



MEETING NOTE

Subject:	Chambers Wharf – Community Liaison Working Group
Date and time:	Monday 21 November 2022, 6:30pm – 8pm
Location:	Virtual – via Microsoft Teams
Chair:	Patricia Brown
Notes:	Emily Black

Attendees

Chair

- Patricia Brown (PB) - Independent Chair of Community Liaison Working Group

Residents - referred to by initial

- Cllr Rachel Bentley (Cllr RB)
- HN
- SA
- SS
- ST

Southwark Council

- Richard Earis (RE) – Principal Environmental Protection Officer
- Roger Taylor (RT) – Southwark Transportation Officer

Tideway and CVB

- Allen Summerskill, Tideway Stakeholder and Consents Manager (AS)
- Emily Black, Tideway Engagement Manager (EB)
- Gareth Howells, Tideway Project Manager (GH)
- Luke Rees, CVB Tunnel Manager (LR)
- Matthew Gardiner, Environment Manager (MG)
- Rebecca Oyibo, Community Relations Officer (RO)

Apologies

Southwark Council

- Jacqueline Christie (JC) – Project Manager

	Item
1.0	<p>Welcome, introductions and apologies</p> <p>PB welcomed everyone to the meeting and ran through the agenda, followed by introductions.</p>

Meeting notes

	<p>There were five residents in attendance, including one local councillor. Nine residents had accepted the invitation.</p> <p>Apologies were received from Jacqueline Christie and Catherine Brownell from Southwark Council. As a result, there was not an update in the meeting on the Section 106 projects and Community Enhancement Fund. Tideway to follow up with Southwark Council regarding their update on the Section 106 projects and Community Enhancement Fund (CEF).</p> <p>Action 1 - Tideway to follow up with Southwark Council on an update on the Section 106 projects and Community Enhancement Fund.</p> <p>Post meeting note – Updates from Southwark Council on the Community Enhancement Fund and Section 106 projects have been regularly included in the weekly e-newsletter to residents since this meeting.</p>																															
2.0	<p>Actions and minutes from previous meetings</p> <p>PB ran through the list of outstanding actions:</p> <table border="1"> <thead> <tr> <th>Meeting Date</th> <th>Action</th> <th>Lead</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>4 July 2022</td> <td>Team to present at future CLWG on the reused and recycled elements of the project.</td> <td>CVB</td> <td>Open and ongoing – team will continue to highlight where we have reused and recycled elements of the project. There will be a more detailed presentation made in due course.</td> </tr> <tr> <td>4 July 2022</td> <td>Team to investigate complaint and respond to resident regarding noise of site entrance gate</td> <td>CVB</td> <td>Closed – a response has been sent to resident and foam has been added to gate to lessen the noise. Site team have been re-briefed about making unnecessary noise.</td> </tr> <tr> <td>4 July 2022</td> <td>Team to investigate complaint and respond to resident regarding traffic and signage on Llewellyn Street</td> <td>Tideway / CVB</td> <td>Closed – a response has been sent to resident.</td> </tr> <tr> <th>Previous meetings</th> <th>Action</th> <th>Lead</th> <th>Status</th> </tr> <tr> <td>4 Nov 2021</td> <td>Southwark Council officers to follow up with housing team on security issues regarding Fountain Green Square</td> <td>Southwark Council / Tideway</td> <td>Open – Tideway to provide update at today's meeting regarding hoarding changes.</td> </tr> <tr> <td>27 Sept 2021</td> <td>Southwark Council officers to engage with</td> <td>Southwark Council</td> <td>Open and ongoing.</td> </tr> </tbody> </table>				Meeting Date	Action	Lead	Status	4 July 2022	Team to present at future CLWG on the reused and recycled elements of the project.	CVB	Open and ongoing – team will continue to highlight where we have reused and recycled elements of the project. There will be a more detailed presentation made in due course.	4 July 2022	Team to investigate complaint and respond to resident regarding noise of site entrance gate	CVB	Closed – a response has been sent to resident and foam has been added to gate to lessen the noise. Site team have been re-briefed about making unnecessary noise.	4 July 2022	Team to investigate complaint and respond to resident regarding traffic and signage on Llewellyn Street	Tideway / CVB	Closed – a response has been sent to resident.	Previous meetings	Action	Lead	Status	4 Nov 2021	Southwark Council officers to follow up with housing team on security issues regarding Fountain Green Square	Southwark Council / Tideway	Open – Tideway to provide update at today's meeting regarding hoarding changes.	27 Sept 2021	Southwark Council officers to engage with	Southwark Council	Open and ongoing.
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		<p>Wrayburn Community Organisation over any plans proposed for the Bevington Street grassed area.</p>		<p>Southwark Council to provide update at next session</p>
<p>3.0</p>	<p>Updates from project team including</p> <ul style="list-style-type: none"> - Construction update and future programme - Noise, air quality and environmental updates - Community Investment and community relations - Our Space Award - Mitigation and Independent Compensation Panel process 			
<p>3.1</p>	<p>Construction Update</p> <p>LR provided an update on the latest construction progress (see presentation here - link).</p> <p>LR noted that:</p> <ul style="list-style-type: none"> • Construction of the primary tunnel completed in April 2022 and both tunnel boring machines have been removed from the tunnels. • Construction of the secondary tunnel lining has now started in both tunnels (this is where we add a concrete lining to the inside of the tunnels) • All six secondary lining shutters have arrived on site and five of six have been assembled. • The slurry treatment equipment and buildings continues to be dismantled and removed away from site. This will continue until the end of the year. • The water treatment plant will remain on site. <p>From November 2022 to May 2023 the following activities will take place on the eastern side of the site:</p> <ul style="list-style-type: none"> • Hoarding re-alignment (Nov to Dec 2022). • Piling works (21 piles) (Jan to Feb 2023) • River wall tie in detail (Feb to Mar 2023) • Air treatment unit excavation & archaeology (Feb to April 2023) • Air treatment unit reinforced concrete works (April to Sept 2023) <p>From November 2022 to May 2023 the following activities will take place on the western side of the site:</p> <ul style="list-style-type: none"> • Completion of Slurry Treatment Plant removal (Dec 2022) • Piling works (64 piles) (Feb to Apr 2023) • River wall west (Apr to May 2023) • Aggregate deliveries by barge (Nov 2022 to July 2023) • Pre-casting of shaft cover beams (May to Sept 2023) <p>Question What is a shutter?</p> <p>Response</p>			

