



MEETING MINUTES

Subject:	Chambers Wharf Community Liaison Working Group
Date and time:	Monday 9 September 2019, drop-in 7.00pm to 7.15pm, facilitated session 7.15pm-9pm
Location:	Wade Hall, Dickens Estate, Parker's Row, London, SE1 2DH
Minute taker:	Yvette Hewlett, external minute taker - Springboard Marketing
Chair:	Patricia Brown

Item	Topic
1	Welcome, introductions and apologies
2	Update from project team <ul style="list-style-type: none"> • Community Update <ul style="list-style-type: none"> - Feedback from the community • Continuous Concrete Pour <ul style="list-style-type: none"> - Feedback from the community • Construction Update <ul style="list-style-type: none"> - Feedback from the community • Programme / Look Ahead <ul style="list-style-type: none"> - Feedback from the community • Noise Monitoring <ul style="list-style-type: none"> - Feedback from the community
3	Actions from previous meeting (15 July 2019)
4	Any other business and agree next meeting date

Chair:

- Patricia Brown (PB)

Project staff:

- Allen Summerskill (AS), Stakeholder & Consents Manager - Tideway
- Paul Siberry (PS), Site Manager - CVB
- Rebecca Major (RM), Communications Officer - Tideway
- Yvette Hewlett (YH), external minute taker - Springboard Marketing

Residents / Organisations:

12 residents and representatives from London Borough of Southwark, Wrayburn Community Organisation, Fountain Green Square, Luna House, Downings Road Moorings and Capital Wharf.

Apologies:

None received.

	Item	Action
1.0	Welcome, introductions and apologies	
1.1	Welcome from Patricia Brown (PB) followed by introductions.	
1.2	A resident asked for any copy for his magazine to be sent to him by 25 September please.	
2.0	Update from project team - community update - presentation by Allen Summerskill (AS)	
2.1	Presentation to be issued with the minutes. Action: 1.	YH
2.2	<ul style="list-style-type: none"> AS advised that Martin Griffiths (MG) was unavailable tonight and unfortunately Charley Whitelock (CW) had been taken ill this afternoon so he was doing this section of the meeting A resident said the agenda was misleading where it mentions "Community Update", as she was led to believe this meant residents could provide feedback. AS explained there was a "Feedback from the Community" section within each update of the first agenda item, so residents could provide feedback at any time 	
2.3	<ul style="list-style-type: none"> There are three new digital engineering apprentices that have started at Chambers Wharf, including a woman from within the borough of Southwark. A resident asked whereabouts in Southwark the lady is from. AS will find out and add as a post-meeting note. Action: 2 Post Meeting Note: the new Southwark apprentice lives near to Southwark Station, which is north of the borough. Resident said residents who live south of the borough seem to be getting everything but how much effort is put into attracting residents in Southwark who live north of the borough? Are these just selected people that are being reached out to. AS said anybody can apply for an apprenticeship Tideway has carried out its third 'taster session in construction' with the 999 Club; a small charity which helps homeless people get back into work, provides career advice, assistance with CVs, shelter and health checks for homeless people in south London. A resident said she has never heard of the 999 Club before and is sure none of the residents along Chambers Street have heard of it – why not? Resident said Tideway does not seem to be reaching out to people on the site's doorstep. AS said the 999 Club taster sessions are aimed at getting homeless people back into work and is based in Deptford but welcomes those at risk of homelessness from across southeast London AS explained that at the last few meetings there have been lots of discussions about Tideway's outreach to encourage careers in construction, inviting people to attend events to understand what is available for residents and young people children. On this point, an event was held at the Cottons Centre on 16 July, in partnership with the Construction Youth Trust, which was to encourage parents of school-leavers to find out about apprenticeships in construction and engineering. Rebecca Major (RM) said due to the success of this event, another will be organised at the Chambers Wharf Information Centre, which will be well publicised once a date is confirmed. This will hopefully be held in October and tie in with schools' half-term 	AS
2.3	<ul style="list-style-type: none"> PB suggested that the above-mentioned event in October is tied in with previous conversations that she, AS and a resident have had about Tideway creating a leaflet / reaching out to make parents aware of what is available at Tideway to try and encourage local children to take that step towards a career 	

