

COUNCIL - 8 FEBRUARY 2018

SHEERWATER REGENERATION UPDATE

Summary

This report provides an update to Council on the progress being made in respect of the implementation of the Sheerwater Regeneration project following its approval by Council on 6 April 2017.

Thamesway Developments Limited and Thamesway Housing Limited have been appointed to progress the scheme; in this report they are referred to as Thamesway. Thamesway has considered all the matters raised by Members at the Council Meeting on 6 April 2017. This has resulted in a significant redesign of the scheme which was subject to a pre-planning consultation exhibition at Parkview on Thursday 18 January 2018. The event was well attended and on balance the revised scheme received positive feedback. This report seeks Council approval to authorise Thamesway to submit a new Hybrid Planning Application based upon the information included in this report.

Thamesway has sought tenders for the new leisure facilities at Bishop David Brown School and is currently analysing returns. The report on the tenders will be submitted to the Council, at its meeting on 5 April 2018, for approval to implement the works. The overall commercial modelling of the updated scheme is currently in preparation and will also be submitted to the Council on 5 April 2018.

DJB Law has been appointed to support the legal work to deliver the scheme, including the Compulsory Purchase Order (CPO); it is supported for the CPO by Land Referencing Services (LRS). Whilst extensive work has been undertaken in preparing the Draft Statement for the CPO, including the Draft Equality Impact Assessments being undertaken by CIB IQ Research, it is premature to progress the CPO because of the revisions to the scheme prepared by Thamesway in furtherance of the Council's decision on 6 April 2017. Accordingly Officers propose reporting further to the Council in October 2018 when it is expected the Council will be able to make the CPO. The effect of delaying consideration of making the CPO means the private owners will have more time to engage with the Council in respect of the voluntary sale of their homes. The Council is requested to approve this revised timetable and the consequential extension of time for private owners to agree voluntary sale with the Council.

Frazers has been appointed to undertake valuations of those existing private properties in the regeneration area where the owner is willing to consider engaging with the Council and Thamesway on a voluntary basis prior to the CPO. In April 2017 there were 123 privately owned or in shared ownership properties within the project area which needed to be acquired for demolition. At the time of writing this report 10 properties have been acquired voluntarily, 38 owners have agreed terms with the Council/Thamesway with the necessary legal processes in hand and a further 45 have engaged with Frazers and obtained a valuation but have yet to decide whether or not to sell. In summary 83 owners (67%) have engaged with only 40 owners (33%) not yet having agreed to do so. This report proposes that instead of waiting for owners to engage with Frazers a proactive approach is now taken to contact all owners who have not yet agreed to sell. This approach will not be a negotiation with owners but an explanation of the benefits of engaging with the voluntary offer incorporated in the approved Community Charter.

If anyone is dissatisfied with the Frazer valuation they have been advised that we are content to refer their valuation and the Frazer valuation to the District Valuer for determination; at the time of writing this report no one has accepted that approach. The Sheerwater Oversight Panel has requested that any owner not wishing to use Frazers could ask the Council to appoint the District Valuer. The Council is requested to authorise the use of the District Valuer as an addition to the Community Charter and for Officers to engage with owners to encourage them to pursue the voluntary sale route.

Officers from the Council's Sheerwater Housing Team have been engaging with tenants to assess their respective needs for new accommodation and to establish who are willing to leave early and surrender the right to return. At the time of writing this report the Team has engaged with 191 (62%) Secure Tenants of which 144 (75%) said they were willing to leave early and surrender the right to return. The Team are continuing to see the remaining 108 Secure Tenants who have not yet responded to contacts and will seek to establish their respective needs. The number of tenants willing to leave and not return is higher than expected and the challenge for the team will be to maintain their goodwill as the ability to relocate tenants quickly is limited, currently 13 tenants have relocated.

When taken with tenants who have chosen to relocate to Kingsmoor to better meet their housing need there are now 100 properties in Sheerwater that have temporary tenants in place; whilst these will need assistance with housing when the area is redeveloped they are easier to relocate than Secure Tenants.

There are 42 properties within the project area that are owned by "Registered Providers". The original proposal was to re-provide these homes for the Registered Provider. Discussions are in hand with the Registered Providers but as yet nothing has been determined. The Council and Thamesway are not interfering in the tenancy relationships for these properties; the only communication the tenants receive is the general newsletter.

Subject to the revised Hybrid Application being approved for submission the Council's Asset Management Team will engage with commercial tenants within the regeneration area to establish the future of their respective operations.

Reasons for Decision

To enable the continued implementation of the Sheerwater Regeneration project.

