



MEETING NOTE

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| Subject: | Chambers Wharf – Community Liaison Working Group (CLWG) |
| Date and time: | Tuesday 26 March 2024, 6:30pm – 8:50pm |
| Location: | Chambers Wharf – Visitor Centre |
| Chair: | Patricia Brown |
| Notes: | Allen Summerskill & Emily Black |

Attendees

Chair

- Patricia Brown (PB) - Independent Chair of the Community Liaison Working Group

9 residents attended, referred to by initial:

- | | | |
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| • AO | • MM | • RC |
| • FA | • NM | • RM |
| • HN | • PM | • SS |

Southwark Council

- Jackie Christie, Southwark Council Community Liaison & Section 106 Officer (JC)

Tideway and CVB

- Allen Summerskill, Tideway Stakeholder & Consents Manager (AS)
- Megan Hembrow, Tideway Senior Manager Property (MH)
- Jesse Barr, CVB Site Agent (JB)
- Lydia Claxton, CVB Environmental Advisor (LC)
- Martin Griffiths, CVB Senior Community Relations Manager (MG)
- Sophie Vicard, CVB Chambers Wharf Project Manager (SV)

Independent Compensation Panel (ICP)

- Graham Parry, ICP Chair (GP)

Apologies

- Richard Earis, Southwark Council Principal Environmental Protection Officer (RE)
- Roger Taylor, Southwark Council Transportation Officer (RT)
- Gareth Howells, Tideway Project Manager (GH)

| | Item |
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| 1.0 | <p>Welcome, introductions and apologies</p> <p>PB welcomed the attendees, invited introductions and ran through the agenda.</p> <p>Apologies were received from Richard Earis and Roger Taylor from Southwark Council.</p> <p>There were nine residents in attendance. Twelve residents had accepted the invitation.</p> <p>PB noted that she would personally invite Tideway's Chief Executive Officer Andy Mitchell to the next meeting. Andy Mitchell was unable to attend tonight's meeting.</p> |
| 2.0 | <p>Actions and minutes from previous meetings</p> <p>PB ran through the list of outstanding actions:</p> |

| Open actions from today's meetings | | | |
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| Date | Action | Who | Status |
| 14 Nov | Action 1 – Tideway team to provide an update regarding the cofferdam removal timescales and methodology at the next meeting. | CVB | In Progress |
| 14 Nov | Action 2 – Tideway to invite Andy Mitchell (Tideway CEO) and Graham Parry (Independent Compensation Panel chair) to the next CLWG which is expected to take place in March 2024. | Tideway | Graham ICP chair and Megan from Property present |
| 14 Nov | Action 3 – Tideway to continue to provide notice to residents ahead of noisy activities including the cofferdam removal. | CVB/Tideway | On-going |
| 14 Nov | Action 4 CVB to look into the request for a site visit for residents. | CVB | In Progress |
| 14 Nov | Action 5 Tideway to discuss calls not being transferred with the Helpdesk to ensure it does not happen again. | Tideway | Done – we have spoken with the call centre. |
| 14 Nov | Action 6 - CVB to provide an update on how noise monitoring and mitigation is undertaken at an upcoming CLWG. | CVB | Open |
| 14 Nov | Action 7 EB to add Southwark Council's Environment Team's email address to the weekly enewsletter. | Tideway | Done |

3.0

Update from Southwark Council on the Section 106 funds and Community Enhancement Fund

JC from Southwark Council updated on the Section 106 projects and the Community Enhancement Fund project.

The slide pack from JC's update is available on Tideway's webpage here: <https://www.tideway.london/media/6751/chambers-wharf-clwg-march-2024-final.pdf>

Slides 5 – 25 details Southwark Council's update. JC updated on the Section 106 projects including:

- Breakdown of overall S106 and Community Enhancement fund allocations
- Progress of S106 projects including the uplift of Cherry Garden, including the adjacent area of Thames Path and improvements for pedestrians on Jamaica Road
- The December 2023 completion of George Row playground
- Current S106 playground projects at Scott Lidgett Playground and Wick play area. Work is due to start on site in April 2024.

JC also updated on the Community Enhancement Fund including:

- The spend to date and details of projects approved to the end of 2023.
- To date there have been 16 separate voting events. A total of 58 applications have been submitted by local residents and organisations. 49 applications were approved by the panel with 9 refused.

