

## **MEETING NOTE**

Subject: Chambers Wharf – Community Liaison Working Group	
Date and time: Tuesday 14 November 2023, 6:30pm – 8:00pm	
Location: Chambers Wharf – Visitors Centre	
Chair: Patricia Brown	
Notes: Emily Black & Allen Summerskill	

### **Attendees**

#### Chair

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

## Fifteen residents attended, referred to by initial

	i rodiadrito attoriada, roidirda		y ii iidai		
•	FA	•	DR	•	MyM
•	AO	•	HN	•	PM
•	BF	•	JR	•	RCOB
•	BJ	•	LBC	•	SB
•	BR	•	MaM	•	SS

### Southwark Council

- Catherine Brownell Programme Manager, Southwark Council (CB)
- Richard Earis Principal Environmental Protection Officer, Southwark Council (RE)
- Roger Taylor Transportation Officer, Southwark Council (RT)

## Tideway and CVB

- Emily Black Engagement Manager, Tideway (EB)
- Luke Rees Senior Project Manager, CVB (LR)
- Matthew Gardiner Environment Manager, CVB (MGa)
- Rudie Masukume Community Relations Officer, CVB (RM)
- Sophie Vicard Site Manager, CVB (SV)

## **Apologies**

- Councillor Rachel Bentley
- Jacqueline Christie, Community Liaison & S016 Officer, Southwark Council (JC)
- Allen Summerskill, Stakeholder and Consents Manager, Tideway (AS)
- Gareth Howells, Project Manager, Tideway (GH)
- Martin Griffiths, Senior Community Relations Manager, CVB (MGr)

## Item

## 1.0 Welcome, introductions and apologies

PB noted it was good to meet again in person following previous virtual Community Liaison Working Group Meetings (CLWGs). PB welcomed the attendees and introductions were made.

Apologies were noted from Cllr Rachel Bentley, Jacqueline Christie from Southwark Council, Allen Summerskill from Tideway and Martin Griffiths from CVB.

LR ran through the emergency evacuation process in the case of a fire alarm and explained where the facilities are located.

There were 15 residents in attendance. 25 residents had accepted the invitation.

# 2.0 Actions and minutes from previous meetings

PB ran through the list of outstanding open actions.

	•	• .	
Open a	ctions from previous meetings		
Meeting	Action	Responsibility	Status
5 Jun	The team to speak to MoLA and arrange a session on site archaeology for hopefully later in the year.	Tideway	Open – Tideway have arranged an evening slot with MoLA at the Chambers Wharf officers for 14 December 2023. Residents to be invited after the meeting.
5 Jun	Tideway to provide details of the filter suppliers for resident with air conditioning units	Tideway/CVB	Open – CVB have ordered some extra filters. Tideway to call resident when they are delivered so she can collect from reception.
21 Nov	CVB to review how they are communicating piling installation and cofferdam removal with residents.	CVB	Open and ongoing – further information sheets for impacted residents ar planned for cofferdam removal. We have used the weekly e-newsletters provide greater detail for the piling works.
21 Nov	CVB to provide greater clarification of the expected impact of cofferdam removal at next meeting.	CVB	Open and ongoing – this is again included in today's slides
	Future developer to be invited to CLWG meeting at appropriate time.	Tideway	Open – developer to be invited in due course. No change from last meeting.
4 July	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 reuse and recycled elements of the project.
Closed actions from previous meetings			
5 June	Site team to double check that the appropriate noise mitigation is in place for the capping beam works.	CVB	Closed - appropriate noise mitigation measures were in place
5 June	Tideway to contact resident and make an Independent Compensation Panel (ICP) application on their behalf for temporary daytime respite for alternative office accommodation.	Tideway	Closed
5 June	The team will review images of the piling rig and advise what the 'bell' fixture is for.	CVB	Closed – team unaware what fixture resident was referring too.
5 June	Tideway to arrange for the statistics relating to the Independent Compensation Panel and Chambers Wharf be provided to the Councillor.	Tideway	Closed

