



## MEETING NOTES

<b>Subject:</b>	Chambers Wharf – Community Liaison Working Group
<b>Date and time:</b>	Tuesday 11 February 2025, 6:30pm – 8pm
<b>Location:</b>	Chambers Wharf site office
<b>Chair:</b>	Patricia Brown
<b>Notes:</b>	Emily Black

### Attendees

Independent Chair - Patricia Brown (PB)

Residents – 10 residents attended, referred to by initial.

- BJ
- FA
- HL
- HN
- MaM
- MyM
- NN
- PBr
- PM
- RCB

### Southwark Council

- Jacqueline Christie, Southwark Council (JC)
- Richard Earis, Southwark Council (RE)

### Tideway project staff

- Emily Black, Engagement Manager, Tideway (EB)
- James Hatrick-Smith, Chambers Wharf Project Manager, CVB (JHS)
- Jesse Barr, Chambers Wharf Site Agent, CVB (JB)
- Lydia Claxton, Environmental Advisor, CVB (LC)
- Martin Griffiths, Senior Community Relations Manager, CVB (MG)
- Stuart Grant, Director of Commercial Agreements & Property, Tideway (SG)

### Independent Compensation Panel

- Graham Parry, Chair (GP)
- Phil Evans (PE)

Item	Topic
1	<b>Welcome</b> PB welcomed everybody and introductions were made.

	<p>The slides from the session are available here –  <a href="https://www.tideway.london/media/7188/chambers-wharf-clwg-feb2025.pdf">https://www.tideway.london/media/7188/chambers-wharf-clwg-feb2025.pdf</a></p> <p>Apologies have been received from Neil Coyle MP and Demi Dean from Thames Water.</p>
<p><b>2</b></p>	<p><b>Notes and actions from last meeting</b></p> <p>PB ran through the outstanding actions from previous meetings that would be covered or closed at the meeting. Please see the summary at end of this document for the updates on these actions.</p> <p><b>Questions on the actions</b></p> <p>A Fountain Green Square resident asked when Southwark Council would remove a canvas bag and soil from the square. JC confirmed it will be removed shortly, before the resident returns to living at the square.</p> <p>A Fountain Green Square resident asked what is happening to the empty wooden planter in the square. JC noted that this is part of a wider issue following the former contractors of a Community Enhancement Fund scheme walking away from the project following resident interactions. The planter is likely to be removed by the council, as the contractors are no longer working on the project.</p> <p>A resident asked when Tideway expects the future developer to start on site. PB explained the current planning application for the site is still showing as ‘under consideration’ on Southwark Council’s planning portal so we don’t have a timeframe.</p>
<p><b>3</b></p>	<p><b>Update on the wider project</b></p> <p>EB provided an update on the wider Tideway project. See slides 4-5 in the slide pack.</p> <ul style="list-style-type: none"> <li>• The tunnel is now built and is 25km long, stretching from Acton to Abbey Mills near Stratford where it joins the existing Lee Tunnel to Beckton.</li> <li>• The sites along the route have been connected into the new system.</li> <li>• We are protecting the River Thames from sewage pollution and data from November storms shows 850,000 tonnes of sewage was captured by the super sewer in a single 24-hour period (27 November).</li> <li>• Teams need to undertake ‘dry’ storm testing before starting ‘storm’ testing which we need wet weather for.</li> <li>• We hope for the sewer to be fully operational in 2025.</li> <li>• Some former construction sites are now finished and form pocket parks along the river. Some of these are now open to the public.</li> </ul> <p>A resident asked what we mean when we say sites have been opened up to the public. EB explained that there are some former construction sites that were built along the river that now form new areas of open public space along the foreshore. Some sites were also built in areas of parkland inland, once Tideway finishes at these sites, they are returned to former their former use. Chambers Wharf however</p>

sits on a plot that that is earmarked for a new residential development so doesn't get opened up as soon as Tideway finishes construction. In the future after the residential development has been built there will be a riverside path.

Post meeting note: We have opened up new or improved areas of public realm at:

Riverside locations

- Putney Embankment Foreshore, located on Putney Embankment next to Putney Pier
- Chelsea Quay, located on Chelsea Embankment next to Chelsea Bridge

Inland locations

- King George's Park - northeast corner of park, entrance is off Buckhold Road and Neville Gill Close in Wandsworth.
- Falconbrook Pumping Station entrance, located on York Road/York Gardens, Battersea.

#### 4 Updates from Chambers Wharf project team

JHS provided an update from the Chambers Wharf site team. See slides 6-19 in the slide pack.