JC also updated on some of the more recently approved/completed CEF projects including:

- The recently completed Wilson Grove planting project
- An update on the Wrayburn TMO bike sheds & greening projects
- The Schools Out @ Salmon project which included trips for local young people
- The hedging project around the Dickens Estate
- The defibrillator installation outside the Old Justice pub
- The DETRA coronation party

In the most recent voting panel, 8 projects were proposed. At the time of the meeting JC was awaiting the outcome of the panel. The deadline for the next round of submissions is 31 August 2024.

Post meeting note: Of the initial £1million available under the CEF, approximately £920,000 has now been allocated to local community lead projects and approximately £80,00 has yet to be allocated.

Residents with community improvement ideas are encouraged to work together to make an application to the Community Enhancement Fund. Full details and the application form are available on Southwark Council's website at <https://www.southwark.gov.uk/tideway>.

Questions from the community –

Question

Is anything being done to improve Fountain Green Square and Bermondsey Wall East?

Response

An application to improve the public realm area of Fountain Green Square has been made to the Section 106 Community Enhancement Fund. This application was submitted by some of the Square's residents. The proposal will be subject to consultation with Fountain Green Square residents.

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| | <p>Question Can we provide an update about the possibility of hoarding off the dead-end of the Thames Path near Fountain Green Square to reduce anti-social behaviour?</p> <p>Response / Action Action 1 - The Tideway team will look into this request and provide an update.</p> <p>Question Can anybody use the bike sheds at Wrayburn House?</p> <p>Response The new bike sheds at Wrayburn House were funded by the Section 106 Community Enhancement Fund following a successful application by the residents' association. We understand that use of the bike sheds will be prioritised for Wrayburn House residents. Anyone wanting to use the bike sheds should contact the Wrayburn Community Association directly.</p> |
| 3.0 | <p>Updates from the Tideway project team including</p> <ul style="list-style-type: none"> - Construction update and future programme - Removal of noise enclosure - Removal of the cofferdam - Noise and air quality - Mitigation and Independent Compensation Panel process - Community Investment and Community Relations (not presented at the meeting due to time constraints but included in the slide pack) |
| 3.1 | <p>Construction Update & Questions</p> <p>SV & JB provided an update on the latest construction progress and the presentation is available here (slide 26 onwards): https://www.tideway.london/media/6751/chambers-wharf-clwg-march-2024-final.pdf</p> <p>Works on the site between the last CWLG and now have included:</p> <ul style="list-style-type: none"> • Successful and safe completion of the shaft cover slab, including installing the heavy precast beams via a specialist lifting contractor, precast concrete planks and the pouring of the concrete cover slab. • Secondary lining of the Greenwich Connection Tunnel. • Dismantling of the noise enclosure, which is ongoing. The majority of the cladding and insulation material has been removed. Works to remove the structural frame are ongoing and will be completed after Easter. • Preparation work for the resuming of the river wall piling works after Easter. • Ongoing construction of the electrical and control kiosk. <p>An overview of the main site works between now and the end of the project include:</p> <ul style="list-style-type: none"> • Easter working – limited site working on Good Friday, Saturday and Easter Sunday. Works will include low noise activities at the bottom of the shaft. Residents may notice the operation of the crane to lower and lift staff into the shaft. |

- Removal of the noise enclosure – works will continue to remove the structural frame of the enclosure. This activity should be complete by mid to late April 2024.
- River wall piling – two piling rigs will be bought to site to complete the final section of the new permanent river wall. Approx 60 piles still need to be constructed. Once piling is completed, works will continue to create the below ground river wall capping beam and above ground parapet wall. This work is expected to be finished in July 2024.

SV & JB provided an overview of the cofferdam removal:

- The cofferdam removal is anticipated to begin in summer 2024 and continue until spring 2025.
- It will require the removal of the concrete slabs across the area, the removal of the aggregate fill material beneath the slab and ultimately the removal of the sheet piles.

It will be conducted in a number of stages:

1. The initial stage will require the installation of approximately 12 new sheet piles to divide the existing cofferdam into two areas. This is known as the crosswall and is required to ensure the cofferdam can be removed safely. The intention is to install these sheet piles using a vibro unit. Depending upon ground conditions, there is a risk that the final sections of the sheet piles may need to be driven into place using an impact piler. The team will avoid this technique if possible. This is expected to take place over a 2 week period.
2. The first area of cofferdam to be removed will be the 'hinterland' (as shown on the presentation slide 36). The concrete slab will be removed before the aggregate beneath is removed by excavator and transferred to barges.
3. Once the hinterland is removed, works will begin to remove the eastern cofferdam area, beginning next to Fountain Green Square. The concrete surface will be removed, before the aggregate material beneath is removed by excavator. Once the aggregate has been removed by barge, the steel sheet piles will be removed using the Dawson hydraulic piler. A vibro piling unit may be required to remove the more stubborn piles and those on a corner etc.
Once the eastern cofferdam is removed, the work will start to remove the western cofferdam using the same techniques.

