

# INDEPENDENT COMPENSATION PANEL

## MEETING #234 MINUTES

<b>Purpose:</b>	To determine medical, special cases and compensation claims.
<b>Date and time:</b>	Wednesday 26 July 2023 – (compensation claims)
<b>Location:</b>	Conference exchange of information
<b>Panel Members:</b>	Graham Parry (Chair) Chris Kench & Richard Pugh (Compensation)
<b>Abbreviations:</b>	'Panel' means the Independent Compensation Panel 'Project' means Tideway 'ICC' means the Independent Complaints Commissioner for the Project 'Non-Stat Policy' means the Non-Statutory Off-site mitigation and compensation policy
<b>Document Number:</b>	<b>2350-TDWAY-TTTUN-990-ZZ-ZZ-739242</b>

Item 1	Notes for the record
<b>Applicant Reference</b>	<b>The Panel considered the information contained in pack 2350-TDWAY-TTTUN-990-ZZ-ZZ-739139</b>
<b>Relevant Tideway site</b>	Chambers Wharf
<b>Decision</b>	<b>AWARDED</b>
<b>Details of the award</b>	<p>The Panel has reviewed the information provided by the claimant. This is one of the apartments that it is difficult and unviable (if not impossible) to install secondary glazing in.</p> <p>ONS statistics suggest rental values in London increased by around 5.6% in the year to June 2023 however this is, of course, only an average across all property types and all areas of London; 'high end' property such as this may have increased by a greater or lesser amount in a 'no scheme world'. Evidence of asking prices is of only limited assistance without the knowledge of rents actually achieved.</p> <p>The rent actually achieved in May 2023 was 10% higher than the previous rent agreed in February 2022. When the ICP considered this in March 2022, we considered the 'no scheme' rental value.</p> <p>It would seem reasonable to make an award to cover the shortfall for a period of 12 months. There is a landlord's break clause after 6 months of the 2-year tenancy and a tenants' break after 12 months, so the situation can be reviewed in May 2024 to consider whether the tenants are still there, what Tideway works are anticipated and the then rental value of the apartment.</p> <p><b>The Panel therefore makes an award to reflect the shortfall in rent received for the period of 12 months from 31 May 2023. This</b></p>

	<p><b>is based on a ‘without Tideway’ rental value and the rent actually received.</b></p> <p>The position can be reviewed after May 2024 if a further claim is made.</p> <p><b><u>All awards are subject to Tideway’s Guidelines for Implementation of ICP decisions.</u></b></p> <p><b><u><a href="https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf">https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf</a></u></b></p>
<b>Further information required/actions arising</b>	<b>None</b>
<b>Information/action requested from Tideway</b>	<b>None</b>

I confirm that these minutes are an accurate record of the proceedings of the meeting.

Signed

Date 28 September 2023

**Graham Parry**  
*Chair, Independent Compensation Panel*