensure the Council had a comprehensive understanding of the regeneration area. The Council's Marketing and Communications Team would deal with any questions arising from the letter.

Letters to Residents

Councillor Aziz reported that a number of residents had advised him that they had not received the letters sent by the Council. It was noted that the letters had not been delivered to several properties within the Regeneration Area. Once identified, the letters had been sent to the residents affected. Councillor Bittleston encouraged Members to send the details of any similar incidents to the Officer team.

11. Dates of Future Meetings

The following dates have been set for future meetings of the Oversight Panel:

7pm, Tuesday, 7 November 2017

7pm, Tuesday, 30 January 2018

7pm, Thursday, 29 March 2018

The meeting commenced at 7.00pm
and ended at 10.13pm

Sheerwater Regeneration Oversight Panel

Protocol for Meeting Management and Publication of Documents

1. Agenda Preparation

A draft agenda meeting will be held with Chairman of the Oversight Panel at least two weeks before each meeting. Standard items on each agenda to include:

- Apologies for Absence
- Minutes of the Last Meeting
- Matters Arising from the Minutes of the Last Meeting
- Future Work Programme
- Date of Next Meeting.

Additional items for the agenda will identified by the Chairman, the Members of the Oversight Panel and Officers.

The agenda sheet and reports will be made publicly available unless marked Confidential under the Local Government (Access to Information) Act 1985. Agendas to consist of Part I and Part II sections, with any reports listed under Part I to be made publicly available.

2. Agenda Publication

The agenda, reports and minutes of the meetings of the Sheerwater Regeneration Oversight Panel will be sent out to the Members of the Oversight Panel by email one week before the date of each meeting. Where such meetings are cancelled, notification will be sent out and published online as soon as practically possible. All documents are to be made available through the Councillors' iPads and laptops. Spare paper copies of the agendas will be available at the meetings of the Oversight Panel.

The agenda and all reports listed under Part I of the agenda are to be published on the Council's website a week before the meeting. A list of stakeholder parties, including the Residents' Association, the Sheerwater Newsletter and any other bodies that register an interest, will be sent copies of the agenda and Part I reports as a matter of course.

3. Meetings of the Sheerwater Regeneration Oversight Panel

The meetings of the Sheerwater Regeneration Oversight Panel will be held at the Civic Offices at 7pm unless otherwise directed. Meetings to be held only with prior notification and the publication of an agenda. The meetings to be open to the following:

- Members appointed by Council to serve on the Oversight Panel;
- Officers reporting to the Oversight Panel
- Democratic Services Officer
- Portfolio Holder for Strategic Development Projects
- Members acting as Observers, subject to prior notice to the Chairman of the Oversight Panel and the Democratic Services Manager.

- Group Leaders who are not members of the Panel may attend Panel meetings as observers. The Chairman of the Panel shall have the discretion to allow such persons to speak at meetings of the Panel.
- Agencies working within Sheerwater able to provide an outline of the work undertaken for the information of the Members of the Oversight Panel.

Meetings will not be held in public and will not be webcast.

4. Minutes of the Sheerwater Regeneration Oversight Panel

The minutes of the Sheerwater Regeneration Oversight Panel will be drafted with five working days of the meeting in accordance with the Terms of Reference. The Members of the Oversight Panel will have a further five working days within which to propose additions or amendments to the draft minutes. Following this period, the draft minutes will be published online and circulated to the Members of the Oversight Panel, Officers and the public distribution list. The draft minutes will be received at the subsequent meeting of the Sheerwater Regeneration Oversight Panel for approval.

A separate minute of any discussions under Part II of a meeting will be produced and made available to the Members of the Council but will not be published.

WOKING BOROUGH COUNCIL

SUMMARY OF THE DISCUSSIONS OF THE SHEERWATER REGENERATION OVERSIGHT PANEL AT ITS MEETING ON 30 MARCH 2017

Present: Cllr D J Bittleston
Cllr K M Davis (Chairman)
Cllr I Eastwood
Cllr S Hussain
Cllr L M N Morales
Cllr M I Raja
Peter Bryant, Head of Democratic and Legal Services
Ray Morgan, Chief Executive

Absent: Councillors T Aziz, M Ali, A J Boote, C S Kemp and J Kingsbury, and Sue Barham, Strategic Director, and Mark Rolt, Strategic Director.