Recommendations

The Council is requested to:

RESOLVE That

- i) the Update Report be received;
- ii) Thamesway Developments Limited be authorised to submit the revised Hybrid Planning Application as outlined in the report;
- iii) the revised timetable for the consideration of the Compulsory Purchase Order at the Council's Meeting in October 2018, with the consequential extension of time for the agreement of voluntary sales by private owners, be agreed;
- iv) the Community Charter be amended to authorise the use of the District Valuer to determine valuations of properties where owners do not wish to use Frazers or dispute Frazers valuation;
- v) Officers be authorised to engage with private owners to encourage them to consider voluntarily selling their properties to the Council; and

- vi) Sheerwater Football Club be designated as a Priority User for the new 3G Football Pitch, the construction of which is scheduled to start in Summer 2018.

The Council has authority to determine the recommendations above.

Background Papers:

Compulsory purchase orders: 2017 update; Womble Bond Dickinson
Sustainability Impact Assessment
Equalities Impact Assessment

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1.0 Introduction

- 1.1 This report provides an update to Council on the progress being made in respect of the implementation of the Sheerwater Regeneration project following its approval by Council on 6 April 2017.
- 1.2 The sections below deal with each aspect of the work to date and set out proposals for approval by the Council.

2.0 Thameswey

- 2.1 This section of the report sets out the Thameswey proposal.
- 2.2 Thameswey Developments Limited (TDL) is asking the Council to approve the formal submission of a revised Hybrid Planning application for the regeneration of Sheerwater in line with the details listed in the following paragraphs. Subject to Council approval in February 2018 TDL will compile the application and submit it in March 2018 for formal consideration by the Local Planning Authority.
- 2.3 The TDL request is only for the submission of the Hybrid Application. Subject to the approval of the submission TDL proposes to return to the next Council meeting with the commercial proposition for its delivery. No contracts will be let to deliver the scheme until Council considers the commercial model for the regeneration.

Context and Overall Design Ethic

- 2.4 When TDL was appointed as the Council's preferred developer it was asked to take the existing consented master plan for the regeneration of Sheerwater and consider three key design challenges when delivering the scheme. These challenges were presented to Thameswey to reflect concerns by Members of the Council and those of the public that had been raised during the determination of the existing consented scheme. Specifically, Thameswey were asked to look again at:
 - the number of units provided by the scheme.
The total housing numbers provided by the existing consent meant that the viability of the scheme was challenging and didn't provide the increase in affordable housing that the Council wished to see.
 - the amount and usability of the public open space.
The existing consent provided high quality and accessible public open space and the approach was supported by Sport England. However concerns had been raised during the consideration of the last scheme that the space provided was very 'managed' reducing the opportunity for informal play.
 - the proposed skew to large family housing.
The existing consent had a dramatic shift from smaller units to family sized units, which although a primary objective of the original scheme raised concerns about the impact on the existing community.
- 2.5 It is worth noting at this stage that the proposed planning application is TDL's proposal based around the challenges presented by the Council, technical designs and in the context of the existing planning consent. Should Council approve the proposed submission of this proposal it will be subject to the statutory planning process and review by the Local Planning Authority (LPA). This will involve further rounds of public consultation and comments by statutory consultees.

- 2.6 Although this proposal has been developed in discussion with the LPA and statutory consultees it is likely that they may require further changes to the proposed scheme during determination.
- 2.7 The Thamesway proposal maintains the 'red-line' of the existing consented scheme with only one minor amendment. The existing Surrey County Council Youth Centre has been removed from the red-line to ensure that it isn't affected by the regeneration scheme therefore ensuring continuous service without any disruption caused by relocation. The red line around Bishop David Brown has been amended to reconfigure the proposed car parking to remove the need to demolish four existing properties as proposed in the current consented scheme.
- 2.8 The proposal which Thamesway wishes to submit, subject to Council approval, provides a new estate which can be broadly defined into two styles of residential offer separated by a large central park with radial 'green threads' linking the surrounding properties and the canal to the park. This layout, although reflective of the existing consent, significantly increases the amount of green and public open space available to the community and increases the residential offer in terms of numbers and styles.
- 2.9 The two styles of residential offer have been categorised into low and medium rise zones. The low rise closely follows the existing consented scheme, with minor amendments for deliverability, while the medium rise has changed significantly yet still reflects the broad parameter plans introduced by the consented scheme. The medium rise density has been increased by introducing a new podium design which keeps parking on the ground floor while providing elevated streets. The detailed areas are explained further later in this report. The overall master plan layout is attached in Appendix 1.

