



MEETING NOTE

Subject:	Chambers Wharf – Community Liaison Working Group
Date and time:	Monday 5 June 2023, 6:30pm – 8:00pm
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)
- AA
- AS
- MM
- PH
- SA
- SS

Southwark Council

- Richard Earis (RE) – Southwark Council - Principal Environmental Protection Officer
- Jackie Christie (JC) – Southwark Council - Community Liaison & Section 106 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, CVB Environment Manager (MGa)
- Almas Birdi, CVB Senior Environmental Advisor (AB)
- Martin Griffiths, CVB Senior Community Relations Officer (MGr)

Apologies

Southwark Council

- Roger Taylor – Southwark Council - Transportation Officer

	Item																																			
1.0	<p>Welcome, introductions and apologies</p> <p>PB welcomed the attendees, ran through the agenda and introductions were made.</p> <p>Apologies were received from Roger Taylor from Southwark Council.</p> <p>There were seven residents in attendance, including one local councillor. Fourteen residents had accepted the invitation.</p>																																			
2.0	<p>Actions and minutes from previous meetings</p> <p>EB ran through the list of open actions from previous meetings:</p> <table border="1" data-bbox="316 757 1340 2024"> <thead> <tr> <th colspan="4" data-bbox="316 757 1340 824">Open actions from previous meetings</th> </tr> <tr> <th data-bbox="316 824 411 891">Date</th> <th data-bbox="411 824 738 891">Action</th> <th data-bbox="738 824 882 891">Owner</th> <th data-bbox="882 824 1340 891">Status</th> </tr> </thead> <tbody> <tr> <td data-bbox="316 891 411 1160">21 Nov 2022</td> <td data-bbox="411 891 738 1160">CVB to review how they are communicating piling installation and cofferdam removal with residents.</td> <td data-bbox="738 891 882 1160">CVB</td> <td data-bbox="882 891 1340 1160">Open – further information sheets for impacted residents are planned for cofferdam removal. We have used the weekly e-newsletters to provide greater detail for the piling works.</td> </tr> <tr> <td data-bbox="316 1160 411 1368">21 Nov 2022</td> <td data-bbox="411 1160 738 1368">CVB to provide greater clarification of the expected impact of cofferdam removal at next meeting.</td> <td data-bbox="738 1160 882 1368">CVB</td> <td data-bbox="882 1160 1340 1368">Open – this will start to be covered from today's slides onwards.</td> </tr> <tr> <td data-bbox="316 1368 411 1541">21 Nov 2022</td> <td data-bbox="411 1368 738 1541">Future developer to be invited to CLWG meeting at appropriate time.</td> <td data-bbox="738 1368 882 1541">Tideway</td> <td data-bbox="882 1368 1340 1541">Open – developer to be invited in due course. It was noted that this is likely to be at least a year away once the developer is confirmed.</td> </tr> <tr> <td data-bbox="316 1541 411 1800">4 July 2022</td> <td data-bbox="411 1541 738 1800">Team to present at future CLWG on the reused and recycled elements of the project.</td> <td data-bbox="738 1541 882 1800">CVB</td> <td data-bbox="882 1541 1340 1800">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> <th colspan="4" data-bbox="316 1800 1340 1868">Closed actions from previous meetings</th> </tr> <tr> <td data-bbox="316 1868 411 2024">21 Nov 2022</td> <td data-bbox="411 1868 738 2024">Tideway to follow up with Southwark Council regarding sharing Southwark's update on</td> <td data-bbox="738 1868 882 2024">Tideway / Southwark</td> <td data-bbox="882 1868 1340 2024">Closed – updates from Southwark Council distributed regularly via weekly e-newsletter.</td> </tr> </tbody> </table>				Open actions from previous meetings				Date	Action	Owner	Status	21 Nov 2022	CVB to review how they are communicating piling installation and cofferdam removal with residents.	CVB	Open – further information sheets for impacted residents are planned for cofferdam removal. We have used the weekly e-newsletters to provide greater detail for the piling works.	21 Nov 2022	CVB to provide greater clarification of the expected impact of cofferdam removal at next meeting.	CVB	Open – this will start to be covered from today's slides onwards.	21 Nov 2022	Future developer to be invited to CLWG meeting at appropriate time.	Tideway	Open – developer to be invited in due course. It was noted that this is likely to be at least a year away once the developer is confirmed.	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.	Closed actions from previous meetings				21 Nov 2022	Tideway to follow up with Southwark Council regarding sharing Southwark's update on	Tideway / Southwark	Closed – updates from Southwark Council distributed regularly via weekly e-newsletter.
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Meeting notes