Before starting the meeting, the Chairman drew attention to two tabled documents: Item 5 – Topic Scrutiny Request and Item 7 – Meeting with Residents – 14 March 2017. The Chairman allowed a 15 minute recess to enable the Members present to read the new papers.

Actions

1. Apologies for Absence

Apologies for absence were received from Councillor M Ali, Councillor A J Boote, Councillor C S Kemp, Councillor J Kingsbury, Sue Barham, Strategic Director, and Mark Rolt, Strategic Director.

2. Notes

The notes of the meeting of the Working Group held on 24 January 2017 were received.

3. Matters Arising From the Last Meeting

Item 3, Matters Arising from the Last Meeting (Page 1)

The Deed of Settlement was scheduled for completion on Wednesday, 5 April 2017. It was confirmed that correspondence had been sent to the residents following consultation with the Chairman of the Oversight Panel, the Portfolio Holder and the Leader of the Council.

Item 5, General Update, b) Property Sales (Page 2)

The Members of the Panel were advised that the figures referred to had been reported in the Green Book.

Item 5, General Update, b) Property Sales (Page 2, final paragraph)

The Chairman referred to the discussion at the last meeting with Councillor Aziz. The Chairman had offered to speak to the family referred to by

Councillor Aziz who had raised concerns that they were unable to plan ahead, concerned about the impact on schools. The Chairman advised that he subsequently approached Councillor Aziz for the contact details but had not received a response. He had therefore been unable to contact the family. Ray Morgan urged all Members to refer any such issues from residents to the Housing Options Team.

Item 5, General Update, b) Property Sales (Page 3, 7th paragraph)

The Members of the Panel were advised that whilst the terms for the purchase of a property may have been agreed with the home owner, the payment would not be made until the householders vacated the property. The families could potentially remain in the property until the Council required vacant possession. In such circumstances, the residents would not become tenants of the Council and would be able to vacate the property at any point between the voluntary agreement being confirmed and vacant possession being required by the Council. The sale value of the property would be index linked to take into account any increase in the property value over the period between the voluntary agreement and giving vacant possession to the Council.

The Council would be able to provide confirmation of the availability of funding to any estate agent the occupier could be working with to acquire a new property, either in the Borough or elsewhere in the Country. The funds would be released on vacant possession of the property.

Any properties acquired would be purchased through Thamesway Housing Limited but would let out through Thamesway Housing Limited until such time the property was required for the development. It was intended to begin negotiations with residents on voluntary agreements within weeks of the Council meeting on 6 April 2017, subject to the Members agreeing to proceed with the regeneration scheme.

A lettings policy would be drawn up by Officers for tenants within the red line, with the intention of including provision for priority being afforded to the tenants for properties elsewhere in the Borough. It was noted that the Council had retained capital receipts which would enable the Authority to construct new affordable housing developments within the HRA in areas outside of the regeneration area.

The Chairman asked whether the Council's Marketing and Communications Team could create a flow chart for residents setting out the different 'paths' they could follow depending on their choices (i.e. entering into a voluntary agreement provided an owner occupier of the option to leave immediately, leave on the date vacant possession was required for the development, or leave at any point in-between). Ray advised that such a diagram would need to set out the options for all types of residents, including owner occupiers, Council tenants, private tenants etc.

The Council would need to hold discussions on the wider community engagement and develop a comprehensive strategy for engagement. Subject to the Council agreeing to proceed with the Sheerwater Regeneration scheme, the development of the strategy would be brought to future meetings of the Sheerwater Regeneration Oversight Panel. It was emphasised that the Panel would need to look at the whole of Sheerwater and not limit its scope to the regeneration area.

In the event the scheme was agreed, the Council would seek to start working with the community as soon as possible. A period of some 6-8 weeks would be needed to put in place for all the necessary paperwork to proceed further.

