



MEETING MINUTES

Subject:	Chambers Wharf Community Liaison Working Group
Date and time:	Monday 8 May 2017, 7pm-9pm
Location:	Tideway's Visitor Centre, Chambers Street
Minute taker:	Yvette Hewlett, Administrative Support, Tideway
Chair:	Southwark Mediation Centre

Item	Topic
1	Welcome, Introductions and Apologies
2	Update from project team
3	Update from Southwark Council including Section 106
4	<i>Break – to allow for 1-1 discussions between parties</i>
5	Feedback from community representatives
6	Update on standard case procedure
7	Actions from previous meeting
8	AOB
9	Date of Next Meeting

1. Welcome, Introductions and Apologies

Project staff:

- Allen Summerskill (AS), Stakeholder and Consents Manager, Tideway
- Mike Sawyer (MS), Deputy Project Director, CVB
- Nick Butler (NB), Tideway Project Sponsor - East
- Jackie Roe (JR), Delivery Manager East, Tideway
- Natasha Rudat (NR), Communications Executive (East), Tideway
- Charley Whitelock (CW), Community Relations and Communications Officer, CVB
- Andy Shaddick (ASh), Case Support Adviser
- Yvette Hewlett (YH), Administrative Support
- Dave Walker (DW), Southwark Mediation Centre
- Gillian Walters (GW), Southwark Mediation Centre

- Chair: Dave Walker (DW)

- 28 other attendees including residents and representatives from Fountain Green Square, London Borough of Southwark, Save Your Riverside, Luna House, Downings Road Moorings, Capital Wharf, Bermondsey Wall East, Meridian Court, Riverview Heights, Bevington Street, Cherry Garden TRA, Bermondsey & Rotherhithe Environment Group (BREG) and Citizen's Advice Southwark.

Apologies:

Six apologies were received.

Gillian Walters (GW) advised it is important to ensure that each of the CLWG attendees has the opportunity to have their say, but it is vital this is done respectfully. GW referred back to some of the 'rules' that were drawn up at the first CLWG that Southwark Mediation chaired a few months back:

- Treat everyone with respect
- Speak one at a time
- Do not add personal statements

GW mentioned a very constructive meeting was held on 25 April regarding issues raised by residents, which will be reflected later in this meeting. GW said she felt like there had been a huge movement regarding residents getting what they want and getting the right information from the correct people.

2. Update from project team

Mike Sawyer (MS) gave a project update and advised the sheet piling for the cofferdam is now complete. The focus has now moved to filling the cofferdam, which is now around 55% complete (around 53,000 tonnes of material out of 90,000 tonnes). There are more ties on the western edge to finish and the cofferdam should be complete by early July. Fenders will then be installed on the outside of the cofferdam.

One of the cranes has now been demobilised, which was on the jetty.

The jetty demolition started on 27 April, with a small piece in the centre initially being removed, in order to make a ramp to get the larger machines down. MS has not received any feedback from residents as to how noisy the work has been.

Late this week or early next week (week commencing 15 May) another concrete muncher will be arriving on site.

MS mentioned that at the last CLWG there was a query over the results of the settlement levels along Bevington Street (*action 4*). MS confirmed that three surveys have been taken and the results are as expected with no significant movement.

Another action from the last CLWG was for dialogue to be had regarding residents who have had a survey and not received the report and those who have not yet had the survey (*action 5*). MS confirmed that out of the 142 properties that might be impacted regarding the filling of the cofferdam (not the tunnelling), 122 surveys have been completed and 121 reports have gone out. This leaves 20 properties where it has not been possible to obtain permission to enter. Another letter was sent out to these properties at the end of April and surveys will be carried out as soon as access has been granted. MS advised some of the 20 properties in question belong to Southwark.

A resident asked, if for whatever reason a survey was not asked for / carried out, is it too late? MS confirmed these surveys relate to properties that have been identified as potentially being affected by the cofferdam piling and jetty demolition works, not the main tunnelling works,

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which is a wider geographical area. The resident advised he is aware of one case in Luna House, whereby the property has significant cracks and he is unsure if the landlord took up the offer of a survey. MS advised he would investigate. **Action 1: MS.**

A resident asked if the surveys currently being discussed were different from the piling surveys. MS advised they are one and the same. The resident mentioned she received an email from another resident who completed the relevant forms months ago to get a survey but it never happened. Now new cracks have appeared following the impact piling and the other resident wanted to know if this issue could be raised at the CLWG. MS will get the details from the resident during the break and investigate.

