

CHAMBERS WHARF COMMUNITY LIAISON WORKING GROUP



Chair – Patricia Brown

Monday 4 November 2024

Agenda

Agenda item	Topic	Name
1	Welcome, introductions, apologies	Patricia Brown
2	Notes and actions from last meeting	Patricia Brown
3	Southwark Council Section 106 and Community Enhancement Fund updates	Southwark Council Jacqueline Christie
4	Update on the wider project Updates from Chambers Wharf project team <ul style="list-style-type: none">• Construction update and upcoming activities• Noise and air quality• Trigger Action Plans, mitigation and contacting Tideway• Legacy and Community Investment	Emily Black James Hatrick-Smith & Jesse Barr Lydia Claxton Emily Black Martin Griffiths
5	Feedback and discussion	All
6	Any other business	All
7	Meeting Ends	

Open actions from 2 July meeting

Date	Action	Who	Status
2-Jul-24	Southwark Council and successful Fountain Green Square Community Enhancement Fund applicant to undertake further engagement / consultation with Fountain Green Square residents / owners.	Southwark and CEF applicant	Action open. JC to update.
2-Jul-24	Southwark Council to clarify who owns land/greenspace in front of Old Justice pub.	Southwark	Action open. JC to update.
2-Jul-24	Southwark Council to provide clarification on any impacts to service charge from Community Enhancement Fund improvements.	Southwark	Action open. JC/CB to update.
2-Jul-24	Tideway to include more visuals in next CLWG slides. <ul style="list-style-type: none"> - Architecture and Landscape plans – mainly river wall - Loftie Street access plan - How the site will look once Tideway finishes 	Tideway / CVB	Action closed. Visuals included in pack of 3D render of river wall / plan of Loftie Street access. Tideway cannot comment on future development's plans.
2-Jul-24	CVB to get some attended noise monitoring arranged for the north side of the river during cofferdam removal works.	CVB	Action closed. CVB to update.
2-Jul-24	CVB to look into whether the buoy was removed by the project / if it will be going back.	CVB	Action closed. CVB to update.
2-Jul-24	Tideway to contact the contractors who conducted the discretionary offer to fund window cleaning to adjacent properties.	Tideway	Action open. EB to update.
21-Nov-22	Future developer to be invited to CLWG meeting at appropriate time.	Tideway	Open – developer to be invited in due course.

CHAMBERS WHARF COMMUNITY ENHANCEMENT FUND (CEF)

Jacqueline Christie
Project Manager
October 2024



Framework for the Community Enhancement Fund

Under legal agreement Thames Water have agreed to fund several projects in the local area surrounding the Chambers Wharf site. This is set out in with accordance with the details and terms in the agreement.

Financial contributions of £5,000,000 to local infrastructure projects in the area adjacent to Chambers Wharf including local schools, play facilities, transport improvements.

The expenditure of a £1,000,000 Community Enhancement Fund with clear guidance on how local people can submit project ideas, and a how a local panel of stakeholders can oversee the expenditure.

Scott Lidgett & Wickfield play area

The contract is out to be tendered, and we hope to have appointed by the end of next month.

Playground Layout Plan - Metal Platform

The 'Metal Platform' design includes curved rubber crumb surfacing and the traditional play equipment such as swings, slides and roundabouts, which mainly consists of stainless steel and recycled EcoCore. The large 'Triple Tower' play equipment offers various levels of difficulty in access climbing and balance with the Steel Swing allowing for ages up to 12. New seating areas are proposed with new seating areas to allow Parents / Guardians a place to sit, rest and relax.