The Members of the Oversight Panel discussed the timetable for development work within the regeneration area. The building work would start no earlier than January 2018 with the construction of the 3G pitch, subject to Executive approval. The construction of the new facilities for the school was not likely to start earlier than April 2018, and the development of the first dwellings was likely to start around October 2018. It would be around two years before residents would need to move house.

The report to Council would propose that authority should be given to the Executive to sign off the different stages of the regeneration proposals. Tenders would be invited and the Council would check that the tenders met the parameters assumed by the Council. The report would also propose that Thamesway Developments Limited would be invited to draw up detailed planning proposals for the balance of phase 1 and all of phase 2. The planning process would address any issues regarding the treatment of the green space.

Item 7, Regeneration Fund (Page 6)

At the last meeting the Members of the Oversight Panel had been advised of potential funding sources through the Government. Officers had explored the different types of regeneration funds available and had found that the majority would not be applicable. However the Council had submitted a bid for funding to defray the costs of the work on the CPO. The application had been successful and the Council had been awarded funding of approximately £280,000, on the basis of which the Council had appointed a legal team to lead on the CPO work at no cost to residents. It was noted that part of the funding bid including upskilling of staff on CPO procedures and mentoring the Legal Services staff.

4. ISSP Recommendation - Update on Implementation

The Members of the Oversight Panel were presented with an updated report on the implementation of the recommendations of the Independent Sheerwater Scrutiny Panel, which had been accepted by the Council in October 2015. It was noted that it was proposed that a number of the recommendations should be marked as completed, with the Officer comment providing details of the progress achieved and the reason to recommend the closure (or not) of each recommendation. The Officers would continue to update the Members of the Oversight Panel on the progress of the remaining recommendations in the future.

It was noted that a report on the recommendations would be considered by the Council at its meeting on 6 April 2017, with the Council to be asked to note the progress achieved. Any views expressed by the Members of the Oversight Panel would be reported in a supplementary report.

The Council would be asked to note the report, including the supplementary report by Peter Bryant setting out the comments of the Oversight Panel. It was emphasised that all Members would be given the opportunity to discuss the Recommendations at Council on 6 April 2017.

5. Topic Scrutiny Request SOP17-002

Officers had drawn up a report setting out the details of a request received in January 2017 seeking a Scrutiny Review of the implementation of the recommendations of the Independent Sheerwater Scrutiny Panel. The request had been reported at the meeting of the Overview and Scrutiny Committee in February 2017 and, whilst the matter would not form a scrutiny review, it had been agreed that a response would be drawn up. The report set out Officer responses to the majority of the points raised – Ray Morgan set out responses to the three points not covered in the report as follows:

1. *Regular feed back to the Sheerwater Residents Association has not been given as promised.*

Officer Comment:

The Council had provided regular feedback to the residents when possible, however there had been long periods where there had been no feedback to report.

It was noted that the point referred specifically to the Sheerwater Residents Association, and it was confirmed that the Council had made no undertaking to provide feedback to the Association. The Members of the Oversight Panel were advised that the Council had communicated with residents when information had been available.

2. *Residents had not been informed that the Council was meeting the cost of the removal of the Pylons in Sheerwater. This would seem to be a positive activity but it has not been publicised.*

Officer Comment:

Whilst it was noted that there had been no notifications to residents regarding the removal of the pylons, the decision to do so had been taken in a public meeting of the Authority and all details were available to the public.

3. *A question was asked at the Executive about the cost to the council of the planning application. The Leader informed the questioner 'that there was no cost to the council and the cost was being met by New Vision Homes' yet it has been widely reported in the press that 'New Vision Homes have been paid off' and the full cost would be met by the council.*

Officer Comment:

The information provided in the response to the question had been factually correct at the time. However, the information could change depending on the outcome of the discussions at the Council meeting on 6 April 2017 – the agreement with New Vision Homes had not yet been completed and there would only be a cost in the event the Council decided not to proceed with the Sheerwater Regeneration scheme.

It was agreed that no further action would be taken in respect of the submission.