## Notes on open actions:

- Archaeology update is scheduled for 14 December at Chambers Wharf site offices, invite will be sent out shortly and details will be in the weekly enewsletter.
- Tideway to provide details of filter suppliers for residents with air conditioning units. This will remain an open action and will be part of the information that is passed over to residents who decide to keep any air conditioning units that have been provided to them by Tideway.
- CVB to continue to review how they will communicate river wall piling and cofferdam removal activities. This is ongoing and an update will be provided in this meeting on both activities. We will also continue to communicate updates in the weekly enewsletter ahead of the work taking place. Cofferdam removal is due to start in summer 2024.
- CVB to explain the expected noise impact of the cofferdam removal. EB noted that there is cofferdam removal taking place at King Edward Memorial Park, Shadwell until the summer 2024 for comparison.

- Developer of the residential blocks to be invited to a future CLWG meeting. There is discussion ongoing with Thames Water regarding the future ownership of the site. This will remain an open action.
- CVB to update on the reuse and recycled elements of the project this is an ongoing and open action, and we will continue to update residents as and when we have updates.

# 3.0 Updates from project team including

- Construction update and future programme
- Removal of acoustic enclosure
- Removal of the cofferdam
- Noise and air quality monitoring
- Mitigation and Independent Compensation Panel process
- Community Investment and Community Relations
- Southwark Council Section 106 update and Community Enhancement Fund (this was covered briefly by CB as Jacqueline Christie was not in attendance.)

## 3.1 **Construction Update**

EB provided an overview of the project overall. As a project Tideway is over 90% complete. The tunnel runs 25km from Acton to Abbey Mills in Stratford, where it will join into the existing Lee Tunnel. Sewage will be transferred to Beckton Sewage Treatment works where it will be treated.

LR provided an update on the latest construction progress (see presentation here - <a href="https://www.tideway.london/media/6605/chambers-wharf-clwg-nov-2023.pdf">https://www.tideway.london/media/6605/chambers-wharf-clwg-nov-2023.pdf</a>

Works on the site between the last CWLG and now have included:

- Successful and safe completion of 4.5km secondary lining of the Greenwich Connection Tunnel. We have also removed all the equipment including the large shutters that formed moulds for the concrete.
- Ongoing works for concrete benching in the bottom of the shaft. Once operational, these structures will safely direct flows from the tunnels from Battersea and Greenwich towards Abbey Mills.
- Ongoing work on the below ground Air Treatment Unit. This will treat any air removed from the tunnel to remove odours.
- Construction of sections of the new permanent river wall.
- On site construction of the large primary cover slab beams which will eventually be moved onto the shaft and form the permanent cover.

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

- Construction of the new above ground electrical and control kiosk located in the east of the site and will include moving the alignment of the site hoarding in this area. The kiosk will contain equipment to control and monitor the operation of the tunnel.
- Works to construct the new river wall will continue until spring next year.
   This will require further pile cropping and capping beam works. The area

- of works will include the connection to the existing jetty outside Luna House
- Shaft cover slab. The 5 primary concrete beams which will cover the shaft have now been completed but need to be moved from their location adjacent to Luna House to the shaft inside the acoustic enclosure. These beams are heavy and weigh over 100 tonnes. A specialist lifting team will carry out the works and will require a temporary lifting gantry to be constructed. It will take a few weeks to set up the equipment, safely move the beams and then remove the lifting equipment.
- Once the primary beams are in position, the secondary beams and precast planks will be lowered into position. This will be done within the noise enclosure.
- Once the cover slab nears completion, works will begin to dismantle the acoustic enclosure.

LR provided a brief overview of the cofferdam removal:

- The cofferdam removal is anticipated to begin in summer 2024 and continue until spring 2025.
- 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.

Use of the river – LR highlighted that by using the river since the start of tunnelling, through the secondary lining and shaft benching works, we have avoided approximately 90,000 lorry movements to Chambers Wharf site.

### **Questions from residents**

These have been grouped into themes.

## Tideway project overall

### Question

Why will only 95% of sewage spills be captured by the super sewer? **Response** 

We intercept at the most polluting points, if we captured 100% it would need to be a much larger tunnel, and would lead to larger programme, budget and construction impacts.

