

# SHEERWATER

## REGENERATION PROJECT UPDATE APRIL 2018

### Dear Resident

**Welcome to the second issue of the Sheerwater residents newsletter intended to help keep you informed about the progress of the Sheerwater Regeneration Project.**

I would like to take this opportunity to introduce Cllr Kevin Davis who was appointed by the whole Council to the role of Chairman of the Sheerwater Regeneration Oversight Panel. This group is made up of councillors from the Groups represented on the Council. The panel makes sure that communications with everyone affected by the project are clear, but it also looks at other important needs and concerns for the whole of the Sheerwater area.

We are both pleased to announce that the new web pages for the project have been added to the Woking Borough Council website. The new webpages provide everything you need to know about the regeneration project and will be updated as the scheme progresses.

I am delighted the Government has decided to choose Sheerwater as one of only two places in Surrey to receive a substantial investment in infrastructure, giving us £9.384 million towards the community buildings in the new development.

On Thursday 5 April 2018, the Council approved the start of the first phase of works. This will be building the leisure complex in the grounds of the Bishop David Brown

School, so you will see works starting on this shortly. The Council also decided that existing secure council tenants, who take up a tenancy through Thamesway Housing Ltd within the regeneration area, will benefit from the new Earn Your Deposit Scheme.

This is the beginning of the transformation of Sheerwater, with your help and input I hope we can work together to make it into a place we can all be proud of.



**Cllr David Bittleston**  
Leader of Woking Borough Council

## Scheme update

**Thamesway Developments Limited has recently submitted an updated 'hybrid' planning application for the regeneration area at the Council's request.** The new application proposes a significant increase in the amount of affordable family housing, assisted accommodation, open spaces and cycle and pedestrian routes.

In February the Council agreed that the new plan would be for up to 1,200 new homes, including at least 129 supported residences for elderly people. At a Council meeting on 5 April, Borough Councillors agreed to release the money required to build the new leisure complex at Sheerwater. This leisure complex will include a five court sports hall, studio

spaces, gym and a 25 metre swimming pool. There will also be a 3G football pitch, new grass football and grass rugby pitches. Local residents and the pupils at Bishop David Brown School will all benefit from these new state-of-the-art facilities.

Works are due to start in the summer on the construction of the new leisure complex in the grounds of the Bishop David Brown School.



# Sheerwater Regeneration Housing Support Team

Since its creation in November last year, the friendly Sheerwater Regeneration Housing Support Team has been out and about meeting with secure council tenants at their homes. They have visited over 200 households, conducting housing needs assessments

and taking the time to answer any questions tenants may have about the regeneration scheme.

Parkview has been a hive of activity over the last four months with residents dropping in to speak to Ben, Karen or

Shanaz about their regeneration related queries. Some of the issues that have come up are - bidding queries, assistance with paperwork and seeking clarity on rumours that are based on inaccurate information. The team has worked hard to successfully address these and other issues for residents.

All secure council tenants have now received some form of contact from the team be it leaflet drops, phone calls or home visits, with 21 secure tenants having already moved and received their statutory compensation.

Volunteers from the Mascot Hub on Dartmouth Avenue, have been assisting tenants affected by the development to bid on properties using the computers available at the Hub. All tenants are encouraged to make use of the Mascot Hub and its volunteers, to view and bid on properties using the Hometrak website, the Council's choice based letting system.

If you are a tenant within the regeneration area and haven't yet spoken to the team, please call **01483 743870** or email [sheerwater.tenants@woking.gov.uk](mailto:sheerwater.tenants@woking.gov.uk)



From left, Shanaz Ashraf, Karen Campion and Ben Jones

## Homeowners: have you had your property valued yet?

**Frazers, a local independent chartered surveyors, is managing the valuations process on behalf of Woking Borough Council by undertaking property valuations for homeowners in the regeneration area.**

As we went to print over two thirds of homeowners had engaged with Frazers and half of them have already agreed terms to sell their homes. Twenty-six sales have been completed.

The valuation report and market value (what your property is worth) produced by Frazers adheres to the Royal Institution of Chartered Surveyors' (RICS) Valuation Professional Standards, commonly known as the Red Book market value. This valuation differs from an estate agent's valuation. An estate agent does not value a property in the same way, it sets an asking price at a level that someone may be prepared to pay and charges a commission fee.

At the Full Council meeting on 8 February 2018 a decision was made to delay the Compulsory Purchase Order process until October 2018. This gives home

owners more time to sell their homes and take advantage of the current voluntary purchase offer of their property's market value plus 17.5%.

