

UPDATE ON COMMUNITY PROVISION IN SHEERWATER

Executive Summary

Extensive partnerships at all levels support community development in Sheerwater. This includes access to clinical care and broader preventative opportunities that support the wider determinants of health.

An asset-based-community-development (ABCD) approach is being adopted to work effectively alongside communities. This is driven through key partnerships through the North-West Surrey Alliance and engagement with a wide range of existing community groups and initiatives that are innovative and entrepreneurial.

A new health and community campus is designed to provide better local access to health services across a range of primary and secondary care providers. This is embedded within local community initiatives that support health and wellbeing, through an approach of working together and engaging with residents.

A new community hub is designed on the existing St. Michael's site that will meet the needs of the local community when combined with the new Health and Community Campus. The development is within budget and the design provides a saving to the wider regeneration project compared to what was previously agreed.

Recommendations

The Executive is requested to:

RESOLVE That

- (i) the positive progress being made in the community developments and partnerships in Sheerwater be noted;
- (ii) a new community hub in Sheerwater be supported through the refurbishment and extension of the St. Michael's Church;
- (iii) previously agreed funding of circa £1.85 million be confirmed to deliver the community hub as part of the overall Sheerwater Regeneration Project; and
- (iii) delegated authority be given to the Strategic Director – Communities, in consultation with the Deputy Leader, to oversee the plans for the community hub and enter into a community-use agreement for the new Community Hub.

Reasons for Decision

Reason: To provide for community activities and support needs, building on what already exists and supporting what is working well in the community.

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The Executive has the authority to determine the recommendation(s) set out above.

Background Papers: None.

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1.0 Introduction

- 1.1 The regeneration of Sheerwater is underway. It provides 1,142 new homes, shared leisure facilities with Bishop David Brown School, a health and community campus for multiple primary and secondary care providers, pharmacy, nursery, new central park with skate park and multi-use games area, retail units and restaurant.
- 1.2 Detailed plans and latest updates can be found on the Council's website. This report is to update on the wider community developments and partnerships regarding health, wellbeing and community cohesion. Significant progress is being made at all levels and the Council is working to maximise opportunities and take a strong lead with its strategic partners, whilst supporting and coming alongside community groups and residents, all who have a part to play in the future wellbeing of Sheerwater.

2.0 Health Partnerships

- 2.1 The Council's partnership with the North-West Surrey Alliance is key to supporting better access to health and care services in Sheerwater, whilst supporting and investing in local resources that promote the wider determinants of health. A Woking place-based multi-agency partnership drives this locally, chaired by the Head of Health and Wellbeing and Ashford and St. Peter's Transformation Lead. From this perspective, the whole of Sheerwater can be viewed as a 'health campus' that includes healthcare, education, faith and cultural groups, business, youth provision, leisure and early years. The master plan enables residents to have improved access to health and community services and enables the existing community talent and entrepreneurial spirit to flourish.
- 2.2 The new Health and Community Campus building, referring to the specific site in the 'Yellow Phase' of the project will be a centre for health and wellbeing. Through this facility there is an exciting opportunity to co-locate services together, providing a continuity of care and shared relationships with residents. The GP Surgery will be located with Maternity, Health Visitors, Mental Health, Chiropody, Family Services and Early Years provision (non-exhaustive list). The heart of this facility will include a public café, soft play area with open access to the new green space with the park, cycle tracks and multi-use games area. It will serve the whole community and enable services to be locally accessible and connected. An application to the Levelling Up Fund is being submitted in early July, seeking funding towards the development of this community facility.
- 2.3 In response to the identified health inequalities in Sheerwater, (highlighted in the Council's Health and Wellbeing Strategy), the Council leads a Multi-Disciplinary Team chaired by the Head of Health and Wellbeing. This 'wrap-around the resident' approach supports individuals and families to move away from the 'revolving door' of the NHS. It brings together 16 partners, including health professionals and wider staff who support community and social needs to design a uniquely coordinated and holistic offer for people. Since its inception in October 2021 the team have supported more than 25 residents using this approach.

