



MEETING NOTES

Subject:	Chambers Wharf – Community Liaison Working Group
Date and time:	Monday 15 December 2025, 6:30pm – 8.15pm
Location:	Chambers Wharf site office
Chair:	Patricia Brown
Notes:	Allen Summerskill

Attendees

Independent Chair - Patricia Brown (PB)

Residents – 27 residents registered and 21 attended, referred to below by initial:

- PM,
- MM,
- MM
- CA,
- PB,
- LP,
- SB,
- LBC,
- BF,
- DR,
- RB,
- TC,
- ACD,
- ST,
- RCB,
- AM,
- NL,
- AA,
- HO,
- DB,
- BM

Southwark Council:

- Richard Earis, Southwark Council (RE)
- Catherine Brownell (part meeting) (CB)

Tideway project staff:

- Demi Dean, Major Projects Communications Lead, Thames Water (DD)
- Martin Griffiths, Senior Community Relations Manager, CVB (MG)
- James Hatrick-Smith, Chambers Wharf Project Manager, CVB (JHS)
- Yuriy Melnychok, Site Agent, CVB (YM)
- Allen Summerskill, Completion & Closeout Manager (AS)
- Rhiannon Jaeger-Michael, Impact & Sustainability Manager (RJM)

Item	Topic
1	<p>Welcome</p> <p>PB welcomed everybody and introductions were made. Apologies received from Roger Taylor (LB Southwark) and Catherine Brownell (LB Southwark) who had to leave part way through the meeting.</p>

	<p>The slides from the session are available here –</p> <p>www.tideway.london/media/7588/chambers-wharf-clwg-slides-15-december-2025-002.pdf</p>
2	<p>Actions from last meeting</p> <p>PB ran through the outstanding actions from the previous June 2025 meeting. Please see the summary at end of this document regarding updates for other remaining actions.</p> <p>Previous action 1 (from June 2025 meeting) – PB to mention the resident’s feedback on the communications of the planning amendment to her contact at Berkeley Homes. PB noted this will be informal feedback rather than a formal complaint.</p> <p>PB advised that following an informal discussion with Berkeley Homes, she understood that they were still very keen to commence development at the site. However, nothing contractual was agreed and so it wasn’t appropriate for them to attend a forum at this stage.</p> <p>Note – some images of what the residential development will look like are shown on slide 21. These are taken from the Berkeley Homes planning documentation on the LBS website.</p> <p>Question – a resident asked who currently owns the site and when will the construction of the development begin?</p> <p>PB advised that the site is currently owned by Thames Water and land negotiations are still taking place. The development cannot begin until the land purchased has been finalised.</p> <p>AS added that Tideway understood that Berkeley Homes is very keen to commence works once the land sale has been completed.</p> <p>Previous action 2 (from June 2025 meeting) - PB to speak to the Director of Planning and Growth at Southwark Council to confirm whether the Thames Path will remain closed during construction of the future development.</p> <p>PB advised that she hadn’t had a chance to contact the Director of Planning and Growth directly, but she anticipated the Thames Path would not open until the development was completed.</p> <p>AS added that Tideway were not planning to open the Thames Path and it would not be open in the interim period between the end of Tideway works and the beginning of residential development construction.</p> <p>Question – A resident asked if the Thames Path will be reopened while the new development is being built.</p> <p>AS stated that from a general construction health and safety perspective, the subsequent development would need to ensure the path was safe to use, so it was</p>

considered unlikely to open until the very final stages of the residential development. PB added that it was raised with the Berkeley contact who said he couldn't confirm the arrangements, but it is unlikely for health and safety and construction reasons, but it is in their interest for enhancements to be in place ASAP.

Previous action 3 (from June 2025 meeting) – Tideway to provide a copy of the Low Frequency Noise (LFN) independent review to the residents that have been communicating with SG as well as the two relevant teams at Southwark and Tower Hamlets councils once received. Any other residents/parties that want a copy of the report should contact the Tideway helpdesk – helpdesk@tideway.london.

AS advised that the independent LFN report produced by the University of Cambridge (UoC) had been sent to the resident and the environmental protection officers at LB Southwark and LB Tower Hamlets.

Question - A resident stated that they believed the independent monitoring conducted UoC did not fully address whether the Low Frequency Noise he is hearing is not related to Tideway. He considers the report does not address the issue of turning Tideway fans full on/off whilst monitoring was being undertaken at his property.

Action 1 (December 2025) – AS to speak to Tideway colleagues and follow up with resident about the data collected and the independent UoC report and reply to resident.

Previous action 4 (from June 2025 meeting) – Southwark Council to produce and circulate an evaluation report on the Community Enhancement Fund once all projects have been delivered.