Planning Process

- 2.10 Planning consent was granted by Woking Borough Council for the New Vision Homes regeneration scheme in July 2016 under the decision notice PLAN/2015/1260 for a housing-led mixed-use master plan to deliver;
- 984 new homes (91 % are family sized homes) of which 62 homes are assisted living homes
 - 1650m² of retail space including a new convenience store
 - 1110m² of space for the community and youth centre
 - 600m² of space for a children's nursery
 - 416m² of space for a health centre
 - 5478m² of space for the New Community Sports Centre including a new swimming pool and gym facilities.
- 2.11 The hybrid planning application comprised two elements to maximise flexibility for delivery of such a large and complex project over an extended period of time. The Outline Masterplan Application secured the approval of the principles and parameters to guide the whole Masterplan and created a framework for future reserved matters applications to come forwards. The approved detailed Phase 1a, 1b and 1c set out the design information for the buildings, infrastructure and open space in these phases. The different outline and detailed areas of the consented hybrid application are shown in Appendix 2.
- 2.12 Due to the proposed changes Thamesway have made to the medium rise areas of the existing master plan it has been agreed with the Local Planning Authority that the best course of action is to submit a completely new Hybrid Application to the LPA as opposed to modifying the existing because of the materiality of the changes.

- 2.13 Therefore, subject to Council approval, Thameswey propose to submit a new Hybrid Application covering the new medium rise areas, the new park and the majority of the low rise residential areas. As the leisure area and the first part of the residential development (on the running track which has been replaced in Egley Road) have not changed materially from the existing consent it is proposed to deliver them under the existing consent. Therefore these areas are not covered by the new Hybrid application.
- 2.14 The Hybrid Application approach proposed by Thameswey will also differ from the approach by New Vision Homes in that a greater proportion of the Hybrid will apply for Detailed as opposed to Outline Consent. This reflects feedback on the previous application that the proportion which was unresolved (outline), particularly regarding the public open space, had given rise to concerns amongst the public that they were not clear what would be delivered and when. The Thameswey application will hopefully address this issue as the main park is covered by the detailed application throughout. Applying for more areas for detailed consent will also help to reduce the overall development programme. The split between outline and detailed application areas within the Hybrid are shown in Appendix 3.

Residential Numbers and Mix

- 2.15 The existing properties within Sheerwater covered by the regeneration red line are listed in the Table below along with the currently approved NVH Hybrid consent issued in July 2016 and the new TDL proposals. When the NVH scheme was being proposed the Council has asked for the regeneration scheme to skew the new mix of housing towards family houses, notably three bedroom units. As can be seen by the scheme this caused a significant reduction in the number of one bedroom properties which had a disproportionate effect on the provision of small affordable units. While this addressed the Council proposals at the time, the skew was significant and caused a lot of concern amongst local residents and Housing colleagues as to the availability of property for existing residents.
- 2.16 The Thameswey proposal has reflected on this skew and has mitigated the change. Combined with a design which provides a larger area of mid rise units and clever addressing of the parking provision enabling more units overall within the application the scheme now provides more smaller units than currently exist within the regeneration area while still enabling the increase in the proportion of larger family units the Council originally desired. The Thameswey proposal now more closely reflects the standard planning policy split between units sizes outlined in the Council’s planning framework.

| | Existing Regeneration Area | Approved July 2016 Consent | Thameswey Proposal |
|--------|----------------------------|----------------------------|--------------------|
| Studio | 52 | 0 | 0 |
| 1 bed | 217 | 93 | 289 |
| 2 bed | 116 | 340 | 404 |
| 3 bed | 179 | 373 | 272 |
| 4 bed | 11 | 174 | 145 |
| 5 bed | 1 | 4 | 7 |
| Total | 576 | 984 | 1,117 |

- 2.17 The Thameswey proposal has modelled 1117 units within the regeneration area which includes those within the detailed planning consent areas and those within the outline areas. As the outline areas will be subject to more detailed consideration when the detailed applications for these parcels are submitted the final residential numbers may move up or down during the consideration.

- 2.18 For this reason the formal application will provide a description of 'up to 1200 units' to enable this detail to be resolved at a later date. The traffic, drainage and utilities will be modelled to address this potential increase and layout and parking etc. as part of the detailed application.
- 2.19 The 2016 consent allowed for 62 'elderly/supported' units within the regeneration area to facilitate the accommodation of residents within Woodlands House; however there were concerns expressed by existing residents that the location was not one which they supported. The TDL application has addressed this by providing 66 affordable elderly/supported units within the main core of the development (reflecting the location which was proposed by existing Woodlands residents) on Devonshire Avenue. However the scheme has also maintained 63 elderly/supported units in the original location proposed by NVH, increasing the supported accommodation within the proposal to 129 units. 63 units are within the outline part of the application so the exact configuration and level of support can be determined in future once the impact of the early stages of development can be assessed.
- 2.20 The July 2016 consent provided for 47% of the properties to be affordable addressing the Council concern of providing a tenure balanced estate. Thamesway have maintained this proportion of affordable units within the new proposal at 47%. Combined with the increased number of properties in the proposal this means that there is a net increase of affordable units within the regeneration area of 58 properties. The exact mix of which units are affordable and which are open market will be agreed with the Local Planning Authority during the determination period to reflect the current need as set out by the Council. All properties have been designed to current Housing Standards; HQI and London Design Guide compliance so can be swapped between open market and affordable without any impact on space standards. Indeed by complying with the new Housing Standards the properties will be substantially larger than the existing they replace. The Thamesway proposal has currently been modelled to reflect the existing affordable housing mix within the regeneration area.

