



## MEETING MINUTES

<b>Subject:</b>	Chambers Wharf Community Liaison Working Group
<b>Date and time:</b>	Monday 13 March 2017, 7pm-9pm
<b>Location:</b>	Tideway's Visitor Centre, Chambers Street
<b>Minute taker:</b>	Yvette Hewlett, Administrative Support, Tideway
<b>Chair:</b>	Southwark Mediation Centre

Item	Topic
1	Welcome, Introductions and Apologies
2	Update from project team
3	Update from Southwark
4	Feedback from meeting between ICP, Tideway, Southwark Council and CAB on 8 March 2017
5	Feedback from community representatives
6	<i>Break – to allow for 1-1 discussions between parties</i>
7	<b>Outstanding actions from previous CLWG meetings</b>
8	AOB
9	Date of Next Meeting

### 1. Welcome, Introductions and Apologies

Dave Walker (DW), Southwark Mediation Centre introduced himself and advised there would be a slight change to the agenda.

Project staff:

- Andy Mitchell (AM), Chief Executive, Tideway
- Mike Sawyer (MS), Deputy Project Director, CVB
- Jackie Roe (JR), Delivery Manager East, Tideway
- Natasha Rudat (NR), Communications Executive (East) - Tideway
- Charley Whitelock (CW), Community Relations and Communications Officer, CVB
- Nick Butler (NB), Tideway Project Sponsor - East
- Yvette Hewlett (YH), Administrative Support
- Gillian Waters (GW) Southwark Mediation Centre
- Ruth Bryan (RB), Southwark Mediation Centre
  
- Chair: Dave Walker (DW)

- 19 other attendees including residents and representatives from London Borough of Southwark, Hartley House Residents' Association, Downings Roads Moorings, Cherry Garden TRA, Bermondsey & Rotherhithe Environment Group (BREG), Citizen's Advice Southwark, Dickens Estate DETRA, Capital Wharf, Bevington Street, Tempus Wharf, Fountain Green Square, Luna House and Bermondsey Wall East

Apologies:

10 apologies were received.

## 2. Update from project team

Mike Sawyer (MS) advised that demolition has started on the eastern side of the site, with saw cutting taking place in smaller tents. MS was keen to hear feedback from residents regarding the noise levels. A resident confirmed the noise levels were better.

MS confirmed the good news was that vibration piling was used instead of impact piling to push the piles in on the eastern side.

On the western side, impact piling was used last week to push some of the piles in, which leaves three small areas of impact piling to do over the next few days. Week commencing 20 March, further piles will be pushed in which will leave four double piles that will be installed using impact piling. MS confirmed the piling schedule is nearly finished.

MS confirmed the bad news is that over the last month, there has been around three weeks of windy / bad weather which has meant the crane has been out of use and only one week's work has been able to be carried out, which has had a knock-on effect on the programme. Therefore, MS cannot see the start of the jetty demolition work with the muncher starting until after Easter. This work will last for seven weeks, going up to mid-June.

MS mentioned that in previous meetings, people said they were interested to know about the work programme further afield. MS therefore showed slides which detailed key activities which will take place until the end of the programme. The first will be the construction of the 70m deep diaphragm walls of the shaft. This work will commence during the second half of 2017. Reinforcing steel will be used, which will arrive by barge (one or two loads a week).

A resident asked if the reinforcing steel is delivered ready-made. MS confirmed it is picked up in cages, around 25m-30m in length but is pre-fabricated. These cages will be lifted into place and connected on site. The concrete for the Diaphragm Walls will arrive by road.

The next phase after building the shaft will be to excavate all material from within the shaft. An acoustic shed will be placed over the shaft, as excavation will be carried out 24/7 inside the shed. During this phase, there will be one to two muckaway barges being removed from the site per day.

