

**MINUTES OF THE PLANNING, PROPERTY & RETAIL  
COMMITTEE MEETING HELD ON WEDNESDAY 19 APRIL  
2023 AT MADLINS LLP, NOVA SCOTIA HOUSE, 70  
GOLDSWORTH ROAD, WOKING GU21 6LQ**

**PRESENT:** Steve Hall                      Boris Rusen                      Richard Newsam                      Nigel Dickason  
Gillian Bernadt                      Will Park                      John-Paul Jackson                      Mark Abbott  
Franco Orlando

**APOLOGIES:** Chris Lacey                      Dave Peet                      Ian Reynolds                      Daniel Ashe  
Clare Charrett                      Richard Taylor

ITEM	DETAIL	ACTION
1.	<b>APOLOGIES:</b>  The meeting was opened, and apologies noted.	
2.	<b>MINUTES OF THE LAST MEETING:</b>  Steve Hall to produce Minutes of Meeting held on 22nd March 2023.	
3.	<b>INTRODUCTIONS</b>  None necessary.	
4.	<b>CHAMBER EXECUTIVE UPDATE</b> <ul style="list-style-type: none"> <li>• The last Chamber Exec Meeting was held on 28<sup>th</sup> March 2023.</li> <li>• AGM had been well attended at The Lightbox on 16<sup>th</sup> March 2023.</li> <li>• Woking BC are to undertake Business Surveys.</li> <li>• Monthly Networking Events will be alternately hosted between Woking Football Club and Doubletree Hotel from May 2023.</li> </ul>	
5.	<b>PLANNING</b> <ul style="list-style-type: none"> <li>• Surrey County Council are to run some pilot projects to improve sustainability.</li> <li>• The Climate Change SPD is now out for consultation.</li> <li>• Requirements for Development will go out for consultation on 15<sup>th</sup> May 2023.</li> <li>• Woking BC have set up a number of drop in sessions around the Borough for people to attend and there is an online Q &amp; A platform.</li> <li>• The Affordable Housing Delivery SPD is now published on the Woking BC website.</li> <li>• Woking BC are reviewing their core strategy with regard to Affordable Housing.</li> <li>• The Masterplan is under review and a report is being presented to the Council Executive in June on how to take it forward.</li> <li>• No major planning applications at the current time.</li> </ul>	

6.	<p><b>COMMERCIAL &amp; RESIDENTIAL PROPERTY</b></p> <p><b>Curchod &amp; Co</b></p> <ul style="list-style-type: none"> <li>• RN reported that the phones are ringing and viewings are ongoing.</li> <li>• Not a huge amount of new stock coming to the market.</li> <li>• Some businesses are going into administration or winding up.</li> <li>• New business to the area has taken 15,000SF in Sheerwater.</li> </ul> <p><b>DB Real Estate</b></p> <ul style="list-style-type: none"> <li>• ND reported that the industrial sector is still strong and that retail is holding up, but the office sector is still slow.</li> <li>• Lack of industrial stock is an ongoing issue.</li> </ul> <p><b>Madlins</b></p> <ul style="list-style-type: none"> <li>• Housing Association and School work continue to be busy.</li> <li>• Commercial work continues to lag.</li> <li>• Fee bidding for new work is busy.</li> </ul> <p><b>BBF</b></p> <ul style="list-style-type: none"> <li>• April budgets have been set and people are beginning to look at commercial projects.</li> </ul> <p><b>Seymours</b></p> <ul style="list-style-type: none"> <li>• The residential rental market remains buoyant, but there is not enough stock.</li> <li>• Residential sales market is down around 30%, with lots of people away in April.</li> <li>• FO needs the weather to improve to get people out and viewing properties.</li> <li>• Mortgage valuations are holding up.</li> </ul> <p><b>TP Legal</b></p> <ul style="list-style-type: none"> <li>• The Care Home/Retirement market continues to be busy and seems to be in its own bubble.</li> <li>• Otherwise ticking over and looking for busier times.</li> </ul>	
7.	<p><b>PARKING &amp; NEIGHBOURHOOD</b></p> <ul style="list-style-type: none"> <li>• Richard Taylor sent his apologies and provided an e-mail update on parking which is appended to these Minutes.</li> </ul>	
8.	<p><b>RETAIL</b></p> <p><b>Shopping Centres</b></p> <ul style="list-style-type: none"> <li>• JPJ reported that footfall had picked up over the Easter Break and was 170k last week and averaging around 160k per week.</li> <li>• March turnover for M &amp; S, Boots &amp; Sainsbury's is up year on year, but could be inflation driven.</li> </ul>	

	<p><b>RETAIL (Cont'd)</b></p> <ul style="list-style-type: none"> <li>• Arora are the new owners of the Peacocks Centre.</li> <li>• Arora have appointed new letting agents for the Peacocks Shopping Centre.</li> <li>• Options for the old Debenhams unit are under consideration and possibly “white boxing” some of the vacant units to encourage start ups in to them.</li> <li>• HMV is now trading and doing well. They may also bring in live music.</li> <li>• Paperchase keys are now back with the Shopping Centre Management Team.</li> <li>• JPJ advised that rents are generally down compared to historic levels.</li> <li>• The Marches is around 90% occupied and rents have increased.</li> <li>• Car parking figures for March have increased by over 100% from the March 2022 figures.</li> <li>• Peacocks Shopping have conducted a Customer Survey with the main feedback being about car park charges and a requirement for proper restaurants.</li> </ul> <p>Letting Details as under:-</p> <ul style="list-style-type: none"> <li>• The old Tiger Unit has 2 offers on it.</li> <li>• Some offers in on units in Wolsey Place</li> <li>• Pharmacy now has its licence for the former SpecSavers Unit.</li> <li>• Black Sheep lease is now completed.</li> <li>• The unit adjacent to Moss Bros in Henry Plaza is in solicitors hands.</li> <li>• Escape Rooms have completed the lease for Morris House.</li> <li>• The old Café Rouge unit is to become Island House Restaurant.</li> </ul> <p><b>Chertsey Road</b></p> <ul style="list-style-type: none"> <li>• Scaffolding along Church Path has now been removed.</li> <li>• Management of on street parking has now been handed over to Surrey CC and seems to be more efficient.</li> </ul>	
9.	<p><b>ANY OTHER BUSINESS</b></p> <ul style="list-style-type: none"> <li>• Nothing raised.</li> </ul>	
10.	<p><b>NEXT MEETING:</b></p> <ul style="list-style-type: none"> <li>• The next meeting will be 12:30-13:30hrs on Wednesday 24<sup>th</sup> May 2023 at Curchod &amp; Co, Morris House, 34 Commercial Way, Woking GU21 6EN</li> </ul>	