AS highlighted that we are now proposing to only remove the concrete hardstanding which covers the cofferdam area. We are proposing to leave the concrete hardstanding in place on the land side of the new river wall. This will reduce the amount of concrete to be removed from the site by approximately half.

JB highlighted that the number of new piles which need to be installed to enable the safe cofferdam removal has reduced from over 100 to just 12

Use of the river – SV highlighted that by using the river, this will avoid approximately 5,000m³ of excavated material from river wall piling and approximately 55,000m³ of material from the cofferdam being transported from Chambers Wharf by road.

Questions from the community –

Question

When will the subsequent residential development begin and what is the process for the land to be sold to the developer?

Response

Tideway has the site until construction work is finished in summer 2025. After this date the possession of the land will be passed back to the current owner, Thames Water Utilities Ltd.

Thames Water is currently in discussion with potential developers for the site. Once these discussions are finalised and the new owner of the site is confirmed, we can provide more detail.

Question

Is it possible to see a video of what the finished tunnel and shaft look like. It is difficult to see from photographs.

Response / Action

Action 2 - The team to show a video of the below ground tunnel and shaft at the next CLWG.

Post meeting note: The below short video shows the team going down the shaft at Chambers Wharf and into the tunnel below ground:

<https://www.youtube.com/watch?v=ekm88IK9Yiw>

A range of short videos are also available on Tideway's YouTube channel:

<https://www.youtube.com/@TidewayLondon>

Question

Is sewage flowing through the tunnel at present?

Response

No. Testing has not yet started.

Question

Can we be specific about what has been done to ensure all calls made to helpdesk have been responded to?

Post meeting note: A summary of all calls that are made to the external call centre are automatically forwarded to the CVB communications lead and the Tideway Engagement Manager. Following reports from the last CLWG meeting that this had not happened with a resident's calls this was raised with the external call centre. It should be noted that in some cases residents prefer to remain anonymous and do not provide contact details. In these cases the complaint is still raised with the site team but we are not able to respond to the resident. A monthly anonymised summary of complaints received is sent to our contacts at Southwark Council for their awareness.

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| | <p>In addition, the Helpdesk Manager regularly meets with the external call centre to resolve any issues. If residents experience any further problems, please let us know via helpdesk@tideway.london.</p> <p>Question Can we provide more detail about the dates of the cofferdam removal and when noisy activities are planned?</p> <p>Response The team will look into what further detail can be provided about confirming start dates for the cofferdam removal works and when noisier works are planned. Dates will be shared via the weekly newsletter updates and information sheets.</p> <p>Post meeting note – a cofferdam removal information sheet is available on our website here - https://www.tideway.london/media/6829/chambers-wharf-cofferdam-removal-23may2024-website-version.pdf.</p> <p>Question Residents requested a more detailed programme and asked if we provide paper copies of the programme at future CLWGs?</p> <p>Response / Action Action 3 - Yes. Team to provide paper copies of a more detailed programme at future CLWGs.</p> |
| 3.4 | <p>Noise and air quality monitoring</p> <p>LC noted that there had been no noise exceedances since the last CLWG.</p> <p>Any exceedances shown by our monitors are investigated thoroughly after we have been alerted and the local authority would also be informed.</p> <p>Working methods and durations had been modified to reduce the likelihood of these happening again.</p> <p>There had been no air quality exceedances since the last CLWG.</p> <p>Questions from the community –</p> <p>Question As agreed at the last CLWG, can a session about the science of noise measuring be given, similar to the archaeology session a few months ago?</p> <p>Response / Action Action 4 - The team will look into hosting a general presentation about the science of noise and how its measured etc. The team will provide an update and proposed date for the specific noise presentation.</p> <p>Question Are the noise monitors still functioning around the site?</p> <p>Response Yes. There are a number of noise monitors located around the Chambers Wharf site. These are used to ensure construction site noise levels stay with the limits approved by Southwark Council.</p> |