A resident mentioned that at the last meeting, it had been agreed she would be accompanied on site to view the shed. MW stated he did not recall this but would prepare a cross-section for the next CLWG meeting showing the shed location and size in comparison with the surrounding buildings. Natasha Rudat (NR) advised there had been an offer to visit the Kirtling Street site to view the diaphragm walling taking place there. NR to speak to the resident. **Action 1: NR.**

A resident is not happy that the acoustic shed will potentially block her view from her garden and block out the sunlight until the project is complete. MS advised the location of the shaft and therefore the acoustic shed has never changed from the Development Consent Order (DCO).

A resident is aware the door on the acoustic shed will be closed from 22.00, but wanted know if there would ever be the need to open them overnight. MS confirmed the door would be closed overnight, except for emergencies.

A resident asked if it would be possible to see a plan showing the exact route the tunnel will be taking underneath the local roads and residential properties as she is concerned about ground settlement / movement. MS confirmed he would produce a slide for the next meeting but wanted to reassure residents that the tunnel will be 60 metres below ground in this area and that all properties within a certain distance from the tunnel route will receive Settlement Deed letters. MS added the tunnel will be deeper than Crossrail or London Underground.

**Action 2: MS.**

A resident asked what the tolerance either side of the tunnel is, in respect of Settlement Deeds. MS confirmed this is based on a 'zone of influence', which determines which properties are included.

A resident asked if the Tideway project is more geographically challenging than Crossrail, as she understood the tunnel went under the Barbican without really upsetting anyone. MS confirmed the depth of the Tideway tunnel should make things easier.

A resident asked how tall the acoustic shed will be. MS confirmed 20 metres.

A resident asked how close it will be to her garden. MS confirmed he will add a slide to his presentation at the next meeting. **Action 3: MS.**

A resident asked how tall the current hoarding is at Fountain Green Square, for comparison. MS confirmed 5 metres.

A resident asked if there are any toxic risks that residents should be aware of. MS confirmed there are no toxic risks.

A resident advised this is not true, as pollution travels from the site through her window and her daughter's asthma has become worse since the work began on site.

A resident advised that although she has had the ventilation installed, she has to open her window instead, as the air blowing out of the ventilation unit is so cold. DW mentioned that if residents are concerned about their health, then Richard Earis (RE) from the Council is the best person to speak to. Alistair Huggett (AH) confirmed he will give RE's details to the resident.

Charley Whitelock (CW) provided an update on the legacy of the project.

With regard to the four-week pre-employment programme for those not in work or education, CW confirmed 10 people started the programme in January, with six subsequently carrying out a week's work experience and five now going through the employment process with CVB to be based at Chambers Wharf. There will be three traffic marshals, one grouting technician and one general operative.

On 21 March, Tideway will be holding an apprenticeship day which will cover five different skill-sets.

Gillian Walters (GW), Southwark Mediation Centre asked what substance will be used in the Diaphragm Walling. MS confirmed it was bentonite, which is a naturally occurring fine clay-type material.

A resident asked CW how the programme is progressing regarding encouraging more women to get involved in construction. CW advised there is a specific Skills & Employment Team that handles that but she will find out and add an update to the minutes. **Action 4: CW – POST**

**MEETING NOTE:**

- Following the pre-employment programme, one woman will be starting as a traffic marshal at CVB.
- Women into Construction (WIC) is an independent not-for-profit organisation that promotes gender equality in construction. CVB is working closely with WIC, sharing all new job vacancies and WIC also spends one day per week at the Chamber Wharf office to coordinate

female work placements.

- In 2016 CVB worked with St Angela's Secondary School in Newham for its Breaking Barriers programme. This was a 12-week business-led mentoring programme to help encourage more young females into the industry.
- Further ongoing efforts are continually made through engagement with young females at school and college level, including the London Design Engineering University Technology College (LDE UTC), where staff are mentoring students to encourage future job possibilities.
- Tideway has a back-to-work programme for older women returning to work after career breaks.

DW asked if Tideway is reaching out to secondary schools concerning its various employment / apprenticeships schemes. CW confirmed Tideway has ongoing projects with St Michael's School, but the main way of reaching out to people is by attending skill shows, working with the boroughs etc.