##### **Cofferdam Removal**

JHS showed the area of the cofferdam that is being removed (slide 7). The cofferdam is the temporary area of land that was built out into the river. The team are now returning the site to its earlier alignment.

- Installation of the new river wall panels and wooden fenders is ongoing. JHS explained that the wooden fenders are sacrificial in case a boat makes contact with the river wall. Safety chains will also be added to the river wall. This is a safety feature and offers refuge in case anyone falls into the river in the future.
- Fill material is continuing to be excavated from the former cofferdam area (see slides 10 and 11). Excavation has been undertaken in the central area of the cofferdam and the team are now working on the outer perimeter (east and west cofferdams). An 'island' remains for the time-being so that we can base our machinery on it. This will be the last area to be excavated.
- Pile removal will start from next week on the western side of the site.
- A jack-up barge will be mobilised soon, and the team will be using this to pull out the piles that make up the cofferdam. The jack-up barge will move to different locations during the work.
- We also have some concrete piles that need to be removed and like other sites we will be using divers underwater to cut these. This avoids breaking them up.
- The team has learnt lessons from the cofferdam removal at other Tideway sites and JHS showed pictures of the pile removal equipment and methods that have taken place at our site at King Edward Memorial Park that the team has been learning from.
- JHS talked through the main pieces of plant or machinery that will be used to remove the piles. Where the team are unable to pull any piles out by

vibration or pulling then the team will be looking to cut the pile off at a level below the riverbed.

A resident asked why excavated material was being moved around the site. JHS explained that the excavated material was stockpiled on site before it is taken away by barge.

A resident asked if the pile removal was going to start from the western end of site. JHS said yes pile removal in the western end of site will start next week.

A resident asked about the new piles that were installed last summer. JHS explained that these are required to strengthen the area on the slide labelled the 'island.' This is where we need to create a solid base for the machinery to sit to remove the rest of the cofferdam from both sides. These piles will also be eventually removed.

A resident asked if the process would involve vibration machinery to pull the piles out and if there will be vibration sensors to monitor this. JHS explained that the pile removal would require vibration methods and sensors are in place around the site. The team will be monitoring noise and vibration levels closely.

A resident asked if vibration sensors would be going in on the north side of the river and noted concern for the potential damage of property. JHS noted that he would check with the vibration experts regarding the location of the sensors.

**Action 1** – CVB to do monitoring on the north side of the river (noise and vibration) during pile removal.

A resident noted that they had raised the issue of noise on the north side of the river at a previous meeting and that monitoring had been promised. LC explained that attended monitoring had taken place and it showed the team were within the permitted noise limits.

A resident asked if the team had started the eastern cofferdam removal. JHS said that this had started yes and that there would be work taking place that residents may notice including works that are noisy and work that may cause vibrations.

A resident asked if the piles are removed one at a time and how long each pile will take to be removed. JHS noted that they will be removed one at a time and each pile will take roughly 30 minutes to remove. If piles are not budging, then a secondary piece of machinery will be used which may be more impactful. Cutting the piles is the final option if necessary.

### **Programme**

The upcoming programme includes the following (slide 19).

Activity	2025			
	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec
<b>Cofferdam Removal</b>				
<b>River Cladding Panel Instillation</b>				
<b>Architecture and Landscaping</b>				
<b>Site Resinstatement</b>				
<b>Tideway &amp; CVB Removal from site</b>				

JHS noted that the team are holding a completion date of September 2025 for this process currently and the cofferdam removal would be taking place throughout.

### Future development and future of the site

There was a discussion around the future of the site and the follow development.

A resident asked when the offices are coming down. JHS noted that we have a planning application in with Southwark Council to keep the offices in place for the incoming developer. This is still under consideration by the council.

A resident asked about the planned planting of the river wall and the maintenance regarding this. JHS talked through the computed generated indicative image on slide 31 to help explain where the planting was located that the resident was asking about. SG explained that the maintenance of the planting is still under discussion, it may sit with the new developer, or it may sit with Tideway and Thames Water. A resident noted she had raised this with the future developer as it didn't appear to be on their plans, and they didn't appear to be aware of it.

A resident asked where Thames Water fits within these future plans. SG explained Berkeley Homes have a planning application on the land. Thames Water and Tideway had effectively taken over the land to build the project. Long term the river wall walk will not be owned by Thames Water, it will sit with the developer.

PB noted that although as Chair of this forum she cannot require Tideway to do this she wanted a four-way discussion or masterplan conversation between the relevant parties to encouraged. A resident noted that residents would like to be updated on any progress with this.

**Action 2** – The CLWG Chair encourages four-way discussion or masterplan conversation between Southwark Council / Tideway / Thames Water / new developer responsibilities/maintenance/interfaces of new site and update any progress at next CLWG.