9. Kompan - Springer Round



6. Kompan - Triple Tower



7. Kompan - Steel Swing



8. Kompan - Accessible roundabout

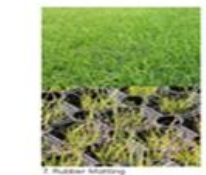
Playground Layout Plan - Timber Tree House

The Timber Tree House design incorporates curved edges and smooth lines with full play equipment proposed which mainly consists of timber materials, offering a range of play activities for ages up to 12. A large central 'Play Hut' on top of a mound encourages a mix of dramatic play, with other play spaces surrounding giving opportunities for gliding, swinging and climbing. The scheme also includes new seating areas for parents/guardians to sit, with new planting areas to edge.



Playground Layout Plan - Wickfield Play Area and Ball Court

Proposals for the Wickfield play area and ball court are to retain and refurbish where possible. All equipment within the play space to be retained and refurbished if necessary. New safety surfacing will be provided. A new rubber crumb surface will emphasize the entrance in the play space, and new seating will be provided. The Ball Court will be cleared and refurbished with new line markings. Seating will also be provided alongside the pitch markings.



1. Rubber crumb surfacing



7. New seating areas

Community Enhancement Fund Overview

The Community Enhancement Fund is £1,000,000 payable annually over 7 years.

So far £969,602 has been spent with £30,398 remaining to spend on local community projects.

Community Enhancement Fund Applications Overview

- To date there have been **16** separate voting events.
- A total of **68** applications have been submitted by local residents and organisations.
- **58** applications have met the criteria and were approved by the panel with **10** being refused.

Feeding the local community

A local resident that has been supporting the community single handed. Providing daily food supplies at two locations in the local area. The funding will support her to transport and collect food stock for two years and contribute towards storing the food supplies, also to support her to continue to collect and provide food supplies.



Schools out @Salmon

Salmon Youth Centre in Bermondsey have been approved to provide another year of allocated places to Chambers Wharf children providing a programme for young people with an exciting summer of activities with weekly play scheme, trips, evening clubs and 1 residential.

707 attended last year and they hope to repeat the same numbers and host a variety of activities.



Downside Youth Centre Zero to Hero

A recreational paddle sports and mentorship three-year programme with the aim of bringing recreational paddle sports to those who would not have the opportunity.



Downside Youth Centre girls keep fit sessions

Through participation young people will develop self-belief, confidence, and self-expression through the girls only fitness session.

Requests from some of our female members who are restricted through religious or social challenges of interacting with the opposite sex in an environment that has restricted appropriate apparel.



Display Panel

Community workshops run by a freelance artist exploring layers of the local area through art and geology using earth samples collected from the shaft site at Chambers Wharf.

A public local display of earth samples, artworks and a film with workshops leading to the design and installation of a history, archaeology and geology panel.

Images; sample of panels from her previous partnership involvement.



Community Enhancement Fund Spend

Tideway Section 106 community projects total spend 2024

Years	Number of Projects	Total spend
2017	7	£78,100.00
2018	3	£57,400.00
2019	6	£134,824.00
2020	6	£22,995.00
2021	6	£49,012.00
2022	5	£120,112.00
2023	15	£351,915.00
2024	10	£15,5244.00
Total	58	£969,602.00
Balance		£30,398.00

How to get involved

- 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>

Next Funding - Deadline

The next deadline for submitting applications is now – **end February 2025**

PROJECT OVERVIEW



- 1 Acton Storm Tanks
- 2 Hammersmith Pumping Station
- 3 Barn Elms
- 4 Putney Embankment Foreshore
- 5 Dormay Street
- 6 King George's Park
- 7 Carnwath Road Riverside



- 8 Falconbrook Pumping Station
- 9 Cremorne Wharf Depot
- 10 Chelsea Embankment Foreshore
- 11 Kirtling Street
- 12 Heathwall Pumping Station
- 13 Albert Embankment Foreshore
- 14 Victoria Embankment Foreshore
- 15 Blackfriars Bridge Foreshore



- 16 Shad Thames Pumping Station
- 17 Chambers Wharf
- 18 Earl Pumping Station
- 19 Deptford Church Street
- 20 Greenwich Pumping Station
- 21 King Edward Memorial Park Foreshore
- 22 Bokesbourne Street
- 23 Abbey Mills Pumping Station
- 24 Beckton Sewage Treatment Works