		the Section 106 projects and Community Enhancement Fund		Presentation will be covered in today's slides
	21 Nov 2022	CVB to provide greater clarification of the expected impact of piling, using any comparison from other sites if available.	CVB	Closed – CVB have used the weekly e-newsletters to provide greater detail of piling works including comparable information of earlier site activity.
	21 Nov 2022	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	Closed - Tideway Chief Executive has responded to resident on the matter.
	21 Nov 2022	Tideway to provide details of the Independent Compensation Panel	Tideway	Closed – details provided with previous meeting notes, weekly e-newsletter & included in today's slides.
	21 Nov 2022	Tideway to provide a summary note with planning dates for the river wall alignment submission and the upcoming flats submission	Tideway	Closed - details provided with previous meeting notes.
	21 Nov 2022	Tideway to provide link to Tideway's Tunnel Vision episode that shows the story of habitat creation.	Tideway	Closed - details provided with meeting notes.
3.0	Updates from project team including: <ul style="list-style-type: none"> - Construction update and future programme - Removal of noise mitigation - Future development on site - Noise and air quality - Mitigation and Independent Compensation Panel process - Community Investment and Community Relations (this was not covered at the meeting due to time constraints but is included in the slide pack). 			
3.1	Construction Update LR provided an update on the latest construction progress (see presentation here - link). Works on the site between the last CWLG meeting and now have included:			

- Preparing the site for secondary lining, including the removal of the former slurry treatment plant and other equipment which supported tunnelling activities.
- Secondary lining of the Greenwich Connection Tunnel is now approximately 75% complete. This is conducted below ground and the work is accessed from the shaft at Chambers Wharf.
- Piling for the new river wall. This is approximately 60% complete and the rig has now left site. It will return to site once the noise enclosure has been removed.
- Construction of the Air Treatment Unit (ATU) has begun. This included MoLA (Museum of London Archaeology) undertaking excavation. Finds included former 18th century river wall timbers, a coin and also beer token dated 1667.

An overview of the site works between now and the end of the year include:

- Construction of the electrical and control kiosk located on the east of the site. This will require further modifications to the current site hoarding arrangements.
- Works on the new river wall tie-in detail in the west of the site. This will connect the new river wall to the existing river wall.
- Works to construct the capping beam of the new river wall. This is the concrete beam that will connect all the new river wall piles together.
- Casting pre-cast concrete beams which will eventually support the cover slabs of the shaft and other underground chambers.
- Cast the internal concrete benching within the shaft. Once completed, this concrete will direct the intercepted sewage.

LR provided a brief overview of the cofferdam removal:

- The cofferdam removal is anticipated to begin in summer 2024.
- It will require the removal of the concrete slabs across the site, the removal of the aggregate fill material beneath the slab and ultimately the removal of the sheet piles.

Questions from the community

Question

The chair asked whether it was possible for MoLA (Museum of London Archaeology) to return and give an update presentation to residents and other interested parties as the previous presentation was well received.

Response

It was agreed that this was a good idea and hopefully of interest to the local community

Action 1 – The team will speak to MoLA and arrange a session on site archaeology for hopefully later in the year.

Question

A resident expressed that recent noise, particularly the concrete breaking had been unbearable and that the hot weather was making things worse. The resident stated they had to work from home and the noise meant they were unable to focus on telephone call or meetings.

Response

The team is trying to minimise the amount of concrete breaking required to construct the capping beam for the new river wall. Although works are within council-agreed limits, it is acknowledged that the current phases of works are disruptive to those living in close proximity. The team confirmed noise blankets are in place and will assess whether more breaks can be provided during the concrete removal.