	<p>The shutter is a big mould in the shape of a cylinder that is used to shape the concrete while it is being poured to form a tube-shaped lining inside the tunnel.</p> <p>Question Will the shutters be taken out of the ground?</p> <p>Response Yes, once we have finished adding a secondary lining of concrete into the two tunnels.</p> <p>Question When will you finish the secondary lining?</p> <p>Response We are currently programmed to finish the secondary lining in July 2023.</p> <p>Question Will the water treatment plant remain until July 2023?</p> <p>Response Yes, the water treatment plant is required until the end of the secondary lining activities. The slurry treatment equipment and buildings however is being removed at the moment and will be removed from site by the end of this year.</p> <p>Question Will the cofferdam be removed?</p> <p>Response Yes. The team are planning for the removal of the cofferdam from approximately September 2023 to May 2024.</p> <p>There was a large amount of concern expressed by residents regarding the impact of piling activities for the river wall, upcoming noisier construction activities and the level/quality of communications around these activities. The below summarises the key questions and concerns raised.</p> <p>Question How big an impact for residents will the piling be?</p> <p>Response We need to undertake auger piling so that we can build the river wall. This is not anticipated to be as loud or a disruptive as the impact piling that was undertaken earlier on in the project for the cofferdam construction. Piling for the new river wall will be undertaken in number of stages:</p> <ul style="list-style-type: none"> • 21 piles will go in on the eastern of the site (between the back of properties at Fountain Green Square and our acoustic enclosure • 64 piles will go in on the western side of the site • piles will also go in within the area of the acoustic enclosure <p>RE from Southwark Council clarified that this methodology of piling is not the same as previously experienced by residents.</p> <p>Question What is going to be done to protect residents from noise from piling activities?</p> <p>Response</p>
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Piling for the river wall will use a different construction technique using different equipment to that used during the impact piling. We will be using an auger type piling rig which is less disruptive than the previous impact piling that was used for the cofferdam.

We will continue to monitor noise from site. We have trigger levels in place, and we investigate and mitigate if we are approaching the trigger levels. Piling activities will be undertaken during standard working hours.

We will be working behind the high hoarding.

Question

What compensation will be available to residents? Will Tideway be providing office space to residents as residents may be working from home?

Response

EB noted that the Independent Compensation Panel will continue to meet throughout our activities. If you feel affected by Tideway's work you can apply for additional mitigation. This could include an application for alternative office space.

Action 2 - EB to provide details of the Independent Compensation Panel.