MAP KEY

- Main tunnel drive tunnel site
- Main tunnel reception site
- CSO site
- Short connection tunnel drive site
- Long connection tunnel drive site
- System modifications
- Main tunnel
- ⋯ Connection Tunnels
- Lee Tunnel
- ◄ ► Proposed drive direction
- West works site
- Central works sites
- East works site

Emily Black
Engagement
Manager
Tideway

Tunnel complete & connecting up

- Final major construction work complete underground, and we are now starting to clean up the river!
 - ✓ First sites have been switched on, with new tunnel starting to protect River Thames from sewage pollution for the first time
 - ✓ First data records half a million cubic metres of sewage captured by the tunnel network in 24-hour period (23 Sept)
 - ✓ Teams now working to bring system into full operation
 - ✓ Project on track for completion in 2025
- Picture left right - Abbey Mills shaft cover slab lifted and moved into position, effectively sealing the tunnel
- Picture bottom right - Wall between Lee Tunnel and Tideway Tunnel removed creating one continuous tunnel
- [October 2024 press release](#)



CONSTRUCTION UPDATE

James Hatrick-Smith – Project Manager, CVB
Jesse Barr – Site Agent, CVB



Tideway



WORKS COMPLETED FROM AUGUST TO OCTOBER 2024



Kiosk works –
Electrical panel installation and shaft
Instrumentation installed

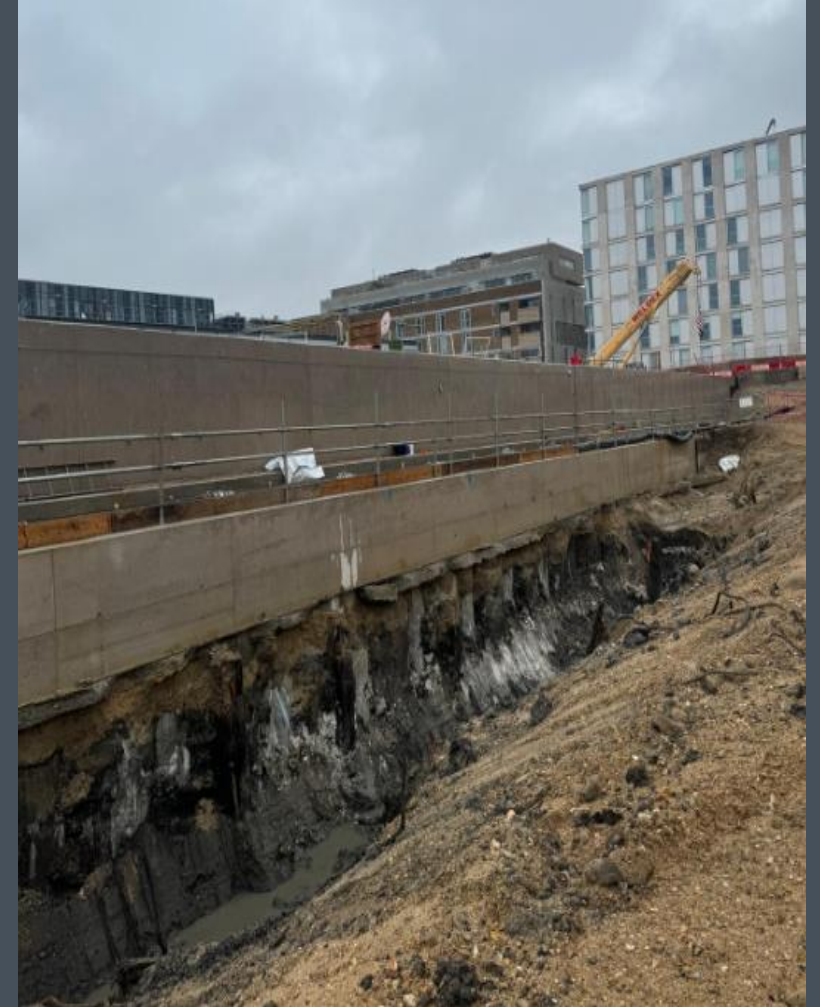
Shaft and Air Treatment Unit –
Pavement backfill completed,
Surface drainage commenced