CB (LB Southwark) advised that slides about the progress of the Community Enhancement Fund are included in the CLWG presentation. A report of the overall CEF projects is still to be prepared.

3 Update on the wider project

AS provided an update on the wider Tideway project. See slides 4-7 in the slide pack.

- The tunnel is built beneath London and is approximately 25km long, stretching from Acton to Abbey Mills near Stratford where it joins the existing Lee Tunnel to Beckton.
- The tunnel is fully operational and all CSOs (Combined Sewer Overflows) are connected. The tunnel is now providing protection to the River Thames and reducing the amount of untreated sewage entering the river during periods of rainfall.
- Since August 2024, the sewer has prevented over 12 million tonnes of sewage from going into the River Thames. This is the equivalent of 5,000 Olympic sized swimming pools. The Tideway website shows the amount of sewage intercepted and is updated regularly. It can be found via the link below: <https://www.tideway.london/>

- The system is now undergoing a period called 'storm testing', where different intensity rainfall events are needed to ensure the new tunnel system is operating correctly. Due to an exceptionally dry summer & autumn, this is taking longer than initially hoped.
- In August 2025, his highness The Duke of Gloucester visited the King Edward Memorial Park Foreshore site to view the new public realm and meet with some of our workforce.

Question – a resident asked whether Tideway would undertake water quality monitoring to see the difference before / after the Tideway tunnel becoming operational.

RJM advised that Tideway will undertake water quality monitoring now the tunnel is operational but they are currently trying to locate external water quality data from before the tunnel became operational. Tideway will share the results of the water quality monitoring programme after the appropriate testing period.

AS advised that the team had noticed a drop in the amount of plastic collected during the periodic foreshore clear up volunteering events which the project participates in.

DD (Thames Water) advised that a Benefits Realisation Report is being created by Thames Water to demonstrate the environmental benefits delivered by the Tideway Tunnel. This will be produced annually, and the first report is due to be released in April 2026.

Action 2 – Tideway to circulate TWUL Benefits Realisation Report once published.

Question – a resident asked whether the Tideway website could show when CSOs are flowing into the tunnel or discharging into the river.

AS advised that Tideway would not be able to show this on their website, which is construction focused, but Thames Water already has a website showing the status of various CSOs and whether they are spilling to river etc. The link can be found below:

[EDM map | Storm discharge data | River health | Thames Water](#)

PB highlighted that there are two teams within Tideway, one focused on finishing the construction and one who will deal with the operational side.

4 Updates from Chambers Wharf project team

JHS provided an update from the Chambers Wharf site team. See slides 8-17 in the slide pack.

Site Progress:

- All the architectural cladding panels for the new river wall have been installed.
- All fenders and emergency grab chains on the new river wall have been installed.

- Intertidal Terrace Planting has been completed.
- The permanent ventilation columns have now been installed.
- The artwork, 'Waveform' by Leo Fitzmaurice, has been installed.
- A new permanent tunnel marker 'CI' has been installed on the new river wall to show the level of the tunnel. 'CI' being roman numerals for 101 and the marker being at a level of 101m above tunnel datum at Chambers Wharf.
- The bronze 'Tideway Plaque' has been installed onto the new operational area hardstanding.
- Images of the new river wall and other structures are shown on slides 11 & 12.

Cofferdam Removal

JHS showed the aerals from June 2025 and December 2025 which show the progress of the excavation of the cofferdam (slide 13). The cofferdam is the temporary area of land that was built out into the river to enable tunnelling. The team is now removing the cofferdam and returning the river wall to its original alignment.

- The team has removed the majority of the cofferdam fill, with the exception of the 'island' area, which is being used to site the plant and excavation equipment. This is likely to be the last area to be excavated and removed.
- The Jack-Up Barge has been removed from site.
- All the concrete CFA piles (Continuous Flight Auger) on the western side of the 'island' area have now been cut below foreshore level and removed.
- The team is progressing the removal of the CFA piles on the eastern side of the 'island' and hope to have this completed before the Christmas break.
- CFA piles are removed by excavating the foreshore to expose the pile beneath foreshore level and then using divers and an underwater wire cutter unit to cut the pile. This is slower but avoids breaking them up and reduces noise disruption. Removed concrete piles are taken away for reprocessing by river to reduce vehicle movements to site.
- Metal sheet pile removal has taken longer than anticipated. A number of piles have proved difficult to remove.
- Additional permissions and approvals have been required to remove sheet piles by different methods. This approval process has taken longer than hoped.
- A silent piler, a Dawson Unit, has been bought to site to remove the more stubborn piles. This exerts more upward force to pull the piles out.
- JHS reminded residents of the main pieces of plant or machinery that are being used to remove the piles with the aim to minimise disruption where possible. Where the team is unable to pull any piles out by vibration or pulling then the team will look to cut the pile at a level below the riverbed.