Low Rise Areas

- 2.21 The low rise areas of the proposed Thamesway application follow the same designs as those already consented in the existing July 2016 consent. There is a mix of property from a one bedroomed flat above a garage to a large 5 bedroom house. The low rise area includes a mix of affordable and open market dwellings. All the properties comply with London Design Guide space standards and are therefore generous in their scale. Details on the low rise housing can be found in Appendix 4.

Medium Rise Areas

- 2.22 The medium rise units are the largest change from the existing consented scheme. This is due to the introduction of a podium approach to a lot of the residential properties. This means that higher levels of parking can be achieved without spoiling the overall aesthetics and 'green nature' of the estate. The introduction of podiums has also allowed the introduction of elevated mews streets which are traditional scale two bedroom houses but elevated on a podium with waste and parking serviced from underneath.
- 2.23 The medium rise area also includes sheltered properties which have communal facilities and the opportunity for supported living to re-provide the Woodlands House offer. In addition the medium rise offer has allowed the development of bespoke 'shared properties' which were a specific request from the Council to address the challenge of the current benefit system limiting benefit payments to young claimants to shared housing.

- 2.24 These three bedroom flats have been designed to facilitate three people living together (three bedroom and three bathrooms) semi-independently. Details of the low rise offer can be found in Appendix 5.

Public Open Space

- 2.25 The headline message of the proposed TDL application regarding public open space is the increase that has been enabled by the revised design. The July consented scheme has 9.32 Hectares of open space while the TDL proposal has increased this to 10.48 Hectares, an increase equivalent to approximately one and a half full size football pitches. The increase in open space has been achieved while maintaining the existing consented scheme's increase in quality of public open space and the ethic of bringing the location into the heart of the new estate. Details of the approach to public open space, both hard and soft, and recreation is outlined in Appendix 6. The TDL layout has been worked up in consultation with the Council's Green Infrastructure Team and Sport England although the layout will still be subject to statutory comment during the LPA determination period.
- 2.26 While the focus of the public consultation and comment on public open space has been around the volume of 'green open space' the TDL scheme has also concentrated on the 'hard public open space' such as civic spaces, road designs and pathway materials. This focus should significantly increase the quality of the public realm, improve the value of property and promote community 'ownership' of the new estate.

Sustainability and Transport

- 2.27 A significant change between the 2016 approval and the TDL proposal has been a change in the approach to roads. The TDL scheme has, in consultation with the Highways Authority, proposed reducing the number of roads accessible to vehicles significantly across the development and reducing their priority. While this will obviously lead to an improved public realm it also facilitates improved pedestrian and cycle routes and the ability to have 'green streets' where rain/water gardens and planting can be introduced to improve drainage and biodiversity. Increased planting can also be applied to the vehicle streets following reducing their priority to improve traffic calming and control parking. The street hierarchy and the volume of pedestrian and cycle routes is shown in Appendix 7.
- 2.28 The approach to Sustainable Urban Drainage has also been maintained between the existing 2016 consent and the TDL proposal. It has been further enhanced by adopting the Council's rain/water garden approach to land drainage. This will further improve the ability of the scheme to deal with surface water. The scheme approach to SUDS and rain/water gardens is outlined in Appendix 8.
- 2.29 The current 2016 scheme has been approved with an overall parking standard of 1.5 spaces per unit. Although this standard is currently still in force the Council has consulted on new parking standards which will be a material consideration. The TDL scheme has therefore considered parking as a major driver to the design. Parking has been 'hidden' in podium locations where it can be to improve aesthetics and the overall residential parking has been increased to provide an average of just over 2 spaces per unit across the scheme. This is further enhanced by the introduction of two new community car parks (near the main community hub/play areas and near Broadmere School) which will provide additional non residential parking off road. The proposed scheme approach to parking and highways is outlined in Appendix 9.
- 2.30 Sustainability is a major design feature of the new Thameswey proposal. The residential properties are all designed to comply with the existing consent's sustainability strategy which ensures high efficiency fabric and low water use.