	<p>in engineering / construction. PB suggests an official agenda item is added for the next CLWG. Action: 3</p> <ul style="list-style-type: none"> • A resident said, no disrespect to a particular resident but how much contact has he had with “ordinary people”? PB said it is not about the resident having direct contact with people, just that there is somebody else in the group who, like the resident, is interested for Tideway to reach out to people and would like Tideway to help children get into engineering. • Foreshore clean-ups continue with Thames 21 • A resident asked if there is anything for the over 60s to get involved in. How can she be of help? AS said, he could organise for her, or other interested residents, to attend the next foreshore clean-up if she is interested and there may be further archaeological walks coming up. • Jackie Christie (JC) said she will soon be starting a Coffee Club, that will take place every month. She has also started to work on some other programmes, including a job club and she will contact a resident later to address her earlier questions. She is currently awaiting sign-off for these ideas but they will all deal with the resident’s desire to be principally targeting people in this area. JC will publicise the information as soon as it becomes available • A resident asked if the information about the taster sessions with the 999 Club have ever been published in Tideway’s newsletters / weekly email updates. AS said information has definitely appeared before, as photos are always taken at the sessions and included in information that goes out to the residents. PM said it is not always easy to read all the newsletters so maybe if there is a particular story one week, it might be worth putting the information within a box, rather than using lots of text 	Tideway
2.4	<ul style="list-style-type: none"> • PB feels there needs to be an ongoing checklist of activities recorded, as she hears all these good things but it is hard to aggregate it all. PB will discuss with AS, RM, CW and MG about what they can do keep this live. <p>Action: 4</p> <ul style="list-style-type: none"> • There have been two foreshore walks recently and if demand is there, another could be organised. If anybody is interested, please email getinvolved@tideway.london. Please bear in mind that, as the evenings are now drawing in, the next walk will have to be in the afternoon or on a Saturday • A resident asked for the next newsletter to be short and precise; she receives one from the City of London and it is only one page with various links you can click on, with key points 	PB / AS
2.5	<ul style="list-style-type: none"> • A resident asked if it would be worth a small working group being created, in order to reach out to the local vicinity to see how the earlier topic of Tideway inviting the local community to be involved in the project, can be achieved. AS said this is a good idea and maybe before he advertises the event in October at the Information Centre regarding encouraging people / children into construction, a small group could sit down to talk through ideas about how to publicise the construction event. This needs to a small manageable forum which can then feedback to the full CLWG at the next meeting(s). Action: 5 	AS
2.6	<ul style="list-style-type: none"> • AS said it has been expressed previously that the information Tideway produces may not be as effective as it could be for local residents who do not speak English as a first language. AS has spoken with JC regarding this and it has been agreed that JC will assist in establishing the approximate five or six core languages in the local area. When the Information Sheet is then produced for the October construction / engineering event, Tideway will ensure a few key sentences are translated, as well as adding details about Tideway’s translation service (whereby residents can phone and speak to somebody in their own language). PB suggested that they ask Peabody for input. Action: 6 	AS / JC

2.7	<ul style="list-style-type: none"> • PB said it would be good if Tideway had a permanent leaflet on its noticeboards regarding the translation service. AS will look into this. Action: 7 • PB said it is worth emphasising that conversations held since the last CLWG regarding lessons learnt about the concrete pour are being taken on board by the team, so there will be a much more pro-active approach for any similar major activities 	AS
2.8	<p>Continuous concrete pour – Paul Siberry (PS)</p> <ul style="list-style-type: none"> • The pour took place on 19 and 20 July over a 36-hour period and finished at 10.30pm on 20 July • Approximately 200 lorries visited the site, all of which were Euro 6 compliant (low emissions and low-entry cabs for better visibility) • 1,550m³ of concrete was poured over a 3m deep by 25m diameter (over half the volume of an Olympic-sized swimming pool) • The concrete was 70% ground-granulated blast slag (GGBS), which is more sustainable and produces less CO₂ 	
2.9	<p>Respite (accommodation) summary – AS</p> <ul style="list-style-type: none"> • 107 respite applications were received (107 households / families, not individuals) • 71 applications were approved by the ICP • 65 applicants received respite payments to date • The remaining six stayed with family or did not require payment • Approximately 182 individuals received respite accommodation • There were many lessons learnt, however the key ones were: <ul style="list-style-type: none"> - There should have been more information to residents regarding what respite was available to them and the information should have been much clearer ie words such as ‘hotel’ or ‘accommodation’ should have been used, more often, rather than ‘respite’ - Five specific respite drop-in sessions at the Information Centre were held over a few months. However, there could have been one every week leading up to the pour instead to try and avoid the last minute applications. • A resident asked what the likelihood is of another continuous pour taking place. PS said there are no further pours planned like this. PB added that another resident asked a similar question last time and Neil Grosset (NG) advised the next big activity will be the extraction of the cofferdam in 2022 • AS said Tideway will be more proactive ahead of the cofferdam removal • A resident asked if the secondary lining of the shaft will be noisy. PS said no, as everything will be done inside the acoustic enclosure. AS added that that concrete will be mixed inside the enclosure, so the high number of concrete wagons associated with the base plug pour will not be required • A resident said the concrete pour went well, although there was an issue with not enough information being sent out beforehand; some members did not even know about the offer of respite, despite there being three leaflet drops. When the final stage of the project draws near, can Tideway involve the community more regarding future opportunities for respite, in advance. AS said this point has already been fed back and the team is already on the case for 2022. Tideway will be much clearer with details in advance of when the removal of the cofferdam happens • PB said there was a lot of planning involved for the concrete pour and she has to take her hat off to the community for bearing with Tideway throughout the activity. PB hopes Tideway sticks to the lessons learnt from now on 	