Question – A resident asked about the piles that were proving more challenging to be removed; will they be cut down fully or will any of it be left protruding upwards from the riverbed?

JHS explained there will be no protruding pieces of piles left after Tideway finishes as we will need to cut them to a level below the riverbed, backfilling them where

necessary. Hence the lower sections of any remaining piles will be buried beneath the foreshore.

Question – A resident asked why the consents were taking so long for the sheet pile removal.

JHS & AS advised that works within the river need to have permission from various river regulators, namely Port of London Authority (PLA), Environment Agency (EA) and Marine Management Organisation (MMO).

Each time work is required or a change in construction technique is needed, either a consent variation or new consents are required.

A typical period to determine a consent application can be 65 working days. Additional consent submissions have been required due to the difficulty in removing a number of piles and the extent of sections of pile to be left beneath the foreshore.

Question – A resident asked what fines are in place if the contractor has delays.

JHS & AS advised that under the contract there is a mechanism to impose liquidated damages on the contractor, but in this instance Tideway and the contractor CVB are working together due to stubborn pile removal and associated consent submissions & approvals.

Question – a resident expressed concern that the foreshore level at Tower Bridge Moorings has risen considerably due to the Tideway works. The resident was also concerned that once the cofferdam is removed, this may result in excess scouring and may have an impact upon the anchors which secure the moorings.

Action 3 – AS & JPS to speak to resident after the meeting.

Question – a resident asked whether it was possible for Tower Bridge Moorings to get periodic river access from the new operational area now that its nearing completion. PB highlighted this issue had been highlighted a while ago and was still outstanding.

Action 4 – AS & JPS to speak to resident and locate previous correspondence about this specific issue.

Question – A resident asked when will Tideway be finished as this is delaying the start of the subsequent development. There was an acknowledgment this had been delayed due to the difficulties previously raised. See current programme section below.

Programme

JHS stated that the current programme shows cofferdam & sheet pile removal being completed in June 2026 but there is chance that it continues beyond this date into September – as per the blue hatch on the programme below.

This depends on the ease of sheet pile removal, the associated consents and any scour protection which may be required over any piles section left after they have been cut beneath the foreshore level.

PB highlighted that as land negotiations were still ongoing and the site was not owned by the developers yet, the delay to Tideway construction does not affect the start of the residential development.

Activity	2025				2026		
	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep
Cofferdam Removal							
River Cladding Panel Installation				Complete			
Architecture and Landscaping				Complete			
Site Reinstatement							
Foreshore & River Completion							

Upcoming Works

JHS stated that works in the new year would comprise continued removal of the cofferdam sheet piles. To assist with this, a large, land-based crane will be delivered to site in January. This will provide greater force to pull the more stubborn sheet piles.

Cofferdam fill extraction, sheet pile removal and ultimately the removal of the 'island' area will occur next year.

5 Noise and air quality

JHS ran through the latest noise and air quality monitoring results (slides 18 & 19)

- There have been zero Section 61 noise exceedances since the last meeting.
- There have been zero Air Quality Monitoring exceedances since the last meeting (24h PM10).

Any exceedances shown by the monitors are investigated thoroughly after the team is alerted. Work is stopped and the team reevaluate how they could continue the activity. Vibration monitoring is also taking place; this has included attended monitoring north of the river.

6 Trigger Action Plans

JHS 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 (TAPs) process.

As works at Chambers Wharf near completion, the noise mitigation previously installed can either be removed (if requested) or retained permanently to provide noise mitigation from other sources (such as the subsequent residential development).

The noise mitigation measures installed were typically:

- Internal secondary glazing
- Mechanical ventilation units

- External balcony screens (where applicable)

Any residents who received noise mitigation should have now received a letter asking them if they wish to keep it permanently or have it removed. If residents received noise mitigation but haven't received a letter, please let us know.

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

- We have posted handover documents which formalise your acceptance to keep these items permanently.

If you told us that you wanted to have your noise mitigation measures removed:

- Our removal contractor, Longsword, has been appointed and will be contacting residents in due course, likely to be towards the end of the cofferdam sheet pile removal activities.

If you have requested early removal of the noise mitigation, Longsword will be contacting you early in the new year.

The freeholder of Axis Court and Luna House has unfortunately stated Tideway must remove the external balcony screens installed, regardless of leaseholder / resident preferences. Longsword, will be contacting these properties in due course.