- 2.31 As a further enhancement to the existing consented scheme, in line with Thamesway's business plan objectives, low carbon heating technologies have been introduced across the scheme. All low rise housing with more than three bedrooms will have a solar-thermal hot water tank in addition to the photovoltaic cells on the roof. The majority of the medium rise properties will be fed from a new district heat network and the new leisure centre will be heated using a ground source heat pump system installed under the new playing pitches.
- 2.32 Tied into sustainable communities approximately 4% of the residential units will comply with Part M in that they will be fully adapted for wheelchair living, including a lift in the low rise residential units and the necessary increase in floor spaces.
- 2.33 To encourage a knowledge economy and the possibility of home working Thamesway is proposing to install high speed fibre to all the residential properties and the new leisure centre has been designed to enable a fibre hub to be installed to support this roll out.
- 2.34 As outlined in the proposals covering the public open space the design of both the green areas of the scheme and the built environment has been informed by sustainability and bio-diversity to encourage wildlife throughout the scheme. This will include the installation of swift bricks on the medium rise developments as well as bat roosts throughout the development.

Community Hub

- 2.35 In the centre of the proposed development Thamesway has integrated the main community facilities into a 'community hub', bringing together the replacement for Parkview, the existing nursery facility, the Sure Start facility and the Health Centre into one building. This building is next to the main park and the new community car park to make it an active centre for the community. Retail units have also been placed next to the Community Hub including one which is proposed to be a pharmacy to ensure the existing provision can be relocated next to the new health centre. The layout for the community hub is shown in Appendix 10.

Bishop David Brown Leisure Complex and Sports Fields

- 2.36 The TDL proposal follows the existing consented scheme in this area with some minor technical variations to reflect deliverability of the scheme once the detailed tender packs had been drawn up. The 3G football pitch fencing has been raised by half a meter to reflect current Football Association requirements and the parapet wall around the leisure centre has also been raised slightly to ensure that the plant on the roof is acoustically shielded and the visual impact of it is mitigated. Both of these minor changes have been developed in discussion with the LPA.
- 2.37 Of more consequence is the reconfiguration of the school and leisure centre parking which is proposed in the TDL application. Following the closure of the existing nursery (due to commercial reasons – not the regeneration scheme) and the agreement of the school academy to allow use of an additional element of its land the parking has been able to be reconfigured. This has provided a new layout which improves the pedestrian and vehicle safety within the car park area, enables the school to improve its security through segregation of parking and also removes the need to demolish four properties on Devonshire Avenue originally scheduled for demolition within the existing consent. Although these properties are still within the red-line area and any Compulsory Purchase should the order be made, due to the need to reconfigure the front gardens to improve highway safety and allow a bus route, they will not need to be demolished and existing residents can remain.

2.38 The 3G football pitch has been designed to Step 5 of the National League system which will easily facilitate those clubs within the Borough playing within the Combined Counties League at Step 6 (League Division 1) as well as future-proofing the provision to enable clubs to play up to the next level at Step 5 (Premier Division). Sheerwater FC currently plays in the Combined Counties League Division 1, and it is therefore proposed that once the facility is built, they will become a priority user of the facilities in order that they can continue to play within the League. Discussions are far advanced with another club within the Borough for ground sharing arrangements to be in place during the proposed build programme (Season 18/19 and 19/20 as maybe required) such that the Combined Counties League can sanction Sheerwater FC remaining in the Combined Counties League from the 18/19 Season onwards. Accordingly the Council is requested to resolve that Sheerwater Football Club is designated a priority user of the new 3G Football pitch.

Broadmere School

2.39 In the consented scheme Broadmere has not been addressed. This is because during the initial NVH consultation on the scheme the Trustees and Senior staff were not interested in engaging with the scheme. However, due to new personnel they have engaged with Thamesway and are keen to participate in the regeneration of Sheerwater. The Thamesway proposal for Sheerwater therefore integrates the school into the wider development. Although this area is within the 'outline' part of the proposed Hybrid the key concepts and parameters are set out in the application. A detailed application is proposed to follow quickly but cannot be submitted at this time as detailed operational plans will need to be agreed with the Academy Trust and County Council.

2.40 The current main challenge for the Broadmere operation is that of access during drop off and pick up. The road layout of Dartmouth Avenue, Devonshire Avenue and Loder Close with the associated on street parking makes the peak times exceedingly congested and is a concern to the school. In addition the current orientation of nearby flats means that the school is subject to a degree of overlooking.

2.41 The proposed planning application addresses these challenges by reconfiguring the entrance to Broadmere School and introducing a new drop off and parking area off Devonshire Avenue. This will reduce the need for vehicles to progress into the wider estate and residential roads and ease congestion. Pedestrian and cycle routes have also been enhanced, with routes being primarily off road, from the new estate to encourage a greater access to the school for local residents without using a car.