#### Question

When will the Blackfriars site be finished and open to the public?

## Response

The Blackfriars site is expected to be one of the last sites to open to the public. The opening date is yet to be confirmed.

### **Construction at Chambers Wharf**

#### Question

Where is the shaft located?

## Response

It is within the acoustic enclosure.

#### Question

Questions were received regarding the purpose and location of the ventilation columns, if there will be any potential issues of odours/gasses and the likelihood of the shaft filling up.

# Response

The team have been constructing the air treatment unit at the eastern side of the acoustic enclosure which will have carbon filters to remove any odours/gasses. There will be three ventilation columns that sit on top of the air treatment unit.

Post meeting note: For most of the time (over 99%), the ventilation columns will be letting air into the tunnel. This is because active ventilation units located at Greenwich Pumping Station and Abbey Mills will create a negative pressure to suck air through the tunnel.

When the tunnel is full, any air released through the ventilation columns will be treated via the below ground air treatment chamber, so it will not contain odours.

The shaft and the tunnel are very large and so both can be used for the storage of wastewater when it is needed before flows can be processed at Beckton Sewage Treatment Works.

#### Question

Where is the location of the kiosk? How tall is it?

#### Response

The kiosk sits to the east of the acoustic enclosure, near to the boundary wall of properties on the western side of Fountain Green Square. It is 2.5m tall.

## Question

Will the Tideway hoarding stay? Will it get repainted?

## Response

Once Tideway's works are completed, the branding on the hoarding will be removed. The final appearance of the hoarding will need to be agreed with the subsequent developer once their details are confirmed.

#### Question

How noisy will the shaft lid beam installation be / how noisy will the gantry crane construction be? Why is this work being done before the acoustic enclosure is removed?

#### Response

It is not anticipated that the moving and lifting of the shaft lid beams will be noisy. The Self-Propelled Modular Transporters are electric powered and only move at slow pace for safety. The acoustic enclosure offers further noise protection as the work can take place inside the acoustic enclosure.

The gantry construction will take place during the day shift and will mainly be bolting components together. There will be a bit of cranage required for lifting. There will be no breaking of concrete for this activity.

#### Question

What height will the cover slab sit? Is it flush with the final ground level? **Response** 

Yes, the cover slab sits flush with the final ground level. It does not protrude above the surface.

## **Future maintenance of the Tideway infrastructure**

#### Question

Questions were received about the type of future maintenance access required for the manhole covers over the shaft / and future access requirements for maintenance of the kiosk equipment.

## Response

There will be maintenance and access requirements from Thames Water to maintain and inspect the infrastructure.

Post meeting note: once operational, maintenance at the site will fall into two categories. Regular maintenance will be conducted on either a monthly or three-monthly basis depending upon the task, whereby this would typically comprise a small team of personnel and a couple of vans attending site to ensure equipment is operating correctly. The actual work would include lifting inspection covers and entering the above ground ventilation building and/or below ground chambers. This work is not expected to be noisy or intrusive for the local community.

Approximately every 10 years, a more significant tunnel inspection will be conducted. This will involve staff & equipment entering the tunnel and be conducted in parallel with similar activities conducted at other Tideway sites along the tunnel. During this work, the tunnel will be temporarily closed to ensure safe access. The actual works will require mobile lifting equipment and a higher number of vehicles and other equipment than the regular maintenance described previously. This activity will require significant planning and hence notification given to the community before it happens.

In addition to the above, periodic ad hoc staff attendance will be required, but again this will be low impact.

### Thames Path and the river wall

#### Question

Where is the location of the Thames Path final alignment and what is the timeline for opening the walking route?

### Response

The Thames Path will open along the river front once the subsequent residential development on the site has been completed. The river wall location can be seen in slide 13 and will be located further south than the current cofferdam perimeter.

It was noted by residents that they would like Southwark Council to encourage for the future developer to open the path as soon as possible.

## Question

Will the river wall height change in the future, and does it consider future proofing for climate change?

## Response

The design of the new river wall has accounted for increased river levels due to climate change and the height has been agreed with the relevant authorities.