7 Mitigation

Independent Compensation Panel (ICP)

AS reminded attendees that if they or other residents believe they are affected by the cofferdam removal works, they should make an application for additional mitigation to the ICP.

This can be done via the following methods:

- Download the application form for the Independent Compensation Panel from the Tideway website: [here](#)
- Submit your claim directly to the ICP: admin@tidewayicp.london
- Contact the Helpdesk who can submit a claim to the ICP on your behalf. Helpdesk: 08000 30 80 80 or helpdesk@tideway.london.

Mitigation from the impacts of the cofferdam removal could include things such as:

- noise cancelling headphones
- temporary office accommodation, if you work from home
- periods of daily respite, to enable you to leave your property during noisier activities.
- short term or long-term rehousing, during cofferdam removal works

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.

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

Contacting Tideway

Residents can continue to contact us by emailing helpdesk@tideway.london or telephoning 08000 30 80 80.

Question – Two residents stated they had previously been in receipt of daily respite but this had recently been either reduced or stopped. Works are currently starting at 5am and this is still affecting them. Who should they contact to get the ICP to reconsider?

GP (ICP Chair) stated that the ICP review each application on a case-by-case basis, as everyone has individual circumstances, but acknowledges that circumstances change over time. If they believe that they are still impacted by the works they should contact the ICP, who will review.

GP stated that the ICP were due to review the potential extension of currently awarded respite due to the delay in cofferdam removal. The ICP are due to meet in early January to discuss this.

RE added that the current S61 covers early working due to tidal working requirements.

Action 5 – AS to speak to GP and report back on the ICP January meeting

Question – A resident asked if the ICP was standard practise in the construction industry and will the residential developer have a similar process?

AS & JHS stated that as Tideway is a Nationally Significant Infrastructure Project (NSIP), it has a much higher level of mitigation support. The ICP is not standard for construction and it is highly unlikely the subsequent residential developer coming to the site will have a similar process or mitigation support.

9 Legacy

Unfortunately, MG was unable to provide his legacy update due to time constraints. The legacy update is shown on slides 24-26 in the presentation pack.

MG continues to send out a weekly update about the site's activities for residents and to answer queries and complaints coming in about the team's work.

In summary:

- Tideway won Environmental Finance Impact project / investment of the year (Water sector) award;
- 'Best project – Sustainability' at the ICE (Institution of Civil Engineering) London Awards;
- Infrastructure award at annual RICS (Royal Institute of Chartered Surveyors) UK Awards;
- Noise Abatement Society's John Connell Award for Innovation with the ICP
- Plus Two awards at BCIA (British Construction Industry)
- Tideway documentary 'Beneath Your Feet' launched & available on Amazon (£10): a record of the Tideway story

	<ul style="list-style-type: none"> • All parliamentary group published a paper on improving delivery of national infrastructure construction projects, incorporating the UCL study last year that focussed on Tideway • Rotherhithe & Bermondsey Historical Society have some of the Riverside schoolchildren's CHAWF art hoarding. • Artist Gail Dickerson's Geology lectern was unveiled this month at Cherry Gardens, funded by Tideway CEF. • Final two work experience students attended Chambers Wharf in the Summer, making a project total of 74. • London Youth Rowing raised £70,000 from their Oarsome Challenge. Our team finished 4th • Stephen Lawrence Trust STEM event held here in October in the Visitor Centre at Chambers Wharf with local students, funded by CEF. • Thames 21 used CHAWF Visitor Centre for annual staff event last week, one former work experience student at Tideway now works for the charity. • Tideway have produced a final Legacy report: Tideway Delivering a lasting legacy
10	<p>Southwark Council - Section 106 and Community Enhancement Fund</p> <p>AS provided a summary of the Section 106 and Community Enhancement Fund funded by the Tideway project, as CB had to unfortunately leave the meeting at short notice. See slides 27 - 44 of the presentation.</p> <ul style="list-style-type: none"> • The Tideway S106 has provided approximately £6M of funding to LB Southwark for local projects to be delivered near Chambers Wharf. • £1M of this funding has been allocated to the Community Enhancement Fund (CEF). • Since the start of the CEF in 2017, there have been 17 separate voting panels for submitted projects. • A total of 65 applications have been approved by the CEF voting panel (comprising local representatives and organisations). • Of these, 63 applications met the subsequent criteria and progressed to secure CEF funding • A total of 11 applications were not approved by the CEF voting panel and hence did not secure funding. <p>The final round of voting on the Community Enhancement Fund was held in March. All the £1 million Community Enhancement Fund monies have now been allocated.</p> <p>Pending CEF projects:</p> <ul style="list-style-type: none"> • Cherry Garden Play space – consultation re: two options now completed • Dickens Estate Community greening improvements – works ongoing and due to complete in March 2026 • Tideway Artefact Display Case – panel now installed • Fountain Green Square New Fencing and cleaning – contractors appointed. Fencing replacement and footway cleaning due to be completed very soon.