Action 2 – Site team to double check that the appropriate noise mitigation is in place for the capping beam works.

Post meeting note: LR confirmed the works being carried out yesterday was the breaking of the concrete slab as part of the capping beam works. This is fully covered in our Section 61 and the team confirmed they did not go over any noise limits or receive any alerts. Following the meeting, LR inspected the works on site and confirmed that the relevant noise mitigation measures were in place. MGa checked the noise data for yesterday and the team called Richard Earis from Southwark Council to confirm these steps had been taken.

Action 3 – AS to contact resident and make an Independent Compensation Panel (ICP) application on their behalf for temporary daytime respite for alternative office accommodation.

Question

A resident understood that the residential developer who will construct the flats on the site once Tideway has finished was going to attend this evening's meeting.

Response

Although the site has planning permission granted for a new residential development, the exact developer is not known yet. Negotiations are still ongoing and once the final developer is confirmed and more definitive information is known about their plans & dates etc, they will be invited to the CLWG. AS advised that this will probably be at least a year away. Previous action remains open.

Question

A resident stated that they believed some residents do not attend the CWLGs because they are too long. She asked whether the regular Information Centre could be reinstated.

Response

The team will take this feedback on board and review whether the Information Centre could be re-opened.

Question

A resident asked what the 'bell like' fixing was on the top of the piling rig which undertook river wall piling works.

Response & Action 4 - The team will review images of the piling rig and advise what the 'bell' fixture is for.

Question

The Chair asked whether security had been looked at in the design of the kiosk relating to the proximity of the kiosk to garden walls.

Response

AS confirmed that the kiosk designs had been reviewed as part of the Metropolitan Police’s Secure by Design process.

Question

A resident asked if she could have details of the supplier of the filters for the mechanical ventilation units as she would like to retain them permanently.

Response & Action 5 – AS will provide details of the filter suppliers.

Question

Cllr RB requested details of how many applications the ICP had been received for the Chambers Wharf site.

Response & Action 6 – EB to arrange for the statistics relating to the Independent Compensation Panel and Chambers Wharf be provided to the Councillor.

EB reminded residents of the further mitigation options available through the Independent Compensation Panel process. This can include an application for alternative office space. Details are available in section 3.6 below.

The Chair raised the point that residents sometimes only knew that the work would cause a disturbance after it had started so the ICP process was reactive not proactive and questioned how we could work to help impacted residents in a proactive way.

Programme

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

Activity	Date	2023				2024				2025		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Complete Greenwich Tunnel Secondary Lining	Oct-23			◆								
Complete Acoustic shed removed	May-24					◆						
Complete final section of river wall piling	Jun-24						◆					
Start cofferdam removal	Aug-24							◆				
Finish cofferdam removal	Apr-25									◆		
Complete CHAWF Civils works	May-25										◆	
Vacate CHAWF Site	May-25											◆

Question

A resident noted that the final end date has been moved back and asked if Tideway could be more upfront about programme slippage.

Response

LR confirmed it has moved to May 2025

3.2

Trigger Action Plan (TAPs) – residential noise mitigation removal

AS updated the CLWG about the removal of noise mitigation in residents’ homes:

- Noise mitigation (typically secondary glazing and mechanical ventilation) was installed in some residential properties under the Trigger Action Plan (TAPs) process when works began.
- Tideway has written to residents who accepted the mitigation asking whether they want it removed or wish to keep it permanently.
- If a resident opts to have it removed, this would be done after significant works, such as the cofferdam removal, has been completed.