Post meeting note: Residents can download the application form from Tideway's website: [here](#)

For personal assistance contact our Helpdesk: 08000 30 80 80 or helpdesk@tideway.london

The Helpdesk can submit your application to the Independent Compensation Panel (ICP) on your behalf, or you can submit your claim direct to the ICP: admin@tidewayicp.london

For independent advice contact Independent Advisory Service (IAS) Helpline: 0800 917 8845 or info@tidewayias.co.uk

Question

How are the construction changes being communicated to residents?

Response

We have written to residents affected by the hoarding changes on the eastern side of the site and have asked if they would like a call or a visit from a member of the team to discuss the work. The team will be communicating the western side of the site piling installation and cofferdam removal to residents at the relevant time.

Action 3 - CVB to review how they are communicating piling installation and cofferdam removal to residents.

Question

How noisy will the piling work be? Is there something we can compare it to?

Response

Tideway will investigate how we can provide greater clarification on the noise impacts.

Action 4 - LR / MG to provide greater clarification of the expected impact of piling, using any comparable from other sites if available.

Post meeting note: We have used the weekly Chambers Wharf e-newsletter to provide more detail about the work and the machinery involved.

Question

Where does the river wall alignment follow?

Response

It will be constructed along the approximate alignment of the original river wall.

Post meeting note – the below image may be useful to explain the alignment of the new river wall. For context, on the bottom-left of the image is the back of properties on the western side of Fountain Green Square with the kiosk adjacent. The four blocks in the centre of the image are expected to be constructed by others, once Tideway works are completed. The top-right shows how the new river wall will meet the existing river wall.



Question

When was the river wall alignment decided? What were the planning submission dates that included the river wall alignment?

Response

AS noted that he will provide a summary of the relevant dates.

Action 5 - AS to provide a summary with planning dates for the river wall alignment submission and the Berkeley flats submission

Post Meeting Note: A planning application for a new residential development at Chambers Wharf site for 587 flats was submitted and approved in 2007. See London Borough of Southwark Planning Ref: 07/AP/1262.

Two of the six approved residential blocks (Hartley House and Jacobs House) have already been constructed. The remaining four blocks are anticipated to be constructed by others, once Tideway works are completed.

Question

PB asked if residents wanted the developer of the land to be invited to a future CLWG once timescales for the development are known. Residents noted that they would like that.

Action 6 – Future developer to be invited to a CLWG meeting at the appropriate time.

Programme

LR presented the timetable for the remaining period of construction, summarised in the table below:

Activity	Date	2022				2023				2024			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Start CHAWF Civils Works	Nov-22				◆								
Finish Secondary Lining	Jul-23						◆						
Start Cofferdam removal	Sep-23								◆				
Finish Coferdam removal	May-24										◆		
Start Commisioning	Jan-24									◆			
Vacate Site	Sep-24												◆

It was noted that the site and office will close over the festive period on 23 December and will reopen on 3 January 2022. A security presence will be maintained.

Question

The cofferdam removal looks to last 8 months, is that correct? What will be left?

Post meeting response – the picture above shows the infrastructure that will remain including the river wall, kiosk, ventilation columns. There will also be an artwork.

Question

Will residents receive automatic compensation for the cofferdam removal as was done during the jetty removal? A meeting attended by Andy Mitchell (Tideway’s Chief Executive) on 10 April 2017 was referenced.

Response

AS noted that we are not expecting the same level of impact for cofferdam removal as when it was constructed.

EB noted that the Independent Compensation Panel continues to be available for residents to apply to if they wish for further mitigation.

	<p>Action 7 – Tideway staff to speak with Tideway CEO Andy Mitchell regarding the Standard Case procedure and the 10 April 2017 meeting and confirm back to resident.</p> <p>Post meeting note – Tideway’s Chief Executive has responded to the resident on this matter.</p> <p>Action 8 - LR / MG to provide greater clarification of the expected impact of cofferdam removal at next meeting.</p>
3.2	<p>Noise, air quality monitoring and environmental update</p> <p>Noise and air quality</p> <p>MG noted that there have been zero noise exceedances since the last CLWG meeting and zero air quality exceedances in the last 12 months.</p> <p>If there were to be any exceedances these would be shown by our monitors and are investigated thoroughly after we have been alerted. The local authority will also be informed.</p> <p>Section 61</p> <ul style="list-style-type: none"> • A new Section 61 is being consulted on with the Council to take effect in January 2023 • Works have and will continue to occur inside the acoustic enclosure • Civil engineering activities will feature more outside the acoustic enclosure with piling operations and excavation of the air treatment unit with associated support activities. <p>Environmental Update</p> <p>As part of an ongoing outstanding action the team will update residents on the elements of the project that have been reused or recycled.</p> <p>MG updated that a lot of the excavated chalk from the tunnel has been moved by barge to help create wading bird habitats.</p> <ul style="list-style-type: none"> • Over 1,000,000T of tunnelling waste removed during tunnelling • The vast majority has been transported by barge • It has been used for habitat creation at the Rainham Silt Lagoons • The Historic Site of Special Scientific Interest will be restored to a RSPB location where estuarine bird life and associated biodiversity will be the focus of regeneration objectives <p>MG noted that a video is available that shows the new habitat creation.</p> <p>Action 9 - EB to provide link to Tideway’s Tunnel Vision episode that shows the story of habitat creation.</p> <p>Post meeting note – video link available here https://www.youtube.com/watch?v=714dhojw_DU</p>