3.0 Wider Determinants of Health

- 3.1 The Council is adopting an asset-based community development (ABCD) approach to its partnership work in Sheerwater. In everyday terms this means that we endeavour to identify what is *strong* in the community, rather than as professionals focussing on what is *wrong*, which usually means trying to fix/solve problems for people rather than working with them. The ABCD approach is far more effective and sustainable.
- 3.2 In line with the above approach, the Council has partnered with Surrey County Council (SCC) to provide a Local Area Coordinator (LAC) for Sheerwater and Maybury. Woking were the first to support this approach in Surrey and the permanent, full time LAC started in post in March 2022. A Local Area Coordinator spends 80% of their time working alongside individual

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residents and families and the rest supporting local partnerships in the community. The role is fully funded by SCC and the Council's Head of Community and Family Services attends the leadership group to ensure that the ongoing focus meets the needs of the local community. Residents took part in the recruitment process for this role and the panel included representatives from Bishop David Brown School (two Year 10 pupils), the local voluntary and faith sector and members of the Sheerwater Together resident group. SCC have also funded additional hours to Woking's Sports Development Officer, for him to work more closely with Woking Tigers who now run the youth centre and deliver open access youth work in Sheerwater. Through working together, it is positive to share resources and expertise in sustainable partnerships such as these.

- 3.3 Sheerwater Together is revamping itself to include a wider reach of residents both online and in person. The resident group has been running for years and is a positive way for people to come together. Recently under a new chair and with support from local charity Woking Mind, the group are exploring ways to intentionally engage new residents and focus on themes for working together and communicating widely. In partnership with Active Surrey, the Council and Sheerwater Together this year will be running a resident engagement survey utilising the Council's Community Forum (digital platform). This will provide the Council and partners with more opportunities to hear from residents and explore greater ways to support and enable their priorities.
- 3.4 A new initiative called Shopwise is working from the old nursery building and enables residents to purchase food at low prices. This approach developed by local charity Foodwise stocks food items sourced on mass through supermarket supply chains, utilising unwanted items that are in date but would otherwise go to waste. This is an alternative approach to Foodbanks and customers pay a nominal fee of £3 for 10 items and all fruit and vegetables are free. The shop reduces any potential stigma by promoting itself to reduce waste, rather than to feed families on a budget. It is a successful and timely scheme, and in the future, we will explore agile and mobile ways to continue the offer both in Sheerwater and across the Borough. Members are encouraged to visit this site and meet the team.
- 3.5 Members will be aware of the launch of the Eastwood Leisure Centre in Autumn 2021. The facility offers fantastic facilities for local clubs, including Woking Swimming Club that has now expanded across the borough, the Cardinals Netball Team that now has over 600 girls attending weekly, Street Vibes Dance and more. The site has already attracted 1,800 members (exceeding expectations) with the majority residing within 1.5 miles of the Centre. Due to the cultural diversity of the area a fair proportion of these members are from groups that would not typically attend leisure centres. Due to the way the facility was designed to allow female only and cultural sessions away from sight of others, we are seeing great turnout from Asian ladies in particular. From April 2022 the Leisure Centre has served over 10,000 visitors per month which is an excellent achievement.
- 3.6 The new leisure facility is a key driver in tackling obesity which is one of the borough's health and wellbeing priorities. This is approached holistically and sensitively with partners and a wider group has been commissioned, chaired by the charity Home-Start, to develop a whole-systems approach to obesity in children under five years. The Council's Head of Leisure and Culture is instrumental in this process and learning is taken for children and families of all ages to input into wider initiatives.
- 3.7 Regarding mental health, conversations with Surrey and Borders Partnership (SABP) are ongoing to explore ways to integrate mental health provision with leisure and community services, both in Sheerwater and across Woking. In partnership with Surrey Youth Focus, the Head of Community and Family Services chairs a termly forum with all commissioned services under the new Mindworks (children's mental health) offer, including youth, family and community representatives. This group enables positive connections to be built across the partners. It reduces the need for multiple referrals to services for children and brings support together locally so help is coordinated and accessible.