2.42 The proposal also re-orientates the residential development around the school with property designed with single aspects to enclose the school nursery play area and minimise overlooking. Both of these new parcels of residential are located on non-educational assets (a roadway and a disused grass verge) controlled by the Academy Trust. One of these residential blocks is also proposed to include new teaching facilities for the school (three class rooms). Currently the school uses temporary facilities and these permanent structures will enhance the school offer. A close up image of the proposed layout for the Broadmere parcel is in Appendix 11 although it should be noted that this is within the outline area of the application and will therefore be subject to detailed design and consideration at a later date.

Proposed Programme

2.43 The TDL planning application and delivery programme outlines delivery over 113 months from approval. This programme ties in with the current opening of the Egley Road leisure complex in September 2018. Should Council approve submission of the Hybrid Application in March and the commercial proposal is acceptable once it is considered

contractors can be appointed for the first phase of the development in April enabling work to start in the school summer holidays of 2018 on the provision of the 3G pitch and leisure centre. The proposed demolition and construction programme is outlined in Appendix 12. The programme reflects the need to maintain the Council commitment to not demolish existing provision prior to its re-provision and the intention to only move existing residents once. The construction phases are also limited by the Council's strict approach to SUDS whereby each parcel needs to comply in its own right.

- 2.44 It is expected that once work commences the programme will be able to speed up from the current proposal as existing residents exercise their option to move early and potentially to properties outside of the red-line regeneration area.

Commercial

- 2.45 TDL is currently reviewing a head line cost plan and the THL economic model to support the provision of the affordable housing based around the rents set in the PFI scheme for the proposed redevelopment. This cannot be firmed up until the overall design of the scheme is approved by Council for submission to the LPA as the layout and numbers are critical to the costs. It is for this reason that the request for approval of the planning submission has been separated from the approval of the commercial terms of the development which will be considered at the following Council meeting. Tenders for the first element of the scheme, the construction of the leisure centre, 3G pitch, improved grass pitches and associated car parking have already been sent to the market (as these elements of the scheme already have detailed planning consent). A full market tender breakdown will therefore be available for the Council at its April meeting to consider the commercial terms of the development.
- 2.46 Tenders have not been sent to the market yet for the first elements of the residential development as the feedback from contractors has been that due to material and labour availability they are not willing to commit to a fixed price tender so far in advance of a start on site (which cannot be before the new running track opens in September 2018). Tenders will therefore be sent out in late summer to obtain prices for the first residential elements should the Council agree the planning application submission. This timing should also allow the planning application to be determined prior to tender return to allow certainty for the contractors to price. The commercial proposition to Council will therefore be based on Cost Plans for the non-leisure elements. The cost plan figures will be based on full measured take off of the approved submission and cross referenced with BCIS rates and current developments in the area.

Public Engagement

- 2.47 Thamesway carried out a public engagement event at Parkview Community Centre on the 18 January 2018 from 2pm to 9pm to present its proposals for the redevelopment of Sheerwater. The event was advertised via the Council's website, local media, posters and a direct mail-shot invite via Royal Mail to all properties within and bordering the 'red line' regeneration including the other side of the canal. Just over 300 people attended the event and were given a feedback form to submit comments on the scheme. The content of the presentation boards and feedback form were also available via an internet download so people could digest the presentation content and feedback in their own time. The boards used at the presentation are in Appendix 13.
- 2.48 Overall the comments submitted and general feedback during the event were positive about the improvements of the Thamesway scheme compared to the existing consented masterplan. The key messages were support for the extended public open space and the increase in the mix of smaller units, particularly the affordable units. There was also

positive feedback about moving the elderly block (Woodlands House replacement) into the centre of the proposed new development and the provision of specific car parks for the community facilities and main park.

- 2.49 As per other public exhibitions not all the feedback was positive with negative comments regarding a wish for nothing to happen at all and complaints about the Council's compensation offer. However, these didn't focus on the planning design which, as stated above, was accepted as a significant improvement compared to the consented scheme even by those who oppose the concept of the development.
- 2.50 The Council is requested to authorise Thamesway Developments Limited to submit the update Hybrid Planning application.

3.0 Compulsory Purchase Order

- 3.1 DJB Law has been appointed to support the legal work to deliver the scheme, including the Compulsory Purchase Order (CPO); it is supported for the CPO by Land Referencing Services (LRS).
- 3.2 Whilst extensive work has been undertaken in preparing the Draft Statement for the CPO, including the Draft Equality Impact Assessments being undertaken by CIB IQ Research, it is premature to progress the CPO because of the revisions to the scheme prepared by Thamesway, as outlined above, in furtherance of the Council's decision on 6 April 2017.
- 3.3 Accordingly Officers propose reporting further to the Council in October 2018 when it is expected the Council will be able to make the CPO. The Council is requested to approve this revised timetable.