A resident wanted confirmation of the maintenance and ownership agreements when this is known.

**Action 3** – Southwark Council / Tideway to confirm who will own and maintain the river walk and intertidal terracing once confirmed.

	<p><b>Action 4</b> – Tideway to invite someone from Southwark Council’s planning team to future meeting.</p> <p>RE noted that on the Chambers Wharf planning application on Southwark Council’s planning portal lists the contact details for the planning officer if anyone has any questions.</p> <p>A resident noted that the future development planning meeting had been postponed.</p>
5	<p><b>Noise and air quality</b></p> <p>LC ran through the latest noise monitoring results since the last meeting</p> <ul style="list-style-type: none"> <li>• There have been two Section 61 noise exceedances in the last 6 months. These were early morning exceedances in mid-January during tidal working.</li> <li>• There have been two Air Quality Monitoring exceedances in the last 6 months (24h PM10). This was due to breaking and excavation work in November.</li> </ul> <p>Any exceedances shown by the monitors are investigated thoroughly after the team is alerted. Work is stopped and the team reevaluate how they could carry out the activity. Vibration monitoring is also taking place.</p> <p>A resident asked if pile removal needs to take place during tidal working hours and will include early mornings starts and late finishes. JHS confirmed that it will but won’t be the noisier elements e.g. pile removal. JB noted that the barges are also affected by the tides and may need to use tidal working times when the barges are being moved.</p> <p>A resident noted that they had been breaking concrete past 5pm. LC noted that the standard working hours is 8am-6pm.</p> <p>A resident asked if Tideway was involved with the construction work taking place at the school. Tideway is not involved with the construction.</p> <p><b>Reports of low frequency noise</b></p> <p>A resident asked about noise once the sewer is operational and asked specially about low frequency noise. RE noted that the Development Consent Order (DCO) has noise limits for operational noise, and this is a planning condition.</p> <p>SG noted that there have been some complaints or reports made to Tideway of low frequency noise from residents. Tideway are procuring an independent review to look into this matter.</p> <p>SG noted that this review will look at the ventilation stations at Greenwich, Carnwath Road and Acton and the potential for low frequency noise as well as our operational data to see how that compares with the times of the complaints. SG</p>

noted that the ventilation fans are being commissioned currently, with two only very recently being turned on.

A resident asked where the complaints had been received from. SG noted they were primarily from around the Chambers Wharf site. SG noted that we are having the report procured as we had received questions on the matter. Another resident noted that he could hear a low frequency in the Shad Thames area and noted that he was monitoring this on an iPhone app. He asked if any other residents were experiencing anything like it. One resident stated there had always been a vibration prior to the Tideway project and believed it may be caused by the underground trains. Another resident noted that she was aware of comments on a community forum page with people from Wapping and Shad Thames included. Some residents have provided Tideway with a log of when they can hear the low frequency noise, and this has been very helpful to compare our activities with the experiences of residents. A Wapping resident noted that the hum is undulating, and there has been days where it isn't there. He said he was seeking the advice of professionals on the matter.

PB asked what the timeline for the report was. SG said that the report was being procured at the moment.

A resident queried if at the planning stage was an impact assessment ever done on low frequency noise at either the construction phase or the operational phase. SG noted that we are effectively getting a new report done now. SG noted that this issue should be relatively straight forward to assess as we only have three fan stations across the route, and we will be able to turn these on and off for the review.

**Action 5** – Tideway to provide an update on the Low Frequency Noise independent report at the next meeting.

**Action 6** – SG to get into contact with the two residents regarding their comments about low frequency noise.

## 6 Trigger Action Plans

EB reminded residents that at the start of the project, Tideway installed a series of noise mitigation measures at various properties in line with our Trigger Action Plan process.

As works at Chambers Wharf start to finish, the noise mitigation previously installed will be removed if this has been requested.

The noise mitigation measures installed were primarily:

- External balcony screens
- Internal secondary glazing
- Ventilation units

If you have received noise mitigation measures and haven't been sent a letter, please let us know.