2.10	<p>Construction update – PS</p> <ul style="list-style-type: none"> • The foundations for the slurry treatment plant (STP) are complete for the walls and tanks. 90% of the acoustic cladding has been installed on the de-sanding unit and Bentomix enclosure • STP installation will continue during this year and into 2020, with more tanks and silos being added • Construction has started on the shaft portal (the opening for the tunnels at the bottom of the shaft) • Work continues to take place 24/5 (with the acoustic enclosure door closed from 6pm) • The concrete pour for the shaft portals will be done in three stages, each continuing overnight. The concrete will be provided by a batching plant inside the acoustic enclosure • After the portals have been constructed, a secondary lining of concrete will be sprayed, which will run continuously from the portals at the bottom to the top of the shaft • The Section 61 (S61) for the shaft construction phase remains unchanged (valid until October 2019) • The S61 for the tunnelling works is currently with Southwark for approval and this will include the tunnel adits (the first section of tunnelling at the base of the shaft, to enable the launch of the tunnel boring machine (TBM)). The adit facing east needs to be 30m long in order for the TBM to be launched from Chambers Wharf and the one facing west only 16m, as this will be receiving the TBM from the Kirtling Street site • A resident asked if there are any changes to the current working hours in the latest S61. PS advised there are no changes regarding the acoustic enclosure doors. The STP will run 24/7 but again, all mechanical movement associated with that will be within the acoustic enclosure • Richard Earis (RE) added the filter press by Luna House will have material coming out of it constantly, up until 6pm. CVB initially requested for this activity to continue 24/7, however the Council refused this request. As a compromise, it was agreed that the material will be removed from the filter press by loading shovels up until 6pm and in exceptional circumstances up until 10pm but never overnight. In practice, the activity should be complete by 6pm and the noise predictions for this are very low • A resident asked if the loading shovels that will be removing the material from the filter press will be using white noise alarms. PS confirmed that, as this activity will be the only activity taking place in that area and there will be no other workers in the area, reversing beepers or white noise alarms will be turned off and no workers will be scraping the floor with the machinery. The STP will also provide a barrier between Luna House and the filter press area. RE added that if Tideway does not stick to this agreement, residents can complain to the Council • AS said the machinery will be adapted so the white noise / reversing beepers are permanently switched off • RE added the Council will probably consent the S61 this week, so any residents can go to him with comments • The TBM launching from Chambers Wharf and travelling east is called Selina and she will be arriving at the site approximately at the start of March 2020 • Selina will arrive by barge and then be lowered into the shaft. All the extra parts will then be added to the back of her, as she starts her journey. She will then be taken apart and lifted out in sections at her destination 	
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	<ul style="list-style-type: none"> No vibrations should be felt by residents during the tunnelling phase, as the tunnel will be 64m below ground and will quickly move away from the area AS advised that TBMs are usually delivered in many parts, so it will be a very unusual and momentous occasion when Selina arrives fully assembled, by barge. AS and the team is currently looking at how this special occasion can be marked – nothing has been determined yet 	
2.11	Programme / lookahead <ul style="list-style-type: none"> No changes to the tunnelling programme but some activities have been tweaked FA asked if the new river wall built by Tideway at the end of the project will be part of the Thames Pathway. AS said when the developers finish construction of the flats after Tideway has left the site, people will be able to walk from the top side of Fountain Green Square to the area outside the jetty where Luna House is ie Tideway is building the new river wall, but this will not be accessible until the developers finish construction of the flats 	
2.12	Application for permanent designs <ul style="list-style-type: none"> Applications were submitted to London Borough of Southwark for the river wall, as well as ventilation columns, electrical, control kiosk and a stand-alone piece of artwork Feedback received includes the request to change the proposed colour of the ventilation columns from black to dark grey, for the main brickwork at the rear of the electric kiosk to be light yellow instead of dark grey, to blend in with the surrounding structures A resident appreciates the suggestion of changing the colour of the ventilation columns from black to dark grey but is aware that most residents suggested a lighter shade of grey so as to blend in with the new flats, which will be mainly glass A resident also mentioned there was feedback regarding the fact the kiosk roof should be sloping and not flat, to deter climbers. AS said the team did look at the kiosk roof (the kiosk will stand at approximately 2.3m high) and a sloped roof would mean an increase in height, which may have had more of a visual effect on residents, so plans for a flat roof were retained A resident asked how Tideway will deter people from climbing onto the proposed flat roof of the kiosk and either sitting there or using the roof to jump into people's gardens PB added it is important for Tideway to look at height versus local quality of life and to find out, on balance, what is better for the community. The community might prefer a slanted roof on a slightly higher kiosk, providing safety / security measures are in place 	
2.13	<ul style="list-style-type: none"> Alastair Huggett (AH) will check with the planning department on what consultation responses have been received so far and take it from there. Action: 8 A resident said that before Tideway arrived, hers and her neighbours' gardens were bigger. When Tideway arrived on site, the boundary was moved and the gardens were made smaller. Resident said she was promised by Tideway that this piece of land would be returned to her and has been in discussion with the Council and Tideway regarding this for the last three years. AS said this matter has been investigated and it was confirmed that nobody in Tideway promised that this piece of land would be given to residents. The land in question was utilised for the Tideway site and used by Tideway as part of the DCO. Resident 	AH