DW asked if CW is in touch with The Bosco Centre, on Jamaica Road. CW will find out and report back at the next meeting. **Action 5: CW.**

A resident asked if particular qualifications are needed for an apprenticeship. CW confirmed it depends on the apprenticeship. MS confirmed there are various opportunities available.

A resident asked if Tideway has a connection with the local Job Centres. CW confirmed the boroughs reach out to the Job Centres.

A resident wanted to know if Tideway has been door-knocking on the doors along Bermondsey Wall East, to encourage youths to apply for apprenticeships etc. A resident confirmed she will take some of the leaflets that Tideway brought to the meeting tonight and distribute them locally. A resident advised people cannot expect jobs to come to them; they have to get out and look themselves.

Nick Butler (NB) added that staff at the Tideway Visitor Centre, which is open to residents every Wednesday 2pm-8pm, can assist with employment / apprenticeship enquiries.

DW added it may be an idea to have a chat with the local police officers, who may be able to assist with encouraging young people to get into work.

### 3. Update from Southwark

In RE's absence, AH provided a brief update and asked for any technical questions to be emailed to the relevant officer or to AH and he will pass on accordingly.

Regarding Highways, a report is being processed concerning the removal of the parking bays in Chambers Street. AH should have a response by the end of the month. **Action 6: AH.**

Regarding other Highways issues that have been raised individually, Roger Taylor (RT) will pick these up with people directly. If there are any further Highways issues, please email RT directly - [roger.taylor@southwark.gov.uk](mailto:roger.taylor@southwark.gov.uk).

A resident mentioned the state of the road surface along Chambers Street was discussed at the last meeting. AH advised RT is the best contact for this.

NB advised there are Section 106 funds allocated to repair the road at Chambers Street.

A resident had recently seen the Council marking out holes along the road but then the road sweeper had come along and washed them off.

A resident asked who is doing what and when. AH confirmed RT manages the Highways. Cllr Anood Al-Samerai (Cllr AA-S) advised she will speak to Cllr Hamish McCallum (Cllr HM) and request this issue is resolved urgently.

DW suggested that maybe a meeting is pulled together regarding parking / resurfacing.

AH advised that an update will be sent out with the minutes.

Regarding noise, AH confirmed there were no exceedances during February. MS confirmed this was mostly due to no noisy work being carried out for three weeks.

AH confirmed there were no air quality exceedances in February.

MS added that a summary of the readings is always sent out with the minutes. **Action 7: AH / YH.**

A resident asked where the noise monitors are located around the site. MS pointed them out on the slide.

Cllr AA-S asked AH if RE or somebody else could attend the next meeting who could provide a more in-depth monitoring update. AH apologised and confirmed RE was on paternity leave and other colleagues were on annual leave.

Regarding Section 106 funds, AH confirmed that Ibb Mustafa (IM) has been talking to

Fountain Green Square residents regarding the decision making over how some of the money will be spent. IM has put together a one-page document which will be distributed with the minutes. **Action 8: IM / YH.**

Regarding ongoing work, AH confirmed the Council is still working with Riverside Primary School, as it would like to construct a new building.

AH confirmed he is taking a report to the committee at St Michael's School soon which will release the money required for the building work (to extend the current sixth form building).

A resident feels everybody seems to be having meetings regarding the Section 106 funds, however, the money is being taken away from those who are directly affected by the project. AH advised the larger specific S106 projects ie 'St Michael's' are easy to work with, however, the smaller projects, such as 'riverside walk' are more difficult, as it involves talking to more people in order to get a feel for what is required / what can be achieved.

A resident suggested a 'green gym' in the area and for the Fountain Green Square missing gate to be replaced.