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| | <p>Post Meeting Note – One noise monitor has an intermittent electrical fault. This is being rectified by the site team.</p> |
| 3.5 | <p>Mitigation and contacting Tideway</p> <p>AS, GP & MH highlighted that as the end of construction approaches, the intensity of surface works will increase. This will be especially so once the cofferdam removal begins.</p> <p>The team will endeavour to keep noise to a minimum but due to the nature of the work now being undertaken at surface level, residents will experience more impacts from site activities than during tunnelling and secondary lining activities.</p> <p>If residents believe they may be affected by the upcoming work, they are advised to make an application to the Independent Compensation Panel (ICP) for mitigation.</p> <p>Examples of mitigation could include applying for:</p> <ul style="list-style-type: none"> • noise cancelling headphones • access to alternative temporary office facilities • daily respite during noisier works • short term overnight respite for specific periods / construction activities • longer term temporary rehousing for the remaining construction period <p>GP outlined the ICP role and what would typically be considered when assessing applications. The ICP meet every two weeks, but can meet at short notice if an application needs them to do so. GP highlighted that a specific urgent application had been received this morning and has been reviewed and awarded during the day.</p> <p>GP highlighted that he was aware of the specific nature of construction at Chambers Wharf and that he had been discussing with ICP colleagues a method to fast track applications associated with the cofferdam removal.</p> <p>This fast track approach needs to be agreed with the ICP panel members and will then be passed to Tideway to implement. Details will be circulated as soon as possible.</p> <p>Residents who feel like the mitigation they require is different to that offered in the 'fast track' approach should still apply to the ICP setting out their individual circumstances and what mitigation they feel is appropriate.</p> <p>JC from Southwark Council highlighted that she is available to assist residents to make an ICP application and has made a number of applications in recent weeks.</p> <p>It should be noted that there was strong resident concern regarding the timescales and processes involved in applying to the Independent Compensation Panel. Some residents stated that the timing of the works means they do not have time to put in applications.</p> <p>Action 5 – Details of the Independent Compensation Panel fast track process to be shared with residents ASAP.</p> |

Post meeting note: Details of the fast track process have been shared via letter drop, weekly within our e-newsletter and on our webpage here - <https://www.tideway.london/media/6829/chambers-wharf-cofferdam-removal-23may2024-website-version.pdf>

Questions from the community –

Question

A resident asked whether this new fast track approach for the cofferdam removal could be publicised in the weekly update and via local leaflets.

Response

All important information about the project at Chambers Wharf is included in the weekly emailed newsletters, which are also displayed on the site noticeboard.

Question

A resident stated that she has received headphones and previous respite but was frustrated that the respite was always awarded piecemeal. Can the ICP consider longer awards to cover cofferdam removal?

Response

Generally, the ICP consider applications relating to specific construction activities and the length of any award is related to the duration of the construction activity which generates the noise. However, the ICP can consider applications for longer durations if requested.

Question

A resident stated that there was concern in the community that the ICP did not consider applications in a timely manner. Can further detail be provided about how this will be improved?

Response

The ICP continue to convene every two weeks to assess applications. They have the flexibility to meet more frequently or on an ad hoc basis if needed. It was highlighted that the ICP met recently for a specific case in the morning and the applicant was advised of the decision later the same day.

Question

A resident asked if the ICP will continue for the future residential blocks' development.

Response

GP said the ICP will continue for a year after Tideway's construction ends but will only consider issues specifically relating to the Tideway works. They will not consider issues associated with the subsequent residential development.

Question

A resident asked if a similar approach to the 'Standard Case' used during cofferdam installation could be provided for the cofferdam removal.

Response

The main purpose of the different Tideway mitigation policies and the ICP is to ensure and maintain the health and wellbeing of those living or working near the Tideway construction sites. The 'Standard Case' implemented during cofferdam removal did not align with this and consequently, Tideway will not be implementing a similar scheme for the cofferdam removal.