<p>2.14</p> <p>2.15</p>	<p>said Tideway has known all along that this piece of land will not be returned to the residents and is only letting residents know now. Why the secrecy?</p> <ul style="list-style-type: none"> • A resident said he has some old images of the boundaries that may help with the matter • AS will investigate further, obtain background details and the resident's photos, speak to the Council and ensure the resident is updated Action: 9 • A resident added if the kiosk was moved back to where the original boundary was, it would not be so close to her garden. AS said the location of the kiosk has not changed since the DCO • A resident asked if the design of the ventilation column is the standard design used on other Tideway sites. AS said it is and consists of a twisted design. All the ventilation columns are different in colour and size and the further east, the more flow is required through the tunnel so the columns become bigger, to allow more air in and out. A resident had a document stating the ventilation columns will be made of cast iron, so they could as well be left as they are and not painted • A resident said the ventilation columns will block her view of Tower Bridge, whereas the new flats will have a view of Tower Bridge. Why can they not be placed at the other end of the site? AS said when the DCO was applied for, the aim was to have all permanent structures as close to the shaft as possible, as there was already a planning application in place for the development of the flats • The diameter of the ventilation columns will be 1.5m and they will be around 5.5m high. Detailed information was provided a few months ago at a specific meeting at the Information Centre • A resident said the key point is that Tideway has asked for comments and responses and residents are now totally reliant on Tideway and the Council to prove they respect residents' comments, to show that community feedback is respected, not just ignored. The issue regarding the flatness of the roof is purely down to common sense • PB said the whole point of this exercise of engagement is to get the best possible outcome so Tideway can undertake the work. It is entirely reasonable for the community to know that Tideway is looking at this with a view to minimise safety issues and improve visual aspects • A resident asked if a meeting could be set up with the Planning Officer in charge of this submission to meet with MC, to discuss the matters of the location of the kiosk and sloping roof etc. Roy Fox (RF) said planning officers only reflect on the submission • A resident asked how flexible the Council is on the matter of extending the consultation period / application. Can the Council accept comments given tonight, or do they have to go through the correct portal? AH said the Council cannot accept comments received tonight but can still accept an amended application if Tideway wishes to submit one • AS encouraged people to go online and give their suggestions, as there was still time to do this. He will also feed tonight's comments back to CVB, although he cannot guarantee it will make a difference • PM added that, in her experience of planning, something as small as changing a flat roof to a sloping roof can be processed as a minor change • A resident added the discussion was about something that is not happening for three years, so there is plenty of time to get it right • AS will speak to his team, encourage the Southwark team to speak to the Planning Officer and for anybody else to lodge comments through the official system. AS cannot say now that the planning application will be paused but he will report back at the next meeting. Action: 10 	<p>AS</p> <p>AS</p>
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2.16	<ul style="list-style-type: none"> A resident had a discussion with AS regarding legacy some time ago and mentioned that in the old days, occasional moorings and use of the quayside for collection of materials was permitted. They discussed whether this could be an option going forward, maybe two – three times a year. Resident was alarmed, however, to see that in the crucial spot which could have been used for such activities, the permanent piece of artwork will be installed, making moorings impossible. Would it be possible for the artwork to be moved? AS said the submission has been submitted but he will check. Action: 11 	AS
2.17	<p>Noise and air quality</p> <ul style="list-style-type: none"> There were no noise exceedances in July or August There was one air quality exceedance in August, due to high winds. This was on one of the eastern monitors 'AA03' in the presentation. PB said she had promised for James Keegan (JK) to return tonight to show Part 2 of his noise presentation, however, AS has suggested it would be better for his presentation to be shown at a drop-in session. RM said two dates have already been set for this – 25 September and 2 October, so if anybody is interested in attending either session, please email getinvolved@tideway.london 	
3.0	<p>Actions from previous meeting (15 July 2019)</p> <p><i>Action 3</i> – RM confirmed Tideway has been in touch with 11 Southwark schools over the last four years and will attach the list to the minutes. 785 hours of Science, Technology, Engineering and Mathematics (STEM) have been volunteered by Tideway, equating to 88 days. Post meeting note; Additional information has been attached to the minutes.</p> <p>PB said at the bottom of page three on the previous minutes, it mentioned that the Museum of London Archaeology (MOLA) will return to provide an updated presentation. AS has been in touch with MOLA and is trying to schedule a presentation for early November. Date to be publicised once known.</p> <p><i>Action 4</i> – Regarding the removal of the cofferdam in 2022, this will be the next significant activity on site and the team is already currently looking at the implications and how long it will take and affect residents. There is a long way to go yet and a lot of planning ahead.</p>	
3.1	<p><i>Action 5</i> – AS provided the monitoring information to a resident and now needs the lawyers to talk to each other. AS will speak to the property and legal teams. Action: 12.</p>	AS
4.0	<p>Any other business and agree next meeting date</p>	
4.1	<p>AS suggested the next CLWG takes places in December, as the MOLA presentation will probably take place in November. A resident said it was agreed the CLWGs would take place every other month now, so would like the next meeting in November. PB agreed the meetings would take place every other month, until the group decided it was no longer necessary.</p> <p>Post meeting note; Next meeting- Monday 18 November, 7pm-9pm (drop-in session 7pm-7.15pm, facilitated session 7.15pm-9pm) at Wade Hall. Date changed due to the availability of the chair.</p>	