3.3	<p>Community relations</p> <p>RO provided a summary of some of the community relations initiatives that have been undertaken recently including:</p> <ul style="list-style-type: none"> • Working with the University of East London at their careers fair • Bounce Back – supporting rough sleepers with skills assistance • Supporting employability sessions for 15-16 year olds 								
3.4	<p>Our Space Award – open for applications</p> <p>EB noted that Tideway is providing funding for this year's Our Space Award, which aims to help Londoners clean and green the city through active community engagement and participation, increasing a sense of community ownership over shared spaces in the capital. Grants between £500 and £20,000 are available.</p> <p>For more information visit the Our Space Award webpage.</p>								
3.5	<p>Mitigation and contacting Tideway</p> <p>EB reminded residents of the mitigation process that is available if you feel affected by Tideway's work.</p> <p>Independent Compensation Panel</p> <p>You can download the application form from the Tideway website: here</p> <p>For personal assistance contact our Helpdesk: 08000 30 80 80 or helpdesk@tideway.london</p> <p>The Heldesk can submit your application to the Independent Compensation Panel (ICP) on your behalf, or you can submit your claim direct to the ICP: admin@tidewayicp.london</p> <p>For independent advice contact Independent Advisory Service (IAS) Helpline: 0800 917 8845 or info@tidewayias.co.uk</p>								
4.0	<p>Any other business</p> <p>PB closed the meeting by thanking residents, as well officers, for attending.</p> <p>Actions from today's meeting</p> <table border="1" data-bbox="316 1608 1348 1977"> <thead> <tr> <th data-bbox="316 1608 512 1675">Meeting Date</th> <th data-bbox="520 1608 794 1675">Action</th> <th data-bbox="802 1608 1042 1675">Responsibility</th> <th data-bbox="1050 1608 1348 1675">Status</th> </tr> </thead> <tbody> <tr> <td data-bbox="316 1682 512 1977">21 Nov 2022</td> <td data-bbox="520 1682 794 1977">Action 1 – Tideway to follow up with JC regarding sharing Southwark's update on the Section 106 projects and Community</td> <td data-bbox="802 1682 1042 1977">EB/JC</td> <td data-bbox="1050 1682 1348 1977">Closed – updates from Southwark Council distributed regularly via the Chambers Wharf e-newsletter.</td> </tr> </tbody> </table>	Meeting Date	Action	Responsibility	Status	21 Nov 2022	Action 1 – Tideway to follow up with JC regarding sharing Southwark's update on the Section 106 projects and Community	EB/JC	Closed – updates from Southwark Council distributed regularly via the Chambers Wharf e-newsletter.
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Meeting notes

		Enhancement Fund		
21 Nov 2022	Action 2 - Tideway to provide details of the Independent Compensation Panel	EB		Closed – details provided with meeting notes
21 Nov 2022	Action 3 - CVB to review how they are communicating piling installation and cofferdam removal with residents.	CVB		Open – further information sheets for impacted residents are planned and we will look to use the weekly e-newsletters to provide greater detail of upcoming works
21 Nov 2022	Action 4 - CVB to provide greater clarification of the expected impact of piling, using any comparables from other sites if available.	CVB		Open - we will look to use the weekly e-newsletters to provide greater detail of upcoming works and include comparable information where possible
21 Nov 2022	Action 5 - Tideway to provide a summary note with planning dates for the river wall alignment submission and the Berkley flats submission	Tideway		Closed - details provided with meeting notes
21 Nov 2022	Action 6 – future developer to be invited to CLWG meeting at appropriate time.	Tideway		Open
21 Nov 2022	Action 7 Tideway to speak with Chief Executive Andy Mitchell regarding the Standard Case procedure and the 10 April 2017 meeting and confirm back to resident.	Tideway		Open - Tideway Chief Executive has responded to resident on the matter.

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