	<ul style="list-style-type: none"> • If a resident opts to retain mitigation, it would also provide longer term noise mitigation when the subsequent residential development is constructed on the site. • Please return the completed form to let us know your decision.
3.3	<p>Residential Development</p> <p>AS provided an overview of the residential development which will be built once Tideway works are complete:</p> <ul style="list-style-type: none"> • The development was granted planning permission in 2017 and will comprise four multi storey residential blocks; a further two have already been built on the south side of Chambers Street (Jacob House and Hartley House). • The exact final developer has yet to be agreed as negotiations regarding purchasing the land are ongoing. • Once more details are known, we will invite the developer to a future CLWG.
3.4	<p>Noise and air quality monitoring</p> <p>MGa noted that there have been zero noise exceedances since the last CLWG and zero air quality exceedances in the last 6 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>
3.5	<p>Community relations</p> <p>Unfortunately, due to time constraints, it was agreed that MGr would postpone his update on community relations. It is included within the slide pack.</p>
3.6	<p>Mitigation and contacting Tideway</p> <p>EB reminded residents of the mitigation process available if you feel affected by Tideway's work.</p> <p>Independent Compensation Panel</p> <p>You can download the claim 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 Helpdesk can submit your claim 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>
3.7	<p>Section 106 & Community Enhancement Fund (CEF) Update</p>

	<p>JC gave an update on recent Community Enhancement Fund projects:</p> <ul style="list-style-type: none"> • George Row Playground improvements have been completed and area is now well used by the local community. • Improvements for Scott Lidgett & Wickfield play area are progressing. • Projects approved under the Community Enhancement Fund are progressing and have been delivered, including Wilson Grove Planting, Wrayburn TMO Bike Sheds, Schools Out Salmon Project & Dickens Estate Hedging Projects. • 7 projects were approved at the recent Community Enhancement Fund voting panel. • Nearly £430,000 of the CEF is still to be allocated. • If you would like to make a submission, then please contact Jackie Christie at Southwark Council. 																				
4.0	<p>Any other business</p> <p>PB closed the meeting by thanking residents, as well as officers, for attending.</p> <p>Actions from today's meeting</p> <table border="1" data-bbox="316 887 1343 1966"> <thead> <tr> <th data-bbox="316 887 513 954">Meeting Date</th> <th data-bbox="513 887 874 954">Action</th> <th data-bbox="874 887 1043 954">Owner</th> <th data-bbox="1043 887 1343 954">Status</th> </tr> </thead> <tbody> <tr> <td data-bbox="316 954 513 1169">05/06/23</td> <td data-bbox="513 954 874 1169">Action 1 – The team will speak to MoLA and arrange a session on site archaeology for hopefully later in the year.</td> <td data-bbox="874 954 1043 1169">Tideway</td> <td data-bbox="1043 954 1343 1169">Action open</td> </tr> <tr> <td data-bbox="316 1169 513 1391">05/06/23</td> <td data-bbox="513 1169 874 1391">Action 2 – Site team to double check that the appropriate noise mitigation is in place for the capping beam works.</td> <td data-bbox="874 1169 1043 1391">CVB</td> <td data-bbox="1043 1169 1343 1391">Action closed - appropriate noise mitigation measures are in place</td> </tr> <tr> <td data-bbox="316 1391 513 1751">05/06/23</td> <td data-bbox="513 1391 874 1751">Action 3 – AS to contact resident and make an Independent Compensation Panel (ICP) application on their behalf for temporary daytime respite for alternative office accommodation.</td> <td data-bbox="874 1391 1043 1751">Tideway</td> <td data-bbox="1043 1391 1343 1751">Action closed</td> </tr> <tr> <td data-bbox="316 1751 513 1966">05/06/23</td> <td data-bbox="513 1751 874 1966">Action 4 - The team will review images of the piling rig and advise what the 'bell' fixture is for.</td> <td data-bbox="874 1751 1043 1966">CVB</td> <td data-bbox="1043 1751 1343 1966">Action open</td> </tr> </tbody> </table>	Meeting Date	Action	Owner	Status	05/06/23	Action 1 – The team will speak to MoLA and arrange a session on site archaeology for hopefully later in the year.	Tideway	Action open	05/06/23	Action 2 – Site team to double check that the appropriate noise mitigation is in place for the capping beam works.	CVB	Action closed - appropriate noise mitigation measures are in place	05/06/23	Action 3 – AS to contact resident and make an Independent Compensation Panel (ICP) application on their behalf for temporary daytime respite for alternative office accommodation.	Tideway	Action closed	05/06/23	Action 4 - The team will review images of the piling rig and advise what the 'bell' fixture is for.	CVB	Action open
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