### Cofferdam removal

### Question

Significant questions and concerns were raised by residents about the process and the timescale of the cofferdam removal, the noise impacts associated with this piece of work and the breaking out of the concrete and pile removal that is required.

## Response

The cofferdam area at the north of the sites needs to be removed. This is expected to start in summer 2024 and will take place until approximately May 2025. The work will be done in phases and residents will be given notice of when the work is expected to start and what activities will be taking place. We will continue to be keep residents updated via our weekly enewsletter.

Concrete will need to be broken up and removed from the cofferdam area. Periods of breaking out will be minimised as much as possible.

The current methodology is for a silent piler to be used to remove most of the sheet piles, but some will need to be removed by more intrusive equipment due to their location. Barges will be used to remove cofferdam fill away from the site.

It was noted that Tideway are removing cofferdams across many of their sites. Chambers Wharf will be the last cofferdam to begin removal on the project.

#### Question

Can new types of machinery be used to minimise noise?

#### Response

The team noted that we will still need to stay within noise limits agreed with the local authority.

### Question

How will the material be removed?

#### Response

Most of the material excavated and the sheet piles will be removed by barge. The last sections of the cofferdam will be removed by road.

## Question

Can the cofferdam fill material be placed in the river for the tide to wash it away? **Response** 

No – we need to safely remove the material. Most of the material will be removed by barge.

### Question

Does the rest of the concrete on the site need to be broken out and when will that take place?

### Response

It is currently within CVB's scope to remove the rest of the concrete hardstanding across the site and if this is the case it will also be removed during the same summer 2024 to spring 2025 window. It was noted that the team are in discussions to see if this could be left in place.

# **Independent Compensation Panel and mitigation**

#### Question

Residents noted that the felt the ICP and mitigation process was inadequate to dealing with circumstances were the extent of noise and disruption is only known when work is underway. Residents strongly requested whether automatic/proactive compensation 'standard case' could be provided for those next to the site for the work associated with cofferdam removal. It was noted that some felt the Independent Compensation Panel process was complicated. A request was made by several attendees for Andy Mitchell (Tideway CEO) to be invited to the next meeting to discuss the issues and mitigation.

## Response

While there are no plans to provide automatic compensation to residents during the cofferdam removal. If residents believe they may be affected, they are encouraged to continue apply to the ICP for further mitigation. Further details on the Independent Compensation Panel process are contained later in these minutes.

#### Actions:

**Action 1** – Tideway team to provide an update regarding the cofferdam removal timescales and methodology at the next meeting.

**Action 2** – Tideway to invite Andy Mitchell (Tideway CEO) and Graham Parry (Independent Compensation Panel chair) to the next CLWG which is expected to take place in February / March 2024.

**Action 3** – Tideway to continue to provide notice to residents ahead of noisy activities including the cofferdam removal.

### **Programme**

#### Question

What is the overall programme and is there a delay to end date since the last meeting?

#### Response

An overview of the remaining site works is shown below. Tideway currently expects to vacate the site in June 2025. LR explained that the end date had moved back approximately 3 weeks in date.

Activity	Date		2024				2025			
Activity		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Complete Acoustic enclosure removal	Apr-24		•							
Complete final section of river wall piling	Jun-24		4							
Start cofferdam removal	Aug-24			•						
Finish cofferdam removal	May-25						•			
Complete CHAWF Civils works	Jun-25						•			
Vacate CHAWF Site	Jun-25						•			

#### Question

When will the acoustic enclosure be removed by?

## Response

We will be starting to remove the acoustic enclosure in the new year and aim to have it removed by end of April 2024.

#### Question

When will the Water Treatment Plant be removed?

## Response

We have finished with the Water Treatment Plant. It is expected to be removed from site in February 2024.

## Question

When will the site offices be removed?

## Response

The anticipated date when the site offices will be removed has yet to be fully determined but is expected to be around April 2025.

#### Question

When will the sewer be operational?

## Response

Tideway plans to start testing the sewer infrastructure in 2024 and is currently for the whole sewer to be operational in the latter half of 2025.

### General feedback

#### Question

A request was made for a walk around site for residents.