River wall capping beam - central section
Riverwall parapet completed, fall restraint system installed

Cofferdam removal –
Sheet pile installation completed, Excavation of cofferdam and existing jetty
Pile break back underway

Luna House jetty –
Cutting of sheet piles completed, cutting back existing jetty underway

RIVERWALL CAPPING BEAM



COFFERDAM REMOVAL



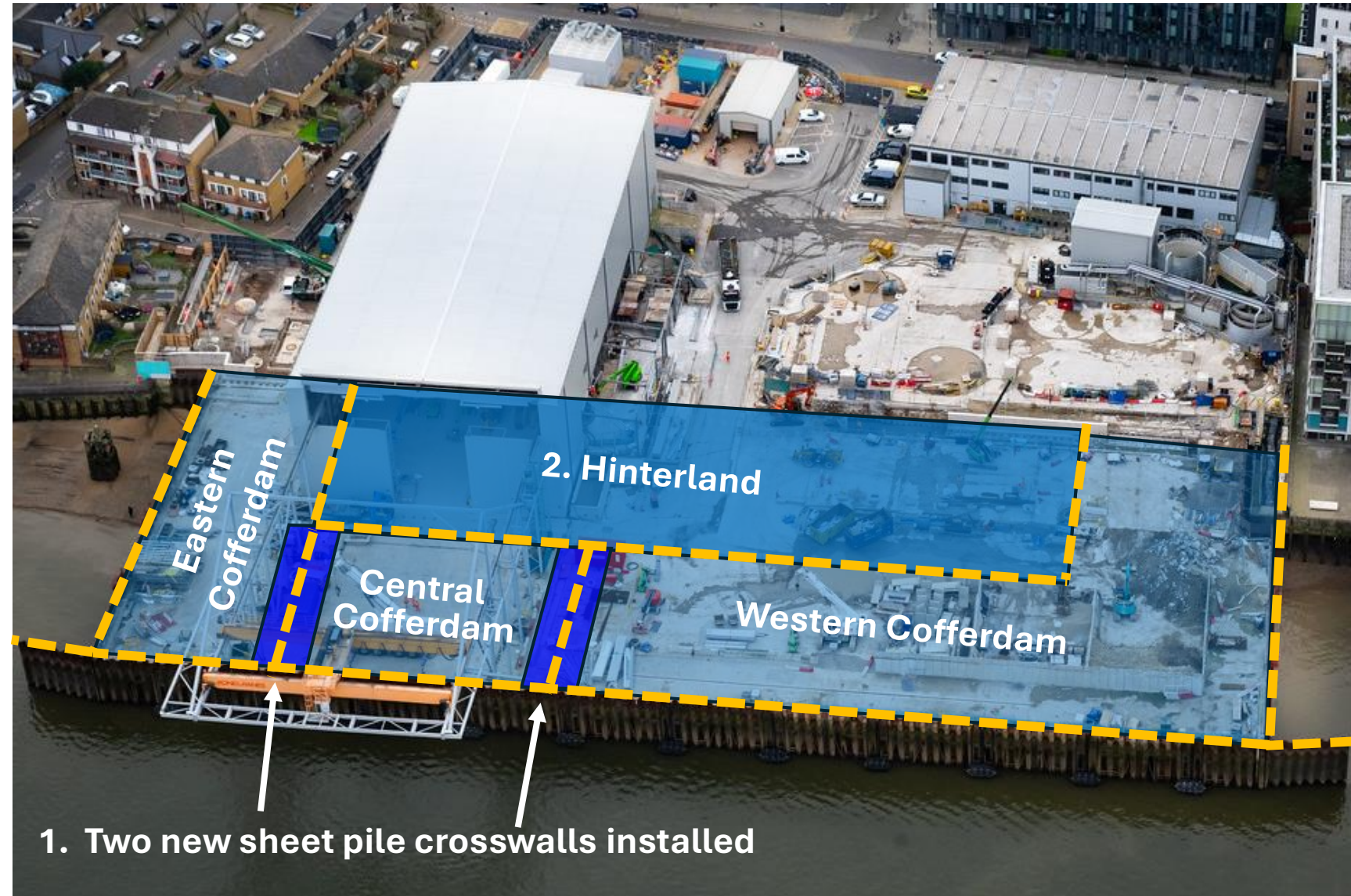
COFFERDAM REMOVAL



WORK PLANNED - COFFERDAM REMOVAL SEQUENCE

Anticipated sequence

1. Complete - Installation of two new sheet pile cross walls to create eastern, central and western cofferdam cells.
2. Removal of hinterland area
3. Removal of eastern twin wall cofferdam cell starting next to Fountain Green Square. Removal of western twin wall cofferdam cell.
4. Removal of sheet piles