6. CPO – Strategy and Risks SOP17-004

The Chairman reported that Councillor Raja had asked for a paper to be presented to the Oversight Panel on the risks associated with the CPO process. The paper was now before the Members and the Chairman invited Peter Bryant to introduce the item.

The report was clear and comprehensive, although Peter Bryant advised that the Chairman had asked for an indication of the number of successful CPOs in recent years. Information on CPOs for planning developments had been found and was summarised as follows (Peter Bryant stressed that these were not 'official' figures):

	2012	2013	2014
No. of CPOs	46	36	58
No. of CPOs Opposed	27	14	31
Days taken to determine Un-opposed CPOs	123	97	Not available
Days taken to determine Opposed CPOs	323	281	Not available
% of CPOs not confirmed	14%	7%	4%

In considering the report, the Members of the Oversight Panel were advised that the Government was actively promoting CPO powers as a means of achieving regeneration to develop communities. The Officers considered that the risk profile of the CPO process was exceptionally low.

The Chairman noted that the Council had a high level of confidence in the outcome of the CPO process, with the statistics supporting that view. The message to residents should be that the CPO strategy was sound, that the Council was confident and that the Government looked positively on the use of CPO to achieve regeneration and develop communities. Ray Morgan added that it should be noted that the CPO process would have been a cheaper option for the Council; the voluntary agreements entered into through the Charter would have a greater cost overall. Councillor Raja expressed concern that residents were being advised by their legal representatives that they had a strong case to oppose any CPO.

In considering the item, it was stressed the need for the Council to consider all the residents within the regeneration area, not just the owner occupiers who represented only a small element of the overall scheme; greater emphasis had to be placed on the importance of the tenants. Furthermore, the Oversight Panel's responsibilities were to the community of Sheerwater as a whole, not simply the area defined for the regeneration scheme, and should consider the wider benefits the scheme would bring to the area.

The Chairman sought confirmation that no Members wished to raise any other points before moving to the next item on the agenda.

7. Meeting with Residents - 14 March 2017

The Chairman advised that, at the request of Councillor Ali, a number of Councillors had been invited to attend a meeting on 14 March at which new information was to be discussed. On arrival, the Members had found that, in reality the meeting was one with representatives from the Sheerwater Residents Association and had only included owner occupiers.

At the end of the meeting, Councillor Ali and Councillor Aziz had requested that the Oversight Panel should revisit the original area intended for regeneration, understood to consist of a block of flats and shops in the centre of Sheerwater. The Chairman had taken the view that it had been a sound request and had accordingly invited Officers to prepare a briefing paper. That paper had been tabled before the Members of the Oversight Panel.

It was explained that the area defined in the papers before the Oversight Panel had never been considered as the area for regeneration; the boundary in that case had been drawn to undertake a market test through which the Council had looked at the regeneration potential of the Council's estates most in need of community development. The area had been first identified in the Local Plan through Policy CS5 which applied to the whole area of Sheerwater; the market test had considered Sheerwater as a whole and bidders had been to be invited to bring forward proposals to meet the objectives of the Council to secure a tenure mix change.

To achieve the regeneration objectives, a number of different scenarios had been economically tested until the current proposals had been brought forward, achieving the Council's objectives and meeting the financial parameters through the smallest possible site. Those individuals opposed to the Regeneration proposals had repeatedly referred to this 'original' regeneration area but it was stressed that the plans had never formed a development proposal.

The Panel was advised that the regeneration of Sheerwater would be undertaken in phases and that there would be an opportunity to test each phase through the planning process. In terms of the work by Thamesway Developments Limited, it was unlikely that the profit achieved would be in excess of 0.75%. Any profit achieved would be used for the benefit of the community, the precise projects to be determined by the Council.

The Members of the Oversight Panel agreed that the report answered the questions surrounding the area highlighted in the Core Strategy and discussed how best to communicate the key points to residents. The possibility of including the information in an appendix to the report to Council was discussed but concern was expressed that doing so would lead to further questions around an option that was never considered by the Council as a serious proposal for the regeneration of the area.