### Action 4

LR will look into the request for a site visit for residents. LR noted however that there will not be a lot to see as we will be handing over an empty building site and the shaft will be covered and the acoustic shed removed.

# Questions not related to Tideway's activities

### Question

UKPN electrical substation and future of hoarding alignment around it. It was noted by residents that urination takes place around the substation.

## Response

The UKPN substation will remain after Tideway works are complete. It is not part of Tideway's work or within our site boundary.

## Future development of the site (not by Tideway)

#### Question

What and where will the new residential blocks be located? What is the future of the site/ developer's plans?

### Response

Four new residential blocks have already been given outline planning permission and are expected to be constructed by a developer once Tideway's works are completed.

Southwark Council officers noted that the developer may build what is already consented or may make a new planning application, which will be subject to the standard consultation.

This work will not be done by Tideway.

#### Question

Is the original planning permission for the residential blocks still live? **Response** 

Southwark Council officer RE noted that the building of Hartley House and Jacob House was the commencement of the planning permission. The consent was for six buildings in total of which two have already been built (Jacob and Hartley).

Post meeting note: Further detail on this was covered in the CWLG dated June 2023, the minutes to the meeting are here.

https://www.tideway.london/media/6204/chawf-clwg-works-update-june-2023-website.pdf

#### Question

Can the future developer build directly onto the shaft? Will they undertake new surveys?

## Response

Any future development needs to take account of Tideway's structures, piling into the Tideway shaft will not be possible as it is hollow.

## Noise and air quality monitoring

MGa explained the noise monitoring and air quality monitoring network, the noise alerts and how the team agree limits with the local authority.

MGa noted that there had been five noise exceedances over the past 3 months due to concrete breaking. Four of these were on the eastern section of the site and one of the western section of the site.

All exceedances were shown by our monitors and investigated thoroughly after we have been alerted. The local authority was also be informed and work gets stopped for the day.

Working methods and durations had been modified to reduce the likelihood of these happening again.

There had been no air quality exceedances.

### Question

A resident reported she had called the Helpdesk and no one from the Chambers Wharf site had returned her call.

### Response

Any call that comes into the 24-hour helpdesk where callers details are provided is sent over to the CVB Community Relations team. EB was unsure of what had happened on this occasion.

### Action 5

Tideway to discuss calls not being transferred with the Helpdesk to ensure it does not happen again.

#### Question

Why is there no sound mitigation for residents in higher floors of flats when you are breaking concrete and generally how does noise mitigation work?

## Response

RE from Southwark Council both explained that it is difficult to screen noise from above, ideally noise insulation panels should aim to remove the line of sight but for taller buildings that may not be possible. Residents in higher floors will get a small benefit from noise insulation blankets.

**Action 6** - CVB to provide an update on how noise monitoring and mitigation is undertaken at an upcoming CLWG.

#### Question

Is vibration monitored?

## Response

Tideway does carry out attended monitoring and spot checks, but residents should feel free to call the Helpdesk if they are having issues.

Southwark Council officer also stated if residents are having issues with vibrations, they can call the council who can do ensure attended monitoring can take place.

The Southwark Council Environmental Health team can also be contacted directly if you have concerns about Tideway's work - <a href="mailto:environment@southwark.gov.uk">environment@southwark.gov.uk</a>

### Action 7

EB to add Southwark Council's Environment Team's contact details to the weekly enewsletter. Action done.

### Question

Are you checking the buildings close-by for movement associated with the construction work?

## Response

Pre-assessments were done on numerous buildings before we started construction. Anyone who feels they have experienced settlement in their building such as cracking or movement should contact Tideway to discuss further.

## Question

Will the noise monitors remain in place throughout Tideway's construction period? The resident understood that a sound monitor had been removed by Luna House.

# Response

Noise monitoring will continue to be undertaken throughout Tideway's construction work. MGa noted that the team had agreed with Southwark Council to rationalise where some monitors are located and remove those that were not helpful to govern the construction work or where there was duplication with another monitor. Luna House still is covered by a noise monitor.

## Mitigation and contacting Tideway

EB reminded residents of the mitigation process available if you feel affected by Tideway's work.