Next steps: If you told us that you want to retain noise mitigation measures permanently:

	<ul style="list-style-type: none"> <li>We'll be posting close-out letters, which we'll ask you to sign and return. This will look to formalise your acceptance permanently.</li> </ul> <p>If you told us that you wanted to have any noise mitigation measures removed:</p> <ul style="list-style-type: none"> <li>We'll contact you in the coming months to organise the removal of the relevant elements (and make good of any holes, damage etc.)</li> </ul> <p>The freeholders of Axis Court and Luna House have stated we must remove the external balcony screens installed, regardless of leaseholder / resident preferences.</p> <p>A resident asked if they could be removed within two months of the work at Chambers Wharf finishing.</p> <p><b>Action 7</b> – Tideway to feedback request for removal of Trigger Action Plan measures within 2 months of Tideway finishing to the CVB team responsible and update at next meeting.</p> <p>A resident noted that she hadn't been sent a letter, and she has a balcony screen that is now damaged.</p> <p><b>Action 8</b> – CVB to follow up with the resident regarding her balcony screen.</p>
7	<p><b>Mitigation</b></p> <p><b>Independent Compensation Panel (ICP)</b></p> <p>EB reminded attendees that if a resident believes they will be affected by the upcoming activities or the cofferdam removal works, they can download the application form for the Independent Compensation Panel from the Tideway website: <a href="#">here</a> or take a paper copy that was provided at the meeting.</p> <p>Mitigation from the impacts of the cofferdam removal could include things such as:</p> <ul style="list-style-type: none"> <li>noise cancelling headphones</li> <li>temporary office accommodation, if you work from home</li> <li>periods of daily respite, to enable you to leave your property during noisier periods</li> <li>reimbursement for daytime activities undertaken during noisy periods</li> <li>short term or long-term rehousing, during cofferdam removal works</li> </ul> <p>It was noted that two of the panel members had joined the session to listen to the discussion.</p> <p>To be considered for additional mitigation you will need to make an application to the ICP and specify the mitigation you believe will be suitable for your personal circumstances.</p> <p>For personal assistance contact our Helpdesk: 08000 30 80 80 or <a href="mailto:helpdesk@tideway.london">helpdesk@tideway.london</a>.</p>

	<p>Alternatively, residents can contact Jackie Christie at LB Southwark to provide assistance in making an ICP application. She can be contacted via <a href="mailto:jacqueline.christie@southwark.gov.uk">jacqueline.christie@southwark.gov.uk</a></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: <a href="mailto:admin@tidewayicp.london">admin@tidewayicp.london</a></p> <p>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></p> <p><b>Contacting Tideway</b></p> <p>Residents can continue to contact us by emailing <a href="mailto:helpdesk@tideway.london">helpdesk@tideway.london</a> or telephoning 08000 30 80 80.</p>
8	<p><b>Legacy and Community Investment</b></p> <p>A resident updated on an action he had taken forward – he noted before Tideway arrived a buoy called the Mill Stairs Buoy was a staging post for cormorants. The buoy was removed, and the resident has been making enquiries to get it reinstated with the Port of London Authority. The Port of London Authority have confirmed to the resident that the buoy has been scheduled in to return to the river. A resident noted that the cormorants have also been seen on the edge of the cofferdam piles.</p> <p>MG shared a photograph of the eastern team, following their return to work after the Christmas break. He noted that this was part of a briefing to remind all staff about the Tideway priority of health and safety, especially as we move towards the end of the project.</p> <p>Highlights from CVB legacy work include:</p> <ul style="list-style-type: none"> <li>• Supported the annual Poppy Appeal in November</li> <li>• Hosted a Macmillan Cancer Support coffee morning</li> <li>• Supported Southwark Cathedral’s Christmas Community Carol service in December</li> <li>• RNLI man overboard drill from our site in January</li> </ul> <p>MG reminded residents of the different channels we use to communicate about the project – including the weekly emails which goes out to 300 email addresses. MG noted there will also be a flyer coming out shortly with an update about the cofferdam removal work.</p> <p>A resident asked if she wanted to sell her property what would come up in the searches in regard to the tunnel. SG explained that the depth and distance to the tunnel may come up in searches.</p>
9	<p><b>Southwark Council - Section 106 and Community Enhancement Fund updates</b></p>

Southwark Council officer, JC, provided an update on the Section 106 schemes funded by the Tideway project and the Community Enhancement Fund. See slides 28-30 of the slide pack.

### **Community Enhancement Fund projects**

JC noted that the next round of applications to the Community Enhancement Fund is the 28 February 2025. This will likely to be the last panel of the project.

Residents and organisations with community improvement ideas are encouraged to work together to make an application to the Community Enhancement Fund. Full details and the application form are available on Southwark Council's website at <https://www.southwark.gov.uk/planning-environment-and-building-control/current-and-future-development/thames-tideway-tunnel-2>.

PB asked what happens if proposed projects don't get permission or can't get delivered. They have a year to come to fruition if not they go back into the overall pot to get spent.