**To contact Frazers for a valuation appointment, please contact Naomi Gould on 01483 730909 or email [naomi@frazers.co.uk](mailto:naomi@frazers.co.uk)**

**It is important to note that Frazers' property valuations are not influenced by the regeneration scheme or the compulsory nature of any purchase.**



## Earn Your Deposit Scheme

The unique and innovative scheme that will transform the way first time buyers can gain a foothold on the property ladder. It was approved at a Council meeting on Thursday 5 April, following a majority decision by local councillors. Councillors also agreed that the Earn Your Deposit Scheme will apply to the Sheerwater Regeneration Scheme.

The scheme will offer tenants of Thamesway Housing Ltd, the opportunity to earn money towards a deposit on their first home.

The scheme will be available to 'good tenants' who pay their rent on time, look after their home and garden and do not cause a nuisance to their neighbours. The monetary value a tenant could earn after a qualifying period would be dependent on meeting the scheme's criteria and the size of the property they rent.

**This pioneering scheme offers tenants the means to purchase their own property, whilst preserving the social housing stock for future generations.**

## Tenant survey results

In December last year, secure council tenants were sent a survey asking for their views on the different type of tenancy to be offered to them, if they choose to move into in one of the newly built homes.

There was a very good response rate to the survey with 35% of those asked taking the time to respond. The majority of tenants said they understood how their tenancy is going to change. The report will be made available on the Council's website.

## Spring crocuses are here!

Last October, the Sheerwater Together Residents Group with staff and students from RHS Wisley and local schools planted 10,000 bulbs.

The bulbs were kindly donated by Woking Rotary Club. A variety of community green spaces across the Borough have benefitted from the bulb planting, with the grounds prepared by Council contractor SERCO, under their corporate responsibility programme.



Crocuses at Albert Drive

## Sheerwater Community Garden

From early July, horticultural students from RHS Wisley will start building the community garden on Dartmouth Avenue. Construction is planned to take seven days. So the finished garden can be handed over to the community the following week.

Sheerwater Together, a group of local residents, local businesses, community organisations and local schools have partnered with RHS Wisley to design and build the community garden. There are a number of requirements for the students to consider:

- the garden must look attractive all year round
- include flowering plants and shrubs, edible plants and herbs
- have some mobile elements which can be moved into the new development

The winning design will be presented to the Sheerwater community at an open day, on Saturday 5 May 2018 at Parkview Centre for the Community. To raise interest in gardening and the project, there will be further plant and seed potting sessions for interested individuals in Sheerwater and at RHS Wisley.

For more information on the garden and other community activities, please contact [sheerwater-together@googlegroups.com](mailto:sheerwater-together@googlegroups.com)



### Introducing Yasmin Gordine - Your Community Engagement Officer Support Team

Yasmin Gordine joined Woking Borough Council at the beginning of February and works in the Community Development and Engagement Team. Yasmin's main focus will be working within the Sheerwater community and based at Parkview for a few days a week. Yasmin will be working with residents and local businesses in the area, local primary and secondary schools as well as supporting Sheerwater Together Community Group.

If you have any queries or ideas on new activities in the area, please contact Yasmin on [yasmin.gordine@woking.gov.uk](mailto:yasmin.gordine@woking.gov.uk) or phone 01483 743779.



Yasmin Gordine

### Multi-million pound Government grant secured for Sheerwater

The Council has been awarded a major grant of £9,384,000 from the Government's Housing Infrastructure Fund (HIF) to help fund the infrastructure costs for the new development. It was one of only two successful bids from across Surrey, which were announced by the Government at the beginning of February 2018.

The Government's Housing Infrastructure Fund supports construction to help build new homes in areas with the greatest demand for housing. There were many highly competitive bids from local authorities, so it's great news for Sheerwater. This very welcome financial contribution will further assist the significant buildings plans for regeneration scheme.

### Voting on 3 May 2018 local elections

To vote in the elections, you will need to be on the Electoral Register. You can register online at [www.gov.uk/register-to-vote](http://www.gov.uk/register-to-vote). The deadline for registering to vote is **Tuesday 17 April 2018**. If you voted in the General Election in May last year you will already be registered.



### Contact us

#### Tenants

Any queries you may have regarding your tenancy or our plans for Sheerwater, please contact Sheerwater Regeneration Housing Support Team on 01483 743870 or email [sheerwater.tenants@woking.gov.uk](mailto:sheerwater.tenants@woking.gov.uk)

#### Homeowners

To have your property valued by Frazers Surveyors, please contact Naomi Gould on 01483 730909 or email [naomi@frazers.co.uk](mailto:naomi@frazers.co.uk)

#### Housing association tenants

If you have any queries regarding your tenancy, please contact your housing association directly.