CPO Success Rates

- 3.4 The Sheerwater Oversight Panel requested that the Council be kept updated on the success rate for Compulsory Purchase Orders (CPO).
- 3.5 Womble Bond Dickinson (Solicitors) has recently published their fourth report looking at the usage and success rates of CPOs. The report highlights that both Planning CPOs and Housing CPOs continue to demonstrate high levels of success. The figures show that for Planning CPOs, at least 87% in 2015 and 82% in 2016 succeeded. For Housing CPOs, at least 79% in 2015 and 88% in 2016 succeeded. In practice, the success rates are likely to be higher as the figures do not take account of CPOs which were withdrawn following the land being acquired by agreement (with the result that a CPO was no longer required).
- 3.6 Accordingly the Council can remain confident that it can, through proper process, reasonably expect to secure a CPO.

Consultation with Secure Tenants

- 3.7 Under Section 105 of the Housing Act 1985, the Council is required to consult with secure tenants on changes which are likely to substantially affect their housing arrangements. In December 2017, secure tenants were consulted on the proposed tenancies which would be offered by Thamesway following the regeneration of Sheerwater.
- 3.8 The closing date for responses was 19 January 2018. The responses are being analysed by The Halo Works Ltd., an independent market research company appointed by the Council to carry out the consultation on its behalf. Halo's analysis will be reported to a future meeting of Council.

4.0 Voluntary Acquisition of Private Properties

- 4.1 Frazers have been appointed to undertake valuations of those existing private properties in the regeneration area where the owner is willing to consider engaging with the Council and Thamesway on a voluntary basis prior to the CPO. In April 2017 there were 123 privately owned or in shared ownership properties within the project area which needed to be acquired for demolition. At time of writing this report 10 properties have been acquired voluntarily, 38 owners have agreed terms with the Council/Thamesway with the necessary legal processes in hand and a further 45 have engaged with Frazers and obtained a valuation but have yet to decide whether or not to sell. In summary 83 owners (67%) have engaged with only 40 owners (33%) not yet having agreed to do so.
- 4.2 This report proposes that instead of waiting for owners to engage with Frazers a proactive approach is now taken to contact all owners who have not yet agreed to sell. This approach will not be a negotiation with owners but an explanation of the benefits of engaging with the voluntary offer incorporated in the approved Community Charter.
- 4.3 If anyone is dissatisfied with the Frazer valuation they have been advised that the Council is content to refer their valuation and the Frazer valuation to the District Valuer for determination; at the time of writing this report no one has accepted that approach. Following discussion at the Sheerwater Oversight Panel it is now proposed, subject to Council approval, that for those not wanting to engage with Frazers they could request the Council to appoint the District Valuer to undertake the valuation. The Council is requested to authorise this change to the Community Charter.
- 4.4 The Council is requested to authorise Officers to engage with owners to encourage them to pursue the voluntary sale route.

5.0 Engagement with Secure Tenants

- 5.1 Officers from the Council's Sheerwater Housing Team have been engaging with tenants to assess their respective needs for new accommodation and to establish who are willing to leave early and surrender the right to return. At the time of writing this report the Team has engaged with 191 (62%) Secure Tenants of which 144 (75%) said they were willing to leave early and surrender the right to return. The team are continuing to see the remaining 108 Secure Tenants who have not yet responded to contacts and will seek to establish their respective needs.
- 5.2 The number of tenants willing to leave and not return is higher than expected and the challenge for the Team will be to maintain their goodwill as the ability to relocate tenants quickly is limited; currently 13 tenants have relocated.
- 5.3 When taken with tenants who have chosen to relocate to Kingsmoor to better meet their housing need there are now 100 properties in Sheerwater that have temporary tenants in place; whilst these will need assistance with housing when the area is redeveloped they are easier to relocate than Secure Tenants.

6.0 Registered Providers

- 6.1 There are 42 properties within the project area that are owned by "Registered Providers". The original proposal was to re-provide these homes for the Registered Provider. Discussions are in hand with the Registered Providers but as yet nothing has been determined. The Council and Thamesway are not interfering in the tenancy relationships for these properties; the only communication the tenants receive is the general newsletter.

7.0 Commercial Tenants

- 7.1 To date there has been no formal engagement with the Council's commercial tenants. Subject to the Council approving the submission of the revised Hybrid Planning Application the Council's Asset Management Team will engage with existing tenants to establish who can relocate within the scheme, for example the Pharmacy.

8.0 Implications

Financial

- 8.1 This report does not consider the financial implications of the proposals; these will be presented to the Council at its meeting on 5 April 2018.

Human Resource/Training and Development

- 8.2 This report does not give rise to the need for additional human resources as the project proposals already provided for the necessary resources.

Community Safety

- 8.3 The design of the revised Hybrid Planning application takes account of community safety issues and these will be considered in detail during the course of the Planning Application if the Council authorises its submission.