MS advised further surveys will be done mid/late 2018 over a wider geographical area, in advance of the tunnelling works.

A resident mentioned she received a voicemail recently from the Environmental Flood Line. MS confirmed this is nothing to do with Tideway and just a general precautionary call from the Environment Agency.

Save Your Riverside asked if materials from the jetty are being used to fill the cofferdam. MS advised materials from the jetty will be put in temporarily but will eventually be removed by river transport when the cofferdam is removed.

A resident asked if any issues such as strong winds will alter the predicted finish date for the concrete munching work? MS said he would hope not, as there is no lifting involved in the concrete breaking and munching.

Charley Whitelock (CW) gave a community investment update, which included the latest photos of the refurbishment of Wade Hall. CW advised asbestos was found a few months back which has delayed the work so it will not be complete by the end of May, as originally confirmed.

Following the Apprentice Information Day held in March, a business administration apprentice will be starting shortly with CVB, with a further three starting in September to coincide with their current education programmes. Four work trials are also taking place for piling and civil engineering apprenticeships. CVB are currently recruiting for a Level 3 business administration apprentice and CW asked for people to see her for details on applying.

A resident asked if any of the recent appointments have been filled by female applicants. CW confirmed the Business Administrator is female. CW advised Tideway is continuing to work with organisations such as Women into Construction regarding recruiting more women.

A resident asked if Wade Hall is open to residents or just used for meetings etc. CW confirmed Wade Hall is open to residents and was only used for these CLWGs before the Information Centre was available.

London Borough of Southwark was told Wade Hall will be used as a polling station on 8 June but this does not seem possible if asbestos has been found etc. London Borough of Southwark will take this up with Dickens Estate TRA.

Presentation to be sent out with the minutes. **Action 2: MS/YH.**

3. Update from Southwark Council including Section 106

London Borough of Southwark confirmed there were no air or noise exceedances during the last month. There were some exceedances within the TAPs level, however, these are permitted to exceed a certain number of times and were well within the limits.

London Borough of Southwark confirmed the results will be sent out as part of the presentation with the minutes, as normal. A resident asked if London Borough of Southwark can give some kind of rationalisation of where the exceedances are. London Borough of Southwark confirmed there are 14 different points around the site and the monitor that had the most exceedances

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was the one located at the houseboats (18 exceedances). The next highest monitor was the one at Luna House (13 exceedances). The resident advised this information was very helpful and asked if this could be given at each meeting.

A resident asked how many days London Borough of Southwark visits the site. London Borough of Southwark confirmed at least one day a week. The resident asked London Borough of Southwark if it is aware of the 'gases' that are being stored in containers at the back of her garden. London Borough of Southwark will take this up with MS. DW asked for an explanation to be given at the next CLWG as to what is being held in the particular containers. The resident asked if the containers can be moved elsewhere. **Action 3: MS / London Borough of Southwark.** POST MEETING NOTE: Tideway responded to the resident via email and can advise that the containers stored materials that are related to grouting works. There are no gases stored in the container.

A local resident asked if the Council is testing the material that is going into the cofferdam. London Borough of Southwark confirmed the Council is not testing the material.

London Borough of Southwark confirmed the resurfacing of Chambers Street will now take place on 27 May plus the following Saturday.

Save Your Riverside asked when resurfacing will need to take place again along Chambers Street. London Borough of Southwark confirmed there will be 60mm of base and then 40mm of topping which should in theory last around six years, rather than two or three. Work will start around 08.30-09.00 on Saturdays and will be carried out by Conways. A resident said that London Borough of Southwark should know exactly what time Conways will be starting.

A resident advised that work started outside of the site on the road at 07.00 on a Sunday a few months ago. The workers were approached by residents but received rude responses.

London Borough of Southwark confirmed that no permission to work on Sundays will be granted.

London Borough of Southwark gave an update on the Section 106 process and advised a handout was provided to everybody today, which will be circulated with the minutes. London Borough of Southwark will also send the Section 106 agreement. **Action 4: London Borough of Southwark/YH.**

London Borough of Southwark really wants to reinvigorate the S106 process now and look at concentrating all funding into the local area. London Borough of Southwark said the process will not work without input from the community and the ideas are supposed to come from the community. London Borough of Southwark wants everybody to get involved and now is the time to turn ideas into a real working proposal.

