

WOKING BOROUGH COUNCIL

NOTES OF A MEETING OF THE SHEERWATER REGENERATION OVERSIGHT PANEL

HELD ON 29 MARCH 2018 IN THE BOARD ROOM - CIVIC OFFICES

Present: Councillor Amanda Boote
Councillor Kevin Davis
Councillor Ian Eastwood
Councillor Saj Hussain
Councillor John Kingsbury
Councillor Louise Morales
Councillor M Ilyas Raja

Sue Barham
Peter Bryant
Paola Capel-Williams
Hazel Craig-Waller
Andy Denner
Zafar Iqbal
Ray Morgan

Also present Councillor Debbie Harlow

Absent: Councillor Mohammad Ali
Councillor Tahir Aziz
Councillor Colin Kemp

Actions

1. Apologies for Absence

No apologies for absence were received.

2. Update on and Presentation of the New Sheerwater Regeneration Webpages

Andy Denner gave a presentation on the new webpages setting out information on the Sheerwater Regeneration Scheme. A number of points were noted:

A Denner

- A link to the Sheerwater pages would be included on the home page of the Council's website.
- Councillor Morales asked for a FAQ document to be included, setting out the difference between a secure tenant and a non-secure tenant (in light of an enquiry she had received from a tenant). Officers advised that all non-secured tenants would have been made aware of tenancy arrangements. Non-secured tenants were not subject to the Charter and did not therefore need to be issued with a copy.
- Councillor Morales suggested that contact details should be

provided on the site for those with limited English. It was agreed that contact details for the different teams would be added; it would not be possible to provide a single point of contact as the work was being undertaken by a number of different teams due to the complexity of the scheme. It was emphasised that the Council still had a number of decisions to make and until that time Officers were not in a position to answer all the questions raised by residents.

The Members welcomed the new web pages and noted that the amount available would continue to grow. The webpages would go live on 6 April 2018, once the Council had determined the report published earlier in the day. Andy undertook to send a link to the draft pages to the Members of the Oversight Panel, and encouraged them to provide feedback in the coming week.

Members

3. Summary of the Planning Application / Report to Council

Items 3 and 4 were taken together as details of the planning application had been included in the report to Council. The planning application had been received and was currently being validated by Planning Officers. It was reported that 1,141 homes had been included in the proposals, including a number of additional affordable homes.

The executive summary of the report had been kept deliberately concise. The Council would be asked to approve funding for Thamesway to build phase 1, review the feedback from the consultation with secure tenants, and take forward the actions from the Equalities Impact Assessment. It was also proposed to extend the contract for independent advice for tenants once Council had agreed the way forward. The cost analysis, undertaken by Leigh Clarke, was set out in the report. The implications for the Council should the report not be agreed by Council were outlined to the Members.

The housing contract tender exercise had not yet been completed and would be brought to Council later in the year. The tender exercise for the leisure contract had been completed. It was felt that once phase 1 had been completed, residents would be able to see the quality of the work. Officers added that a number of residents had changed their mind to leave the area in light of the information provided at the public exhibition and were choosing to move into the new properties. 60 of the 123 home owners within the regeneration area had already signed up to sell their property. Active engagement with property owners would start after May 2018.

Attention was drawn to the Council's initiative to provide a mental health support worker through Cornerhouse for the coming three years, supporting the other elements of the Council's work across the area.

Peter reported on the outcome of the consultation with secure tenants. 35% of tenants had replied to the consultation which had been managed by Halo. The results were set out in the report for Council,

Actions

together with the proposed tenancy agreements.

A very detailed equality impact assessment had been carried out, the outcomes of which were set out in the report. The Council would be asked to resolve that the Chief Executive was authorised to take any appropriate actions to meet the recommendations of the assessment. The Oversight Panel and Project Board would be included in the work to address the actions.

The Members were advised that they could send any questions they had arising from the report to Council to Peter, who would copy replies to all Members of the Oversight Panel.

Members

5. Work Programme

The need for those in non-secure accommodation to identify accommodation to move to was discussed and it was agreed that the matter could be considered towards the end of the year. It was noted that Officers dealing with non-secure tenants advised the tenants to look for other suitable accommodation, though there was a concern that a number tenants were ignoring the advice.

Dem Services

The Chairman noted that it had been a year since the Oversight Panel had last considered the progress in meeting the recommendations of the Independent Sheerwater Scrutiny Panel, and asked for an update to be provided at the next meetings (June 2018).

P Bryant

6. Minutes

The minutes of the meeting of the Oversight Panel held on 30 January 2018 were received, subject to the inclusion of apologies of absence from Councillor Harlow.

7. Matters Arising from the Last Meeting

The progress on actions identified at the last meeting were noted. In response to an enquiry from Councillor Raja, Peter confirmed that one request for a valuation by the District Valuer had been received. Officers were awaiting notification of the outcome from the District Valuer.

8. Any Other Business

No matters were raised.

9. Dates of Future Meetings

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

- 7pm, Wednesday, 27 June 2018
- 7pm, Monday, 24 September 2018
- 7pm, Wednesday, 21 November 2018
- 7pm, Wednesday, 30 January 2018
- 7pm, Wednesday, 27 March 2018

10. To Discuss any Matters relating to the Sheerwater Regeneration Scheme Deemed Confidential

No matters were raised.

The meeting commenced at 7pm
and ended at 9.10pm