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| | <p>If a resident believes they may be impacted by the cofferdam removal or any other Tideway construction activities, they should make an application to the ICP.</p> <p>It should be noted that the ICP is not able to award funds without an evidenced financial loss (i.e. loss of business revenue).</p> <p>Question PB asked if a working group with the residents and ICP could be set up to discuss the 'fast track' mitigation.</p> <p>Response The fast track mitigation is currently being finalised by the ICP and will be communicated to residents thereafter. The early notification of this 'fast track' mitigation will allow time for residents to still apply to the ICP should they need alternative mitigation based on their individual circumstances, before the cofferdam removal works commence. Each claim will be assessed on its individual circumstances.</p> <p>Post Meeting Note – The ICP has now approved a fast-track mitigation route for residents living near the site during cofferdam removal. Information Sheets about the process have been attached to the weekly update email (which has approximately 300 recipients) and a delivered in hard copy to properties 100m around the site.</p> <p>Independent Compensation Panel (ICP)</p> <p>If a resident believes they will be affected by the upcoming cofferdam removal works, they can download the application form from the Tideway website: here</p> <p>For personal assistance contact our Helpdesk: 08000 30 80 80 or helpdesk@tideway.london.</p> <p>Alternatively, residents can contact Jackie Christie at LB Southwark to provide assistance in making an ICP application. She can be contacted via jacqueline.christie@southwark.gov.uk</p> <p>The Helpdesk can submit your claim to the Independent Compensation Panel (ICP) on your behalf, or you can submit your claim direct to the ICP: admin@tidewayicp.london</p> <p>For independent advice contact Independent Advisory Service (IAS) Helpline: 0800 917 8845 or info@tidewayias.co.uk</p> |
| 3.7 | <p>Community Relations</p> <p>Due to the CLWG over running, MG was unable to give an update on community and legacy activities since the last CLWG. The information is included in the presentation slides 45-48 – below: https://www.tideway.london/media/6751/chambers-wharf-clwg-march-2024-final.pdf</p> |
| 4.0 | <p>Any other business</p> |

PB closed the meeting by thanking residents, as well as the Tideway, CVB Southwark Council staff and ICP chair, for attending.

Actions from today's meeting

| Open actions from today's meeting | | | |
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| Date | Action | Who | Status |
| 26 Mar 2024 | Action 1 - Tideway team to provide an update about the possibility of hoarding off the dead-end of the Thames Path near Fountain Green Square to reduce anti-social behaviour. | Tideway / Southwark Council | Open – update at next CLWG |
| 26 Mar 2024 | Action 2 - Tideway to show a video of the below ground tunnel and shaft at the next CLWG. | Tideway | Open Post meeting note: The below short video shows the team going down the shaft at Chambers Wharf and into the tunnel below ground: https://www.youtube.com/watch?v=ekm88IK9Yiw |
| 26 Mar 2024 | Action 3 - Team to provide paper copies of the programme at future CLWGs. | Tideway / CVB | Open |
| 26 Mar 2024 | Action 4 - The team to look into hosting a general presentation about the science of noise and how its measured. | Tideway / CVB | Open |
| 26 Mar 2024 | Action 5 – Details of the Independent Compensation Panel fast track process to be shared with residents ASAP | Tideway / ICP | Ongoing |

| Open actions from previous meetings | | | |
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| Date | Action | Who | Status |
| 14 Nov 2023 | Tideway team to provide an update regarding the cofferdam removal timescales and methodology at the next meeting. | CVB | Open and ongoing – this item was presented at the meeting on 26 March and will remain on the agenda. |
| 14 Nov 2023 | Tideway to continue to provide notice to residents ahead of noisy | CVB/Tideway | Open and ongoing |

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| | | activities including the cofferdam removal. | | |
| 14 Nov 2023 | Tideway | Tideway to invite Andy Mitchell (Tideway CEO) and Graham Parry (Independent Compensation Panel chair) to the next CLWG which is expected to take place in March 2024. | Tideway | Done – Graham Parry attended the meeting on the 26 March with Megan Hembrow from Tideway's property team. Andy Mitchell was invited to the meeting but was unavailable. Update 26 March – Patricia Brown will write and invite Andy Mitchell to next CLWG |
| 14 Nov 2023 | CVB | CVB to look into the request for a site visit for residents. | CVB | In progress. |
| 14 Nov 2023 | Tideway | Tideway to discuss calls not being transferred with the Helpdesk to ensure it does not happen again. | Tideway | Done – we have spoken with the call centre. |
| 14 Nov 2023 | CVB | CVB to provide an update on how noise monitoring and mitigation is undertaken at an upcoming CLWG. | CVB | Open |
| 5 Jun 2023 | Tideway/CVB | Tideway to provide details of the filter suppliers for resident with mechanical ventilation units | Tideway/CVB | Open – This will remain an open action and will be part of the information that is passed over to residents who decide to keep any mechanical ventilation units that have been provided to them by Tideway. |
| 21 Nov | Tideway | Future developer to be invited to CLWG meeting at appropriate time. | Tideway | Open – developer to be invited in due course. No change from last meeting. |
| 4 July | CVB | 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. |