London Borough of Southwark's S106 document explains how the decision-making process will go ahead and that there are different processes depending on whether the bids are for more or less than £100,000. The document also includes details on how and where to submit a proposal. The representative of London Borough of Southwark present at the meeting confirmed he does not make the final decisions and certain regulations need to be met.

London Borough of Southwark advised there is a separate process for the community enhancement fund (which is around £1million). This is not a lump-sum that the Council has in its account now; it will be drip-fed over the six year project period.

At the September CLWG, London Borough of Southwark will be able to report on the process for the community enhancement fund.

During these CLWGs, there is not enough time to discuss the S106 process each month, so London Borough of Southwark will be organising separate S106 meetings and interacting with the community.

London Borough of Southwark wanted to clarify that, contrary to rumours, no S106 funds have been allocated to the BARGE group.

A resident asked Tideway if it has funded the BARGE project. Allen Summerskill (AS) and MS said no.

Save Your Riverside thanked London Borough of Southwark for the report and mentioned that at the time the DCO was drawn up, the S106 was imposed on the Council and not negotiated. London Borough of Southwark confirmed there were certain things the Council pushed for and Tideway met those. London Borough of Southwark believes the current agreement is good, with the three main projects that will receive funding being community, Thames Path landscaping and play spaces.

A resident mentioned that some people, including herself, were involved in querying the original S106 and what Thames Water had put into it. Some things were taken from a list of projects that the Council had put on hold. They were put in the original S106 but were completely inappropriate, so the residents objected and the document was then amended. For example, originally there had been a plan to have a children's play area on the King Edward III Manor site. This was completely inappropriate as it is an archaeological site and a long way from Chambers Wharf, in Rotherhithe. Also removed was the requirement that the play space area needed to be located in Bevington Street. AS confirmed that the S106 the Council has now is much more flexible.

A resident asked if the proposals by the community have to be for public spaces. London Borough of Southwark said yes, rather than improving residents' gardens etc. The money is to be used for community spaces to benefit the community.

A resident asked if the Thames Path was along the river front. London Borough of Southwark confirmed this is correct and if residents of Fountain Green Square have any ideas for that area of the Thames Path, as the path sits on both sides of the site, to submit a proposal to London Borough of Southwark.

A resident stated the BARGE project is politically led by Cllr Anood Al-Samerai (Cllr AA-S). London Borough of Southwark advised anybody can put their ideas forward.

DW asked when the first separate S106 meeting can take place. London Borough of Southwark said this will be in September. London Borough of Southwark wants to invite people's proposals now and is happy to meet people beforehand to discuss ideas etc. London Borough of Southwark needs a substantial number of proposals and bids to come in before September.

A resident asked if London Borough of Southwark can give any examples of bids or a brief to work to, so people have a format to follow when submitting a proposal. London Borough of Southwark confirmed there is no set way and it really is up to the person as to how detailed they want to make the proposal (using photos etc) or it can be very basic.

Citizen's Advice Southwark asked if London Borough of Southwark can assist people so they are 'on the right track' with their proposals. London Borough of Southwark said it cannot be seen to have a vested interest in certain applications. It cannot give ideas but can assist wherever he can.

A resident stated that community enhancement projects should give benefit to all in the local area and asked for the Council to be cautious and ensure that the extra S106 projects will not impact on people in addition to the current Tideway works. London Borough of Southwark confirmed the S106 projects will be small-scale.

A resident asked the Council to make sure there are no duplication of facilities.

A resident asked for TRAs to be fully consulted regarding the S106, as well as Ward

Councillors and the Chair of the Community Council.

A resident mentioned there was some S106 money allocated for the crossing at the junction of Jamaica Road and St James Road and wanted to know when this will happen, along with other planned traffic alleviation schemes. London Borough of Southwark advised these will still take place and all projects will be delivered.

A resident asked what the ultimate plans are for the landscaping of the Thames Path. AS confirmed that when the Tideway project finishes, the land will be returned to a clear plot, with the exception of the shaft. A developer will then develop the site. They would be responsible for any landscaping / reinstatement.

4. Break - to allow for 1-1 discussions between parties

5. Feedback from community representatives

A resident mentioned that a few months ago, Tideway promised that the gate at Fountain Green Square would be replaced, but she has not heard anything since. Natasha Rudat (NR) confirmed Tideway is happy to fund the replacement gate, but the issue is that the land belongs to Southwark and so Tideway is currently waiting on a consultation by Southwark. Agreement will need to be obtained from each household at Fountain Green Square because although Tideway has agreed to fund the gate, this is subject to the necessary consultation by Southwark Council.