- Feeding the local community – LBS working with the applicant to ensure criteria are met to enable funds to be released.

Now that all CE funds have been allocated, JC has now transferred to a different role within LBS. CB will be the point of contact for the pending CEF projects.

JC would like to thank members of the panel and community members for their attendance and dedication in the process.

Question – a resident asked who would pay for any maintenance or repair costs for projects delivered under the S106 or CEF.

AS stated it is understood that the CEF applications should include 3 years of maintenance costs. Costs after this period are then paid for the wider LBS maintenance budget. The costs are not allocated just to residents who live where the improvements were made.

Action 6 – AS to conform with CB.

Question – a resident asked why the CE funding for the foodbank had not been released by LBS yet.

Action 7 – AS advised he understood that a number of food hygiene criteria still needed to be fully met before the funding as released. AS to speak to CB.

Question – a resident if they could be provided with a copy of the S106 and the CEF guidance notes. asked why the CE funding for the foodbank had not been released by LBS yet.

Action 8 – AS to provide copies to resident.

Any other business

A resident highlighted that she believed her property had been damaged due to Tideway works. She had logged the issue previously but wanted to ensure it hadn't been forgotten.

Action 9 – AS to pass her details to CVB.

PB closed the meeting and thanked everyone for attending.

Actions from today's meeting

Date	Action	Who	Status
15 Dec 2025	Action 1 (December 2025) – AS to speak to Tideway colleagues about the data collected and the independent LFN UoC report and reply to resident.	Tideway	Open

Meeting notes

15 Dec 2025	Action 2 (December 2025) – Tideway to circulate TWUL Benefits Realisation Report once published.	Tideway / Thames Water	Open
15 Dec 2025	Action 3 – AS & JPS to speak to resident after the meeting regarding scouring at Tower Bridge Moorings	Tideway / CVB	Open
15 Dec 2025	Action 4 – AS & JPS to speak to Tower Bridge Moorings resident and locate previous correspondence about river access issue.	Tideway / CVB	Open
15 Dec 2025	Action 5 – AS to speak to GP and report back on the ICP January meeting.	Tideway / ICP	Open
15 Dec 2025	Action 6 – AS to confirm with CB how S106 / CEF maintenance costs are funded.	Tideway / LBS	Open
15 Dec 2025	Action 7 – AS advised he understood that a number of food hygiene criteria still needed to be fully before the funding as released. AS to speak to CB.	Tideway / LBS	Open
15 Dec 2025	Action 8 – AS to provide copies of S106 & CEF documents to resident.	Tideway	Open
15 Dec 2025	Action 9 – AS to pass resident details re property damage to CVB.	Tideway / CVB	Open
Actions from last meeting			
Date	Action	Who	Status
16 June 2025	Action 1 – PB to mention the resident's feedback on the communications of the planning amendment to her contact at Berkeley Homes. PB noted this will be informal feedback rather than a formal complaint.	Chair of CLWG	Closed – see minutes of 15 Dec 2025 CLWG
16 June 2025	Action 2 - PB to speak to the Director of Planning and Growth at Southwark Council to confirm whether the Thames Path will remain closed during construction of the future development.	Chair of CLWG	Open
16 June 2025	Action 3 – Tideway to provide a copy of the Low Frequency Noise independent review to the residents that have been communicating with SG as well as the two relevant teams at Southwark and Tower Hamlets councils once received. Any	Tideway	Closed – LFN independent review issued

Meeting notes

	other residents/parties that want a copy of the report should contact the Tideway helpdesk – heldesk@tideway.london		
16 June 2025	Action 4 – Southwark Council to produce and circulate an evaluation report on the Community Enhancement Fund once all projects have been delivered.	Southwark Council	Open

Open actions from previous meetings			
Date	Action	Who	Status
11 Feb 2025	The CLWG Chair encourages four-way discussion or masterplan conversation between Southwark Council / Tideway / Thames Water / new developer responsibilities/maintenance/interfaced of new site and update any progress at next CLWG.	Southwark Council / Tideway	Open – Southwark Council's planning portal still showing future development planning consent as under consideration. Separately PB will have an informal conversation with developer about continuing engagement with residents.
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.
26 Mar 2024	Details of the Independent Compensation Panel fast track process to be shared with residents	Tideway / ICP	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.