



GUIDE TO GROUND SETTLEMENT

What is settlement and what does it mean for property owners?

Building the Thames Tideway Tunnel involves construction of shafts, tunnels and combined sewer overflow interception works. Depending on the location and proximity of existing buildings and other infrastructure to these works, there is the potential for some small ground movements which could affect nearby properties.

The Settlement information Paper (SIP), sets out the assessment, monitoring and mitigation measures we are committed to implementing as part of protecting those buildings which identified as being within an area where there may be possible ground movement as a result of the construction of the Thames Tideway Tunnel. It includes provisions for carrying out pre and post construction condition surveys, as well as monitoring and repair as necessary.

The SIP further includes the ability for owners of these properties to enter into a legal agreement (known as a settlement deed) in advance of the start of construction in their area. While it is not necessary to enter into a settlement deed, it confirms, on a personal basis, our commitments in the SIP to all properties should they be affected by ground settlement related to the Thames Tideway Tunnel.

What to expect now as construction work starts

Our contractors have been appointed and work is now starting. Not all of our sites will be starting at the same time, you will notice different activities at each sites.

Assessments

All buildings within the potential settlement zone of the influence have already been assessed for the impact of predicted settlement. Once our contractors have developed their detailed design and construction methods, and have reappraised those assessments, we will contact those whose building is confirmed as falling within the potential zone of influence.

Surveys

For all those properties which we have notified are within the potential settlement zone of influence, the contractors will start to arrange pre-construction condition surveys. These surveys provide written and photographic record of the property prior to works commencing in the unlikely event that damage does occur. Surveys will be undertaken by a building surveyor appointed to act jointly for the contractor and the property owner, at no cost to you.

Generally property owners will be given two weeks' notice prior to an inspection and they will be provided with a copy of the survey once it has been completed.

Monitoring

Tideway is committed to undertaking monitoring of the ground for settlement along the entire tunnel route for the duration of the construction. The monitors used are fairly unobtrusive and are installed on the exterior of buildings with disruption kept to a minimum. The purpose of the monitoring is to give advance warning of any unexpected ground movements that may need to be addressed.

Additional site-specific monitoring may be used for certain properties. If a building requires this additional monitoring our contractors will contact the property owner to explain the monitoring process in further detail and to arrange for the installation of the equipment.

What if I notice damage to the property?

If you believe that construction related to the Thames Tideway Tunnel may have damaged your property please contact us. This will trigger a second survey, at no cost to yourself, to identify any damage and to assess responsibility.

Where we have identified that damage has been caused as a result of the construction works, you should not undertake any repairs without reaching agreement with Tideway if you wish to reclaim the cost of repairs from Tideway. Alternatively, Tideway will arrange for the repairs to be undertaken.

We may need to install further monitoring equipment or undertake preventative works to mitigate the effects of settlement that may be taking place.

On completion of the construction activity in your area, we will continue to monitor for any affects for a period of at least 2 years, and if during that period, you believe if there has been damage caused to your property by the Thames Tideway Tunnel we would undertake a final post construction condition survey. We would write a report which would identify and explain any differences from the pre-construction condition survey.

Help and advice

Tideway Helpdesk. Our 24 hour Helpdesk is available to answer your questions about the Thames Tideway Tunnel and help with any problems which may arise from construction.

Independent Advisory Service. The Independent Advisory Service is able to give impartial advice on settlement and aims to help answer any questions you may have on the potential effects of the Thames Tideway Tunnel on you or your property. You can call them through our Helpdesk during office hours or by email info@tidewayias.co.uk.

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