DW asked if the gate at Fountain Green Square can be replaced by Tideway, rather than as part of the S106. JR confirmed that Tideway and CVB both have a community investment project and JR will investigate the possibility of Tideway funding the gate instead of the S106 and confirmed her colleague Jim Avant (JA) is already looking into this. **Action 9: Tideway.**

Cllr AA-S advised that Fountain Green Square is on housing land and therefore asked JR to email her about the gate.

Cllr AA-S said it is helpful to hear good ideas from the community and that any further ideas from residents need to be fed back to IM.

A resident mentioned a building nearby which has large cracks running through it – this was mentioned at an earlier meeting. AH advised he had informed UK Power Networks about this but will double check who is responsible for this. **Action 10: AH.**

A resident asked what the circular things are along Bevington Street. MS advised these are levels that surveyors have installed to check for settlement. These will remain in place until the end of the project.

Cllr AA-S asked if the levels have shown any signs of sinking so far. A resident advised Tideway staff told her there had been signs. MS to investigate and report back. **Action 11: MS.**

**4. Feedback from meeting between ICP, Tideway, Southwark Council and CAB on 7 March 2017**

DW advised that for a while now, residents have been asking for the complicated ICP processes to change, so a meeting took place on 7 March with various agencies. Tideway advised it does want to change and wants to work towards a more flexible process.

DW mentioned that Andy Mitchell (AM), Chief Executive, Tideway was present at tonight's meeting and had also been present at the agency meeting on 7 March.

DW asked a member of the CAB how she felt the meeting went. She felt it was a really positive meeting but cannot currently give details on what the new process will look like yet, as it has not yet been finalised. She confirmed that all feedback from residents had been taken on board and hopefully by the next meeting there will be a whole new mitigation process which will be presented in a much easier format.

JR was also present at the meeting on 7 March and confirmed it was a very positive meeting. A lot has been done in the days following the meeting and all parties are now working together to agree a way forward to make the process simpler.

Cllr AA-S thanked DW for setting up the agency meeting on 7 March and confirmed she had also been at the meeting along with the essential senior people, including the Chief Executive, Tideway and the Chair of the ICP.

Cllr AA-S confirmed that herself and Cllr HM got their points across at the meeting regarding how complicated the ICP process currently is. The burden should not be on the resident to prove how much harder it is for them to work at home or how their condition has deteriorated since the project began - a doctor's letter should be enough.

A resident mentioned her case is due to go to the ICP tomorrow, but she wanted to represent herself rather than do everything in writing. Tideway has now responded advising if she wants to represent herself, she will have to go along on 20 March, instead of 14 March. In addition, the resident has now been asked to list all her medical details including any medication she takes, which she believes is "an abuse of power", especially as her property falls under the statutory TAPs.

Cllr AA-S agrees that residents should be able to represent themselves to the ICP and is happy to support MC with her case.

A resident asked AM to comment on the request for residents to represent themselves to the ICP. AM confirmed he is happy for people to represent themselves and was unaware that the resident's case had been put back a week.

AM confirmed that a little more needs to be done regarding the processes but that all parties are getting closer to being more flexible and more open. Within the next week or so, more answers can be provided.

**5. Feedback from community representatives**

A resident read out a letter to the group, in particular AM, which had been signed by herself and quite a few residents, which demanded the noisiest work stops until full mitigation is in place. The letter also requested that the contract with the ICP be terminated and re-tendered.

**6. Break - to allow for 1-1 discussions between parties**

## 7. Outstanding actions from previous CLWG meetings

**Action 6** - Tideway to arrange a visit to Kirtling Street in Battersea to view the diaphragm walling work, as suggested by AM.

NR advised there was a registration sheet at the meeting tonight, for people to express an interest in attending a site visit to Kirtling Street, which would be in April.

## 8. AOB

A resident asks where Thames Water fits in with Tideway, as she received a letter in 2012 which advised her that her property would be affected, however, the roles seem to have changed since then.