### **Section 106 projects**

Scott Lidgett and Wickfield playground schemes have been consulted on and the designs agreed. The contract is out to be tendered, and Southwark Council hope to have appointed by the end of next month.

### **Riverside School**

JC provided an update on the Riverside School construction project on behalf of a colleague. She said it was part funded by the Tideway project, the council and the government. It was providing new dining and teaching facilities, refurbished entrance and work to the external landscape. Work started in November 2023. The teaching blocks have been handed over to the school and the rest to be completed by end of May 2025.

A resident noted that the pathway adjacent to the school is in bad condition. JC suggested she contact the Council's highway team.

### **Celebration of Community Enhancement Fund**

JC is hoping to do a walking tour at the end of the project to see the successfully delivered projects.

### **Any other business**

PB closed the meeting and thanked everyone for attending.

### **Actions from today's meeting**

## Meeting notes

Date	Action	Who	Status
11 Feb 2025	<b>Action 1</b> – CVB to do monitoring on the north side of the river (noise and vibration) during pile removal.	CVB	Open
11 Feb 2025	<b>Action 2</b> – The CLWG Chair encourages four-way discussion or masterplan conversation between Southwark Council / Tideway / Thames Water / new developer responsibilities/maintenance/interfaces of new site and update any progress at next CLWG.	Southwark Council / Tideway	Open
11 Feb 2025	<b>Action 3</b> – Southwark Council / Tideway to confirm who will own and maintain the river walk and intertidal terracing once confirmed.	Southwark Council / Tideway	Open
11 Feb 2025	<b>Action 4</b> – Tideway to invite someone from Southwark Council's planning team to future meeting.	Tideway	Open
11 Feb 2025	<b>Action 5</b> – Tideway to provide an update on the low frequency noise independent report at the next meeting.	Tideway	Open
11 Feb 2025	<b>Action 6</b> – SG to get into contact with the two residents regarding their comments about low frequency noise.	Tideway	Open
11 Feb 2025	<b>Action 7</b> – Tideway to feedback request for removal of Trigger Action Plan measures within 2 months of Tideway finishing to the CVB team responsible and update at next meeting.	Tideway / CVB	Open
11 Feb 2025	<b>Action 8</b> – CVB to follow up with the resident regarding her balcony screen.	CVB	Open

**Actions from last meeting**

Date	Action	Who	Status
4 Nov 2024	Tideway to look at a way to celebrate finishing at Chambers Wharf	Tideway	Open. JC at Southwark is proposing to do a walkabout of the successfully delivered Community Enhancement Fund projects.
4 Nov 2024	Southwark Council to speak to the Council's ground maintenance team to see what can be done regarding the plants that have been planted at Fountain Green Square.	Southwark Council	Action updated at meeting - JC confirmed that Southwark Council are not doing any more planting but are doing regular maintenance.
4 Nov 2024	Thames Water to take question away and follow up - A resident asked if the Tideway tunnel will have any impact on the usage of the Thames Barrier.	Thames Water	Action closed. Thames Water provided an update to say that the answer to this question is no. The Thames Barrier is for tidal flooding risk in the capital, the Tideway tunnel

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			does not have any effect on the tide and therefore would not have any effect on the usage of the Thames Barrier.
4 Nov 2024	Tideway to email resident who wanted a copy of the aerial photographs that feature her property.	Tideway	Action closed. Photographs have been emailed to resident.
4 Nov 2024	A resident reported a beeping excavator on site. Team to investigate.	CVB	Action closed - The excavator was demobilised from site on the 8 November so beeping should have ceased. Action closed.

**Previously open actions from historical meetings**

Date	Action	Who	Status
26 Mar 2024	The team to host a general presentation about the science of noise and how its measured.	Tideway / CVB	Open – the team's noise consultants are still planning on scheduling this.
26 Mar 2024	Details of the Independent Compensation Panel fast track process to be shared with residents	Tideway / ICP	Action open and ongoing - Details about the Independent Compensation Panel fast track process continue to be shared via information sheets, weekly e-newsletter and at community meetings.
14 Nov 2023	Tideway team to provide updates regarding the cofferdam removal timescales and methodology at the next meeting.	CVB	Open and ongoing - This item was presented at the meeting and at previous meetings and will remain on the agenda.
14 Nov 2023	Tideway to continue to provide notice to residents ahead of noisy activities including the cofferdam removal.	CVB / Tideway	Open and ongoing. The team continue to provide information to residents on a weekly email via our mailing list. Information sheets are also posted to residents regarding significant activities.
21 Nov 2022	Future developer to be invited to CLWG meeting at appropriate time.	Tideway	Open – Southwark Council's planning portal still showing future development planning consent as under consideration.
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.