The Chairman asked Officers to consider how best to get the information into the Community, and enable Councillor Raja to be able to go to the community to answer their questions. It was suggested that an 'open' minute of the discussion by the Oversight Panel could be published in the coming days. The draft minute would be confirmed by the Chairman of the Oversight Panel and the Portfolio Holder before being published. Further consideration of

preparing an open minute from meetings of the Oversight Panel would be considered at a future meeting.

Dem. Services

8. Asset Based Community Development – Update SOP17-003

A briefing note on Asset Based Community Development (ABCD) proposals for the Sheerwater area had been prepared for the Oversight Panel. The Chairman advised that he and Councillor Raja had attended a session on ABCD at the Parkview Centre on 18 March. Only twelve residents had attended but they had left feedback. The ABCD Steering Group, set up to take proposals forward, had considered the feedback and would now be contacting those residents who had provided their details. It was stressed that the ABCD initiative was not related to the Regeneration proposals, a point emphasised to the residents. The Members were referred to the previous decision of Council to set aside the sum of £100,000 annually to support the programme.

The Chairman noted that one of the recommendations to emerge from the work of the ISSP had been the objective of supporting the residents in developing a Neighbourhood Forum, an option which could be encouraged through the ABCD initiative.

9. Future Work Programme

The Chairman asked after the implications for the Oversight Panel in the event the Council did not agree to take the regeneration proposals further forward. It was agreed that the future of the Panel would be considered at the next meeting in the event such a decision was taken, noting that there would continue to be a need to support the community.

10. Any Other Business

The roles of the Head of Democratic and Legal Services and the Democratic Services Officers

The Chairman advised the Members that two days earlier Councillor Ali had asked for the Oversight Panel to seek “clarification on the role of the head of legal and democratic service’s role in the oversight panel as an agenda item for the next meeting.” The Chairman reported that he had advised Councillor Ali that the matter would be raised under Any Other Business to ensure that the matter was clear before the Council met on 6 April 2017.

In view of the way in which the request had been phrased, Peter Bryant (the Head of Democratic and Legal Services) outlined both his role on the Oversight Panel and that of the Democratic Services Officer.

11. Date of Future Meetings

The Members of the Oversight Panel noted the dates of future meetings of the Oversight Panel as follows:

- Thursday, 15 June 2017
- Thursday, 7 September 2017
- Thursday, 16 November 2017
- Thursday, 25 January 2018
- Thursday, 29 March 2018

The Attendance Record

The Chairman drew attention to the attendance records of the Members of the Oversight Panel, in particular those of the Ward Councillors, excepting Councillor Raja, noting that they had failed to attend in the region of a third of opportunities to have done so. The attendance records were as follows:

2015-16

Councillor	5 Nov	7 Dec	7 Jan	16 Feb	24 March	18 April
Aziz (Ward Cllr)	✓	✓	✓	X	X	X
Davis	✓	✓	✓	✓	✓	✓
Eastwood	✓	X	✓	✓	✓	✓
Johnson	X	✓	✓	✓	✓	✓
Kemp	✓	✓	✓	✓	✓	X
Kingsbury	✓	✓	✓	✓	✓	X
Mohammed (Ward Cllr)	✓	✓	X	✓	✓	✓
Raja (Ward Cllr)	✓	✓	✓	✓	✓	✓

2016-17

Councillor	27 July	24 Oct	23 Nov	24 Jan	30 March
Ali (Ward Cllr)	X	✓	✓	X	X
Aziz (Ward Cllr)	X	✓	✓	✓	X
Boote	✓	X	X	✓	X
Davis	✓	✓	✓	✓	✓
Eastwood	✓	✓	✓	✓	✓
Hussain	X	✓	✓	✓	✓
Kemp	✓	✓	✓	X	X
Kingsbury	✓	✓	✓	✓	X
Morales	✓	✓	✓	✓	✓
Raja (Ward Cllr)	✓	✓	X	✓	✓

SHEERWATER TOGETHER

A place to be proud of

Neighbours working together to make Sheerwater a closer community and a better place to live and work.

WHAT?

Asset Based Community Development

© J. Logan 2012

WHY?