NB confirmed that Thames Water initially obtained the planning permission for the project and carried out some enabling works (to power the sites etc) and was involved in setting up the CLWGs about 12 months ago. Tideway is a new waste water company which is regulated by Ofwat, which will design and build the tunnel. Thames Water is still a part of the overall project, however, Tideway is delivering the tunnel which will join the Thames Water network. Tideway works closely with Thames Water but is independent.

A resident mentioned that at the last meeting it was confirmed that 12 daily payments of £30 would be paid in advance. Most of her neighbours, however, did not receive this. NR asked that individual cases can be looked into the following day and asked to be informed of any particular cases.

DW suggested that once the new process is revealed, then retrospective payments need to be investigated.

A resident asked if there will be any more piling in April, in particular in the new financial year. MS confirmed there will be impact piling which will slightly overlap into the new financial year.

A resident wanted to make a point that although some residents received the 12 days' worth of payments, it was not the residents' fault that piling was not carried out (due to weather conditions), so further payments need to be made once the revised piling schedule is known, so residents can once again leave their properties on the particular days. JR advised a commitment has been made regarding payments and there will therefore be an extension with regard to additional payments. The next start period will be confirmed with the minutes.

**Action 12: Tideway.**

A resident advised he had carried out his own surveys around the moorings on Downings Roads Moorings, which confirmed the shape of the river had already changed, up to half a metre in some places. He heard that the shape of the river is monitored on a quarterly basis at present but he believes it should be monthly. Resident to share the information with Tideway **Action 13: resident/Tideway.**

Cllr AA-S asked the resident to keep the Ward Councillors in the loop with regard to the report.

NB mentioned a previous action was for Tideway to produce a leaflet which clearly details who the IAS, ICP and ICC are. Tideway had some copies at the meeting for people to take away.

## 9. Date of Next Meeting

Monday 10 April 2017, 7pm-9pm at Tideway East's Visitor Centre at the Chambers Wharf site office, located in Chambers Street.

DW mentioned that although the agencies met on 7 March, another similar meeting has not been planned, however, if a second one is arranged, he sees it as a good opportunity for not only that group to come together again but for some community representatives to go along for

the latter part of the meeting, to express their views and contribute.

### Actions Register

1. NR to follow up a resident's request to visit the site.  
**Deadline: 10 April 2017.**
2. MS to produce a slide at the April meeting, showing the exact route the tunnel will be taking underneath the local roads.  
**Deadline: 10 April 2017.**
3. MS to add a slide to his presentation at the next meeting, which shows the location of the acoustic shed in relation to residents at Fountain Green Square.  
**Deadline: 10 April 2017.**
4. CW to add a post-meeting note to the minutes with details on how many women were involved in the pre-employment programme.  
**Deadline: 27 March 2017. ACTION: CLOSED – post meeting note added to the minutes.**
5. CW to report back at the next meeting regarding contacting The Bosco Centre, on Jamaica Road.  
**Deadline: 10 April 2017.**
6. AH to provide an update regarding the removal of the parking bays in Chambers Street.  
**Deadline: 10 April 2017.**
7. Noise and air monitoring summary to be issued with the minutes.  
**Deadline: 27 March 2017. ACTION: CLOSED – included in Mike Sawyer's presentation.**
8. IM to distribute his one-page Section 106 document with the minutes.  
**Deadline: 27 March 2017. ACTION: CLOSED – sent out with the minutes.**
9. JR to investigate the possibility of Tideway funding the replacement gate at Fountain Green Square, rather than the S106.  
**Deadline: 10 April 2017.**
10. AH to check who is responsible for a local building which now has large cracks running through it.  
**Deadline: 10 April 2017.**
11. MS to investigate and report back on the results of the settlement levels along Bevington Street.  
**Deadline: 10 April 2017.**
12. A note to be sent out before the minutes to confirm the start period of the next piling schedule / daily payments.  
**Deadline: 27 March 2017. ACTION: CLOSED – email sent out on 16 March 2017.**
13. Resident to share his riverbed survey information with Tideway and CVB.  
**Deadline: 10 April 2017.**