Actions Register:

Meeting Date	Item	Action	Responsibility	Status
09/09/2019	2.1	Action 1: Presentation to be issued with the minutes.	YH	Closed
09/09/2019	2.2	Action 2: AS to find out where the new female digital engineering apprentice is from in Southwark	AS	Closed – added as a post-meeting note
09/09/2019	2.3	Action 3: An official agenda item to be added for the November CLWG regarding the upcoming event in October at the Information Centre, which is to be tied in with previous conversations about Tideway creating a leaflet / reaching out to make parents aware of what is available at Tideway to try and encourage local children to take that step towards a career in engineering / construction.	Tideway	Closed – added as an agenda item
09/09/2019	2.4	Action 4: PB will discuss with AS, CW and MG about keeping a live, ongoing activities checklist.	PB / AS	Open
09/09/2019	2.5	Action 5: AS and a couple of residents to meet to talk over publicising the October event.	AS	Open
09/09/2019	2.6	Action 6: AS, with JC's help, to ensure the key sentences are translated from the October event leaflet into the core languages, as well as adding details about Tideway's translation.	AS / JC	Open
09/09/2019	2.7	Action 7: AS to look at putting a permanent leaflet on the noticeboards regarding the translation service.	AS	Open
09/09/2019	2.13	Action 8: AH will check with the planning department on what consultation responses have been received so far (regarding the kiosk and ventilation columns) and take it from there	AH	Open
09/09/2019	2.14	Action 9: AS to investigate further a resident's query about the land at the back of her garden and how it was promised to be returned after construction. AS to respond to the resident directly.	AS	Open
09/09/2109	2.15	Action 10: AS to speak to his team regarding the application for permanent designs and report back at the next CLWG.	AS	Open

09/09/2019	2.16	Action 11: AS to investigate whether the location of the permanent artwork can be changed, to allow for possible occasional moorings in the future.	AS	Open
09/09/2019	3.1	Action 12: AS to speak to the property and legal teams regarding the agreement a resident has with Thames Water, which needs to be transferred to Tideway.	AS	Open

Outstanding Actions from Previous CLWGs

Meeting Date	Item	Action	Responsibility	Status
13/05/2019	2.6	Action 8: JK to produce a retrospective slide showing noise levels from the site, at the other side of the river.	JK	Closed
13/05/2019	4.2	Action 10: PB and AS to take forward a request for Tideway to produce an information sheet to make parents (not teachers) aware of what is available at Tideway and try to encourage local children to take that step.	PB / AS	Ongoing