London Borough of Southwark confirmed the Council has a legal process to follow and must consult with all residents who live at FGS.

London Borough of Southwark confirmed that Southwark Housing is now dealing with the request. DW asked if the consultation can happen ASAP. London Borough of Southwark confirmed he did invite staff from from Housing to today's meeting, but they could not attend. DW confirmed he will get in touch with one of these staff members tomorrow for an update.

Action 5: DW.

A resident mentioned he had not been at the last few meetings and wanted to know why the gate was needed. A resident advised the Council removed the gate ages ago to repair it and it never came back.

6. Update on standard case procedure

A resident stated she is not happy with the respite payments and wanted to know why the goal posts were changed.

AS advised about the introduction of the new Standard Case procedure and how this was a result of Tideway listening to the community.

A resident advised she had used the new service and had found it very easy.

Another resident advised it is not about the ease of the process, it is about the fact some people are still being excluded. A resident confirmed that the opposite is now true, as a greater number of people (ie Jacobs House and Hartley House residents) are now included.

AS confirmed that 450 letters were hand-delivered on 2 May, with details of the new Standard Case process, with the aim being to reduce the number of cases going to the ICP and to make it easier for residents to get mitigation.

A number of people have already responded to the letters, either by calling the Helpdesk and making an appointment to see Andy Shaddick, or by visiting the Information Centre on a Wednesday between 2pm and 8pm.

Andy Shaddick (ASh), Case Support Adviser confirmed that last week he sent 22 approved

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forms to The Point and those residents should receive their payments by the end of this week. ASH confirmed his appointments are fully booked for tomorrow, however, there are still appointments available on other days. ASH confirmed he did see a couple of residents who assumed that everybody in the household would qualify for payment, however, this was not case.

AS asked that if any residents know of anybody who is not aware of the new process to please feed this information back to them. DW confirmed it is important for everybody to support each other.

A resident mentioned he lives in one of the largest Council flats near the site (Wrayburn House), but is not eligible for mitigation, even though he can see the cofferdam being loaded from one of his windows, as can other residents and the building faces Bevington Street (the site's main access route). There are 72 flats in the building, with various newborns and elderly living there. The resident wanted to know why this building was not included within the new red line boundary for the Standard Case mitigation. AS confirmed that unfortunately, the red line is fixed, however, residents of Wrayburn House, along with other residents who live outside the red line boundary, can still apply to the ICP as a Special Case. The resident asked if AS could do a leaflet drop to Wrayburn House, to increase the awareness of the Special Case process. AS agreed. **Action 6: AS.**

7. Actions from previous meeting

Action 3 - NB to confirm the combined length of a cassette of concrete segments.

MS confirmed the dimension of the gantry crane is 9-10m. When the tunnel boring machine (TBM) along with 10 x 20m gantries are delivered, these will sit on a trailer which will be 4-5m high and rolled into the shed. The shuttering for shaft lining is also to be lifted in. When tunnelling is finished, there will be the removal of two TBMs and 20 x 20m long gantries.

Downings Street Moorings stated the acoustic shed is a large and threatening object. Would it not make sense to size it according to the work being carried out, ie have it higher for TBM entry and then lowered for other works, so as to not be so imposing. MS confirmed different exercises come at different stages of the project so the shed would constantly be up and down. MS confirmed the position of the front of the shed has been moved back by approximately 15m from the DCO, however, as originally the front was halfway across the cofferdam.

A resident advised that another resident mentioned the acoustic shed in a recent slide did not look like the one in the DCO and wanted a comparison. MS confirmed the acoustic shed has been reduced from back to front (as above) but not in height. AS will check against the DCO and feedback next time. **Action 7: AS.**

A resident wanted an update on the building near the site which has very large crack in it, that has got worse since the piling. Nick Butler (NB) advised UK Power Networks is aware and is sending a structural engineer to investigate. NB confirmed that on Google Earth in 2010 it shows the cracks are historic. NB will chase UKPN and feedback next time. **Action 8: NB.** Post meeting note: The structural survey has been completed and UKPN have a contractor pricing the repair works.

Action 4 - MS to report back on the results of the settlement levels along Bevington Street.