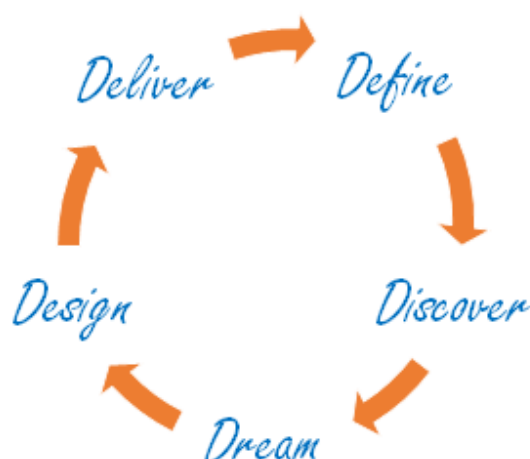
“...the health and wellbeing of people is heavily influenced by their local community and social networks. Those networks and greater social capital provide a source of resilience. The extent to which people can participate and have control over their lives makes a critical contribution to psychosocial wellbeing and to health. Taking an asset-based approach at a local level fosters greater local confidence and self-esteem for people and communities. It moves beyond routine consultation, opening the way for radical reform in taking upstream preventative action to foster individual and communal health, wellbeing and resilience, and building local confidence, capacity and capability to take action as equal partners with services in addressing health inequalities.”

Michael Marmot, *What Makes Us Healthy?*

What does it mean for us?

- **We are here to support communities:** Facilitate, ensure we aren't seen as asking people to do more (than they want to or can do), understand local assets, find out what people are already doing and wanting to do and help them
- **We will listen and hear:** Listen, go to the places communities are, consider different ways to engage, consider how we receive feedback
- **We will play our part:** acknowledge where a statutory response might be needed, engage our partners
- **We will celebrate:** speak positively about what is happening in the area, celebrate what is good, capture pride
- **We will trust the community and have confidence in them:** trust the community to do things for themselves, trying is fine, do it rather than waiting for it to be perfect, if something doesn't work try something else, believe the community have the skills, knowledge and ability to make the change they want
- **We will be open:** anyone and everyone is welcome to be part of this activity
- **We will watch our language:** use clear language, ban the use of 'engagement' and 'deprived'
- **We will persevere:** It may be difficult but we have to try, accepting it may not be perfect and that small changes may be the seed of something more

How?



DEFINE

Our intention is to connect with the local community and identify with them what the community wants and needs.

We will support them to realise their aspirations, using their own resources, skills and capacity to help make things happen.

DISCOVER

Starting somewhere to find out what residents actually think...



DREAM

Being brave enough to ask residents what they'd like to be different...



DESIGN

Supporting residents to be part of the solution...

- Sheerwater Together Community Meeting
 - Meeting monthly, between 10 and 15 attendees
- Co-design actions
- Councillor and council support

DELIVER

Committing to act...



REPEAT

Enabling residents to increasingly lead...

SHEERWATER TOGETHER – ACTION LOG

Neighbours working together to make Sheerwater a closer community and a better place to live and work.

1. Community tidy up
2. Public awareness of litter problem
3. Fly-tipping
4. Condition of the roads
5. Overgrowth
6. Litter bins along the canal
7. Cricket nets
8. Clothes bins
9. Poster Campaign
10. Summer Activities-
12. Sheerwater Festival
13. Google Group
14. Self defence
15. Anti-social behaviour
16. Athletics Track Event rubbish
17. Young people action planning

LESSONS LEARNT

- It is essential to have a **collaborative approach** to ABCD – A robust collaboration between statutory organisations that have agreed to support the new approach to community engagement.
- Organisational **commitment** to the approach – Commitment to getting and staying involved and to take necessary actions to support over the long haul. Woking councillor and officer involvement has been crucial.
- A **core group of local partners** need to drive it forward – Self-elected steering group to be the driving force to get this approach off the ground and engage the community in taking part.
- **Continuity** is important – Allows strong relationships and trust to build with the community.
- Transparency and **presence** are critical – the same faces turn up at every meeting.
- It is essential to **understand what residents would like to do** locally – Understand the things that mattered to them and focus on those things.
- You need to **deliver** – From one meeting to the next, the group has actually achieved something.