Risk Management

- 8.4 The risk management issues faced by the Council in pursuing the Sheerwater Regeneration remain unchanged although the work done to date is seeking to mitigate the risks.

Sustainability

- 8.5 The design of the revised Hybrid Planning application takes account of sustainability issues and these will be considered in detail during the course of the Planning Application if the Council authorises its submission.

Equalities

- 8.6 The design of the revised Hybrid Planning application takes account of equality issues and these will be considered in detail during the course of the Planning Application if the Council authorises its submission.
- 8.7 In addition the Council has commissioned a full Equality Impact Assessment which will accompany the CPO.

9.0 Consultations

- 9.1 The public has been engaged in consideration of the revised Hybrid Planning Application proposal at an event in Parkview on 18 January 2018.
- 9.2 The Sheerwater Regeneration Oversight Panel was consulted on this report at its meeting on 30 January 2018 and after discussion and minor amendments agreed the report.

REPORT ENDS

WBC18-003

APPENDICES

Equality Impact Assessment

The purpose of this assessment is to improve the work of the Council by making sure that it does not discriminate against any individual or group and that, where possible, it promotes equality. The Council has a legal duty to comply with equalities legislation and this template enables you to consider the impact (positive or negative) a strategy, policy, project or service may have upon the protected groups.

| | | Positive impact? | | | Negative impact? | No specific impact | What will the impact be? If the impact is negative how can it be mitigated? (action) THIS SECTION NEEDS TO BE COMPLETED AS EVIDENCE OF WHAT THE POSITIVE IMPACT IS OR WHAT ACTIONS ARE BEING TAKEN TO MITIGATE ANY NEGATIVE IMPACTS |
|----------------------------|---------------------------------------|--------------------------|------------------|----------------|------------------|--------------------|---|
| | | Eliminate discrimination | Advance equality | Good relations | | | |
| Gender | Men | | | | | | |
| | Women | | | | | | |
| Gender Reassignment | | | | | | | |
| Race | White | | | | | | |
| | Mixed/Multiple ethnic groups | | | | | | |
| | Asian/Asian British | | | | | | |
| | Black/African/Caribbean/Black British | | | | | | |
| | Gypsies / travellers | | | | | | |
| | Other ethnic group | | | | | | |
| Disability | Physical | | | | | | |
| | Sensory | | | | | | |
| | Learning Difficulties | | | | | | |

| | | | | | | | |
|---|----------------------------|--|--|--|--|--|--|
| | Mental Health | | | | | | |
| Sexual Orientation | Lesbian, gay men, bisexual | | | | | | |
| Age | Older people (50+) | | | | | | |
| | Younger people (16 - 25) | | | | | | |
| Religion or Belief | Faith Groups | | | | | | |
| Pregnancy & maternity | | | | | | | |
| Marriage & Civil Partnership | | | | | | | |
| Socio-economic Background | | | | | | | |
| Carers | | | | | | | |

The purpose of the Equality Impact Assessment is to improve the work of the Council by making sure it does not discriminate against any individual or group and that, where possible, it promotes equality. The assessment is quick and straightforward to undertake but it is an important step to make sure that individuals and teams think carefully about the likely impact of their work on people in Woking and take action to improve strategies, policies, services and projects, where appropriate. Further details and guidance on completing the form are [available](#).

Sustainability Impact Assessment

Officers preparing a committee report are required to complete a Sustainability Impact Assessment. Sustainability is one of the Council’s ‘cross-cutting themes’ and the Council has made a corporate commitment to address the social, economic and environmental effects of activities across Business Units. The purpose of this Impact Assessment is to record any positive or negative impacts this decision, project or programme is likely to have on each of the Council’s Sustainability Themes. For assistance with completing the Impact Assessment, please refer to the instructions below. Further details and guidance on completing the form are [available](#).

| Theme (Potential impacts of the project) | Positive Impact | Negative Impact | No specific impact | What will the impact be? If the impact is negative, how can it be mitigated? (action) |
|---|------------------------|------------------------|---------------------------|--|
| Use of energy, water, minerals and materials | | | | |
| Waste generation / sustainable waste management | | | | |
| Pollution to air, land and water | | | | |
| Factors that contribute to Climate Change | | | | |
| Protection of and access to the natural environment | | | | |
| Travel choices that do not rely on the car | | | | |
| A strong, diverse and sustainable local economy | | | | |
| Meet local needs locally | | | | |
| Opportunities for education and information | | | | |
| Provision of appropriate and sustainable housing | | | | |
| Personal safety and reduced fear of crime | | | | |
| Equality in health and good health | | | | |
| Access to cultural and leisure facilities | | | | |
| Social inclusion / engage and consult communities | | | | |
| Equal opportunities for the whole community | | | | |
| Contribute to Woking’s pride of place | | | | |