USE OF BARGES

Cofferdam removal

- 55,000m³ of excavated material removed

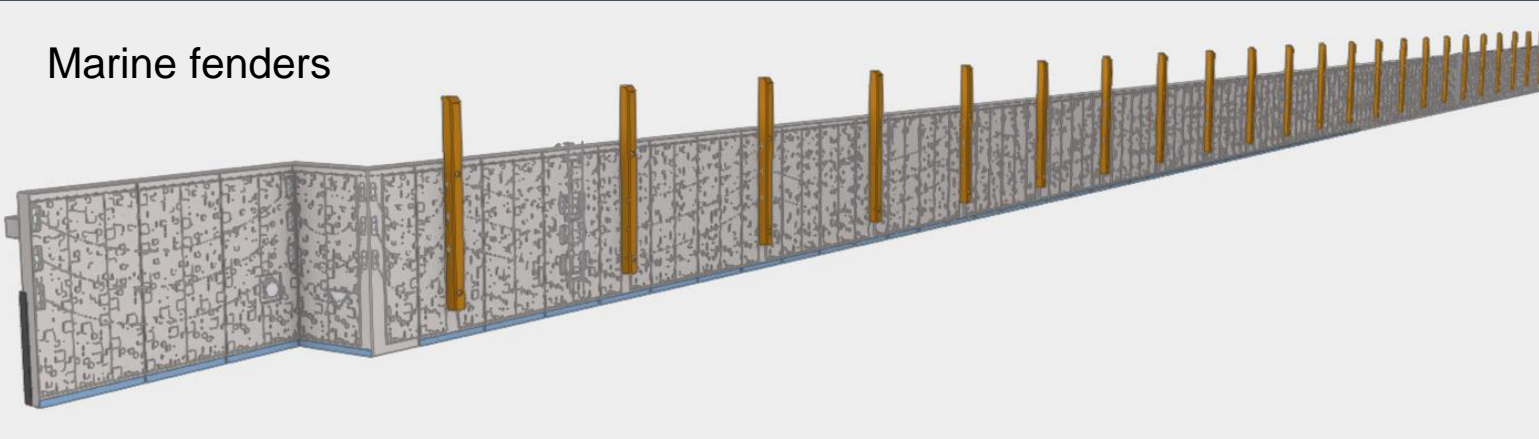
Piling and Capping Beam arising

- 5,000m³ of excavated material removed



UPCOMING WORKS IN 2024

Marine fenders



River wall cladding panel



River wall cladding yard inspection

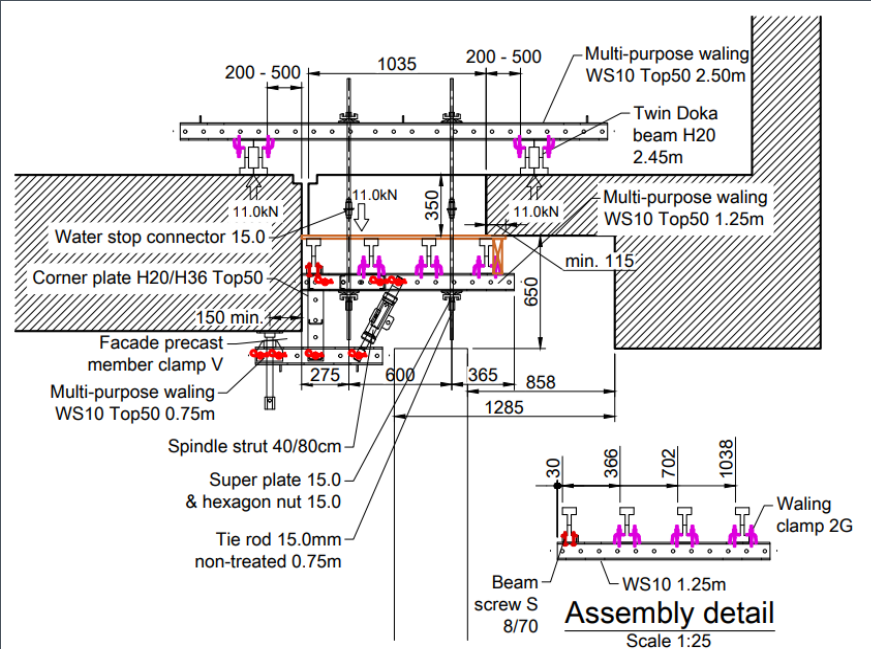


Loftie Street entrance

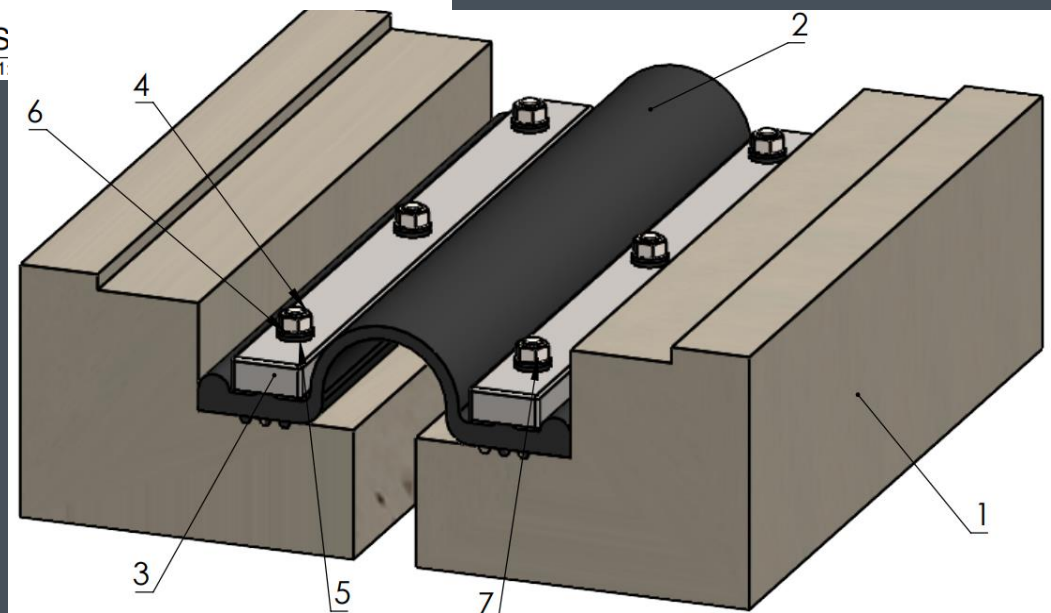


UPCOMING WORKS IN 2024

Luna House Jetty Tie-In



Typical S
Scale 1



HIGH LEVEL PROGRAMME OF WORKS

Activity	2024		2025			
	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec
Complete Acoustic Enclosure Removal						
River Wall Piling Completion						
Cofferdam Removal						
Loftie Street Entrance Works						
Cladding Panel Installation						
Architecture and Landscaping						
Site Reinstatement						
Tideway & CVB Removal from site						