A resident mentioned MS had said earlier that there had not been significant movement and wanted to know exactly how much. MS confirmed 1-2mm, within measurable tolerance. MS will continue to survey and provide facts and figures going forward.

Action 6 - AS to investigate when filter replacements are due for those residents who have had the mechanical ventilation installed, as requested by FA.

AS confirmed a colleague advised these should be replaced every nine months and contact will therefore be made with residents shortly to arrange replacement. The parts have been

ordered.

Action 7 - AS to investigate why the annual payment of £55, to cover the cost of the mechanical ventilation has not been paid out to residents.

AS believes everybody has been paid and has the list confirming this. AS asked for anybody who believes they have not been paid to contact him

Action 8 - AS to investigate if the annual electricity payment of £55 should apply to all residents i.e. at Luna House, as the residents are using more electricity too.

AS confirmed this will apply to Luna House and residents will be contacted in due course.

A resident advised the ventilation system in Luna House is expensive to run and will cost more than £55 a year, more likely £50 a month in the summer. AS confirmed the offer is £55 a year and residents will have to apply to the ICP if they wanted more. AS confirmed the ventilation units which would have been installed as part of the TAPs process are designed to circulate the air, not to heat the air. AS will investigate but would be surprised if it costs as much as £50 a month. **Action 9: AS.**

Save Your Riverside asked if this payment would be retrospective. AS confirmed if so, it would be from the date the windows were installed.

A resident stated the £55 a year is definitely not enough and she is amazed it has not been increased. The resident also confirmed that residents at 8-14 Fountain Green Square cannot open their windows and will be using fans in the summer months. How do they claim for extra electricity being used? AS advised he would speak to the resident after the meeting but would encourage the resident to take full advantage of the offer of secondary glazing and ventilation.

A resident stated that the extra £55 being given to assist with electricity equates to £0.15p being used per day. It is not possible to use only £0.15p per day. AS confirmed the usage has been worked out based on the size of the motor. AS to check the size of the motor and feedback at the next meeting. **Action 10: AS.**

8. AOB

A resident mentioned that some people have received the £30 daily respite payments but others have not. She believes payments should be backdated. Both NB and AS confirmed that payments will not be backdated. London Borough of Southwark said it is only fair that payments are backdated.

AS confirmed that originally the process was for receipts to be submitted for money spent per day and then the payments were reimbursed. However, since 15 February the new advanced payment system has been introduced.

9. Date of next meeting

Monday 12 June 2017, 7pm-9pm at Tideway East's Information Centre at the Chambers Wharf site office, located in Chambers Street.

Actions Register

1. MS to investigate a property at Luna House which has significant cracks and a resident is unsure if the landlord has taken up the offer of a survey.
Deadline: 12 June 2017. ACTION - OPEN
2. Presentation to be distributed with the minutes.
Deadline: 22 May 2017. ACTION – CLOSED: presentation emailed on 11 May 2017
3. MS to discuss containers referred to by a resident with London Borough of Southwark. MS to

investigate if the containers can be moved.

Deadline: 12 June 2017. ACTION – OPEN: The resident responded to by Tideway and London Borough of Southwark has discussed with MS. London Borough of Southwark to update at the next CLWG

4. London Borough of Southwark's S106 document and legal agreement to be distributed with the minutes.
Deadline: 22 May 2017. ACTION – CLOSED: documents emailed out with the presentation on 11 May 2017
5. DW to get in touch with member of staff at London Borough of Southwark on 9 May to get an update on the FGS gate consultation.
Deadline: 12 June 2017. ACTION – OPEN: DW to update at June CLWG
6. AS to arrange a leaflet drop to Wrayburn House residents, to increase the awareness of the Special Case process.
Deadline: 22 May 2017. ACTION – OPEN
7. AS to check the acoustic shed in the DCO compared to the one in a recent slide.
Deadline: 12 June 2017. ACTION – OPEN: information on acoustic shed to be provided at June's CLWG.
8. NB to chase UK Power Networks regarding arranging for a structural engineer to visit the large building near the site which has large cracks.
Deadline: 12 June 2017. ACTION – CLOSED: structural survey undertaken
9. AS to investigate the cost of running the ventilation system at Luna House, as a resident believes the extra £55 a year being offered is not enough.
Deadline: 12 June 2017. ACTION – OPEN
10. AS to check the size of the mechanical ventilation motor and confirm how Tideway arrived at the amount of £55 per year.
Deadline: 12 June 2017. ACTION – OPEN