## **Independent Compensation Panel**

You can download the claim form from the Tideway website: here

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

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

For independent advice contact Independent Advisory Service (IAS) Helpline: 0800 917 8845 or <a href="mailto:info@tidewayias.co.uk">info@tidewayias.co.uk</a>

# **River Times and Community Survey**

EB noted that residents will be receiving a copy our magazine River Times shortly and that there is a community survey inside for you to feedback on how we are doing.

## **Archaeology Update**

EB provided an update about the archaeology talk on 14 December. Anyone wishing to attend should contact <a href="mailto:GetInvolved@tideway.london">GetInvolved@tideway.london</a>

Post meeting note: a link to the archaeology presentation is available here. <a href="https://www.tideway.london/media/6623/chambers-wharf-archaeology-14-dec-2023.pdf">https://www.tideway.london/media/6623/chambers-wharf-archaeology-14-dec-2023.pdf</a>

## **Community relations**

RM gave an overview of the community and legacy activities since the last CLWG including:

- Volunteering
- Fundraising activities
- Community gardening projects
- Reading programmes with 6-7year olds
- STEM (science, technology, engineering and mathematics) volunteering

## Section 106 & Community Enhancement Fund (CEF) Update

CB provided a brief update on the Community Enhancement Fund which is due to vote on the next round of funding shortly.

#### Post meeting note:

- The latest CEF application period has now closed, and panel members are due to vote on the applications soon.
- 12 submissions have been received.
- In November 2023 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 -Community.Engagement@southwark.gov.uk

# Any other business

PB closed the meeting by thanking residents, as well officers, for attending.

### Question

Can we get a copy of the slides.

# Response

Yes, they will be circulated are also available on our webpage here. https://www.tideway.london/media/6605/chambers-wharf-clwg-nov-2023.pdf

### Question

When will the next meeting be?

## Response

The next meeting will be in March ahead of the concrete breaking and the cofferdam removal.

## Actions from today's meeting and open actions from previous meetings

Date	Action	Who	Status
14 Nov	Action 1 – Tideway team to provide an update regarding the cofferdam removal timescales and methodology at the next meeting.	CVB	Open
14 Nov	Action 2 – Tideway to invite Andy Mitchell (Tideway CEO) and Graham Parry (Independent Compensation Panel chair) to the next CLWG which is expected to take place in March 2024.	Tideway	Open
14 Nov	Action 3 – Tideway to continue to provide notice to residents ahead of noisy activities including the cofferdam removal.	CVB/Tideway	Open
14 Nov	Action 4 CVB to look into the request for a site visit for residents.	CVB	Open
14 Nov	Action 5 Tideway to discuss calls not being transferred with	Tideway	Done – we have spoken with the call centre.

Document ID

	the Helpdesk to ensure it does not happen again.		
14 Nov	Action 6 - CVB to provide an update on how noise monitoring and mitigation is undertaken at an upcoming CLWG.	CVB	Open
14 Nov	Action 7 EB to add Southwark Council's Environment Team's email address to the weekly enewsletter.	Tideway	Done

	Open actions from previous meetings						
Date	Action	Who	Status				
5 Jun	The team to speak to MoLA and arrange a session on site archaeology for hopefully later in the year.	Tideway	Done – Archaeology update held on 14 December at Chambers Wharf site offices. Invite was sent out to residents and included in the weekly enewsletter.				
5 Jun	Tideway to provide details of the filter suppliers for resident with mechanical ventilation units	Tideway/CVB	Open – This will remain an open action and will be part of the information that is passed over to residents who decide to keep any mechanical ventilation units that have been provided to them by Tideway.				
21 Nov	CVB to review how they are communicating piling installation and cofferdam removal with residents.	CVB	Open and ongoing – further information sheets for impacted residents are planned for cofferdam removal. We have used the weekly e-newsletters to providing greater detail for the piling works.				
21 Nov	CVB to provide greater clarification of the expected impact of cofferdam removal at next meeting.	CVB	Open and ongoing – this is again included in today's slides				
21 Nov	Future developer to be invited to CLWG meeting at appropriate time.	Tideway	Open – developer to be invited in due course. No change from last meeting.				
4 July	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.				