RIVER WALL 3D RENDER – indicative illustration



NOISE AND AIR QUALITY

Lydia Claxton, Environment Advisor, CVB



Tideway





Tideway

Environment Summary: Mar 2024 – Oct 2024



Noise Monitoring since last CLWG

- 4 Section 61 noise exceedances in the last 6 months
 - 2 during sheetpile installation
 - 2 during concrete breaking

Air Quality Monitoring

- 4 air quality exceedances in the last 6 months (24h PM10)

Any exceedances shown by our monitors are investigated thoroughly after we are alerted.



Noise mitigation



Tideway

Key methods for reducing noise onsite

- Planning construction methodologies with noise impacts as a key consideration (Section 61 consent)
- Monitoring noise across site to identify exceptional noise sources
- Acoustic screening static plant where possible
- Localised screening of loud activities (concrete breaking, floor sawing etc.) where possible
- Sourcing/developing low noise plant & equipment where possible
- Shutting down plant and equipment when not in use
- Offsite fabrication of construction elements where possible
- Using mains electricity to power equipment where practicable
- Alternative concrete cutting techniques used to reduce noise when breaking concrete



Noise Mitigation Removal / Retention

Summary: At the start of the project, we installed a series of noise mitigation measures at various properties in line with our Trigger Action Plan process. As works at Chambers Wharf come to a close, the noise mitigation previously installed will be removed if this has been requested.

The noise mitigation measures installed were primarily:

- External balcony screens
- Internal secondary glazing
- Ventilation units

We sent out letters in 2023 to confirm relevant recipient's preference on whether they wished to keep these permanently or have them removed.

We now have established what needs to be removed and are preparing for arranging the removal works.

If you have received noise mitigation measures and haven't been sent a letter, **please let us know.**



Noise Mitigation Removal / Retention

Next steps:

If you told us that you want to retain noise mitigation measures permanently:

- We'll be posting close-out letters, which we'll ask you to sign and return. This will look to formalise your acceptance permanently.

If you told us that you wanted to have any noise mitigation measures removed:

- We'll contact you in the coming months to organise the removal of the relevant elements (and make good of any holes, damage etc.)

The freeholders of Axis Court and Luna House have stated **we must remove** the external balcony screens installed, regardless of leaseholder / resident preferences.



It's worth remembering the expected future residential development which will likely take place at Chambers Wharf when considering whether you want to have any noise mitigation removed.

Mitigation

Making a claim if affected by Tideway's work

Who do I go to for advice?

For personal assistance contact our Helpdesk: 08000 30 80 80 or helpdesk@tideway.london

For independent advice contact Independent Advisory Service (IAS) Helpline: 0800 917 8845 or info@tidewayias.co.uk

How do I submit my claim?

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

You can download the claim form from the Tideway website:

www.tideway.london/help-advice/compensation-information/Independent-Compensation-Panel