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- 3.8 Bringing all the local work together is the Sheerwater Partners Forum which meets online once a term. Attendees from all the above and more come together to hear updates from the Sheerwater Regeneration Project Manager, to keep informed of progress. The group collectively share ideas and update each other. It is a great way to remain connected and means that relationships maintain and develop throughout this regeneration project.
- 3.9 In addition to the above there are many other initiatives including social prescribing, green social prescribing, hoarding protocol, resident engagement, tech to connect and wider mental health partnerships. The Head of Health and Wellbeing updates on all of these from a borough wide perspective through the Health and Wellbeing Task Group and community updates are provided regularly to the Sheerwater Regeneration Officer's Group which includes the Council's Communications Team.

4.0 St. Michael's Community Hub

- 4.1 In February 2020, the Council approved the financial framework for the regeneration of Sheerwater relating to the construction of Red, Copper and Yellow phases. The financial framework included a grant to St. Michael's of £3 million to develop community facilities on the existing site.
- 4.2 There is an ongoing need for a Centre for the Community in Sheerwater. The St. Michael's Community Hub will provide a multi-use venue that offers a range of community activity. The site will include the well-established Maybury and Sheerwater Community Trust (MASCOT) Hub that, currently located on the main shopping parade in Sheerwater, will be able to continue to support vulnerable residents for years to come but within a shared, accessible community facility. The main hall will be available for hire and there will be a one-to-one room, café area and training room available for public use. The site will be managed by the St. Michael's team under the legal stipulations of a Community Use Agreement, and they will build on the great work that they currently provide including a weekly after school 'pop-up café', elderly lunches, community fun days and more.
- 4.3 RHS Wisley have scheduled the community hub development as their annual project for 2023/24. This is an exciting opportunity to develop the outside space at St. Michael's into a community garden and create a new high-quality retreat for residents to enjoy, right in the heart of the new development. This will be a great addition to the scheme, designed by local horticultural experts for the purposes of wellbeing, adding to the biodiversity of the area. RHS Wisley will match-fund the costs of this work (outside space).
- 4.4 Through working together with the St. Michael's team and input from Thameswey Ltd, the plans for this project include a new side extension, exterior improvements and internal refurbishment, including accessible facilities. The cost of the project is estimated to be circa £1.85 million, from the Sheerwater Project funds, which is far more affordable than the previous budget and provides all the necessary community benefits. Use of local Community Infrastructure Levy (CIL) funds would reduce this cost further.

5.0 Corporate Strategy

- 5.1 The Woking For All Strategy highlights key priorities for the borough that include healthier communities, engaged communities, greener communities and prospering communities.
- 5.2 Through our ongoing work with partners and communities in Sheerwater, we will seek to improve health outcomes for residents by working together and listening to them. The work described within this report features some of the key partnerships and initiatives and day to day there is much more. The Sheerwater partnerships and the new community hub will serve the local community for years to come.

6.0 Implications

Finance and Risk

- 6.1 The community hub will be funded through the Sheerwater Project Business Case. The costs of the community hub, as described above have reduced from £3 million to circa £1.85 million. This is a sensible and responsible fiscal approach to enabling community development.

Equalities and Human Resources

- 6.2 The community hub will exist to serve all residents of Sheerwater and include accessible facilities.

Legal

- 6.3 A Community Use Agreement between the Council and owner of the freehold/service provider will form the basis of the community provision.

7.0 Engagement and Consultation

- 7.1 The community hub design has been developed in partnership with the St. Michael's team and staff from Parkview Centre for the Community. Ongoing consultation and engagement will continue through Sheerwater Together.

REPORT ENDS