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LEGACY



Tideway



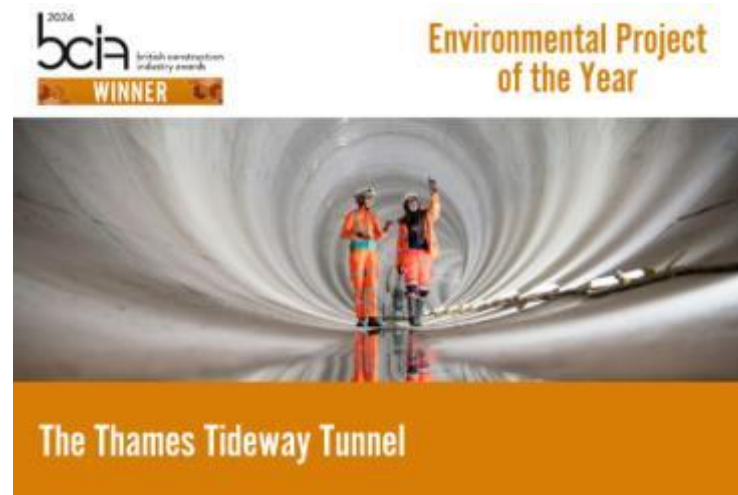
Community investment highlights

- River Times distributed to circa 16,000 households around the east sites
- CVB PPE donation to Constructionarium in Norfolk
- Work experience: 14 students hosted this year by the east team
- London Design & Engineering University Technical College careers day & student mentoring
- Boat trip with Harris Academy students to showcase sustainability job opportunities
- Visited Bounceback charity for employing ex-offenders visit at HMP Brixton
- Thames 21 wet wipe count supported at Hammersmith
- Wrayburn house community event, planter deliveries
- St Michael's School visited site for a talk on Biodiversity

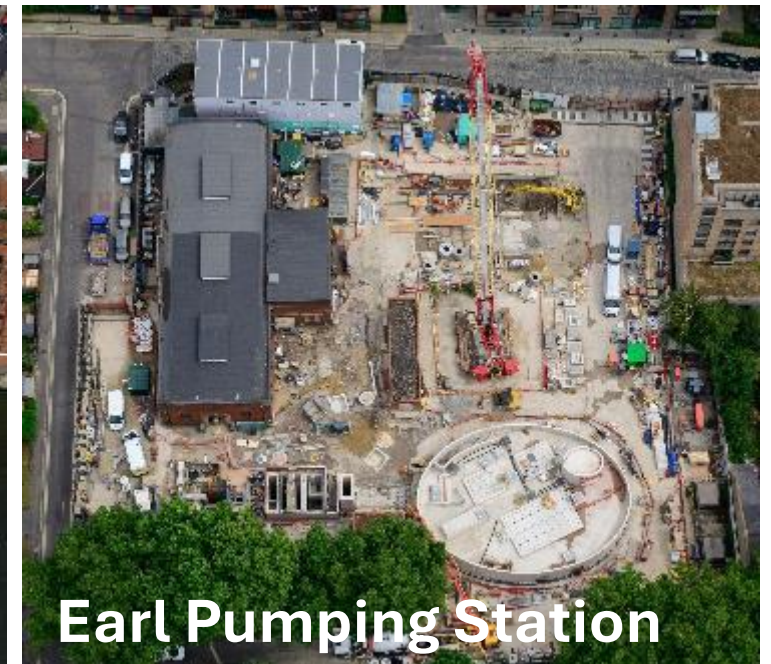


Highlights from the wider project

- Widespread media coverage when we put the final lid on the super sewer and started testing the system
- British Construction Industry Awards: Tideway wins included environmental project of the year and project of the year
- Better Society awards: Tideway Highly Commended
- Tideway Sustainability Report published
- Social Value Forum held with Tideway and other major projects
- International Women's Day panel held at our Chambers Wharf site
- Thames 21 Live Litter Map launched
- MoLA mudlarking exhibition at the Museum of London Docklands next year
- Tideway shortlisted for International Tunnelling Awards Major Project of the Year over \$500M
- Mayor of London, Sadiq Khan, visited Victoria with Steve Reed, Secretary of State for the Environment, Food & Rural Affairs (DEFRA)



Tideway's eastern section (July 2024)



THANK YOU



Tideway

DODEWAARD

HOLLAND

Any Questions?