

INDEPENDENT COMPENSATION PANEL

MEETING #268 MINUTES

Purpose:	To determine medical, special cases and compensation claims.
Date and time:	Tuesday 12 November 2024 0830 – 0930 – Compensation claim (Teams) 10.00 – 11.00 - Special & Medical cases (Zoom)
Location:	Video Conference
Panel Members:	Graham Parry (Chair) Stephen Stansfeld (Medical) Phil Evans (Noise) - Report submitted Chris Kench & Richard Pugh (Compensation)
Abbreviations:	'Panel' means the Independent Compensation Panel 'Project' means Tideway 'ICC' means the Independent Complaints Commissioner for the Project 'Non-Stat Policy' means the Non-Statutory Off-site mitigation and compensation policy
Document Number:	2350-TDWAY-TTTUN-990-ZZ-ZZ-740655

Item 1	Notes for the record
Applicant Reference	The Panel considered the information contained in pack 2350-TDWAY-TTTUN-990-ZZ-ZZ-740620
Relevant Tideway site	Chambers Wharf
Decision	DEFERRED
Details of the award	<p>The claimant previously occupied the property and has indicated her intention to move back into the property in mid-February 2025.</p> <p>She has a letter from her son supporting her claim and she has a doctor's letter also supporting her case and medical condition recommending relocation. Respite and respite holidays have previously been approved although previous claims associated with the property value were dismissed.</p> <p>The Panel is fully aware of the on-going construction work as described at Item 4 of these Minutes.</p> <p>The Panel has determined that when the claimant is resident at Fountain Green Square it would normally make an immediate fast-track award of two days respite a week at the standard rate. Additionally, recognising the claimant's personal circumstances, the Panel would be willing to treat sympathetically any request to amalgamate the award to facilitate access to one of the activities she has identified. As</p>

	<p>the claimant is not presently domiciled at the property the claim is deferred until such time as she returns to the property.</p> <p>All awards are subject to Tideway's Guidelines for Implementation of ICP decisions.</p> <p>https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf</p>
Further information required/actions arising	None
Information/action requested from Tideway	None

Item 2	Notes for the record
Applicant Reference	The Panel considered the information contained in pack 2350-TDWAY-TTTUN-990-ZZ-ZZ-740621
Relevant Tideway site	Chambers Wharf
Decision	AWARDED
Details of the award	<p>The Panel is fully aware of the on-going construction work as described at Item 4 of these Minutes.</p> <p>The Panel has considered this claim very carefully and note that it is not identified for a 'fast-track award' as it is located to the rear of the building and is therefore significantly less affected by noise than those properties with direct line-of-sight of the construction activities. The Panel has however taken into account the family circumstances in respect of the health of the daughter and the claimant studying at home, and therefore makes a very precautionary award of one day of respite per week for each family member at the standard rate until the end of January 2025. This award will be further reviewed in January 2025 with respect to the on-going construction programme.</p> <p>All awards are subject to Tideway's Guidelines for Implementation of ICP decisions.</p> <p>https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf</p>
Further information required/actions arising	None
Information/action requested from Tideway	None

Item 3	Notes for the record
Applicant Reference	The Panel considered the information contained in pack. The Panel considered the information contained in pack 2350-TDWAY-TTTUN-990-ZZ-ZZ-740627
Relevant Tideway site	Chambers Wharf
Decision	PART AWARDED

<p>Details of the award</p>	<p>The Panel considered the claim, and the evidence provided with the Information Pack. Whilst noting the ONS statistics for the average increase in rents across all property types and sizes, the judgement of the Panel was that rents of higher value properties are unlikely to have achieved the average increases reported by the ONS. No evidence has been provided by the applicant other than ONS data but the evidence of which the Panel is aware suggests that the claimed full rental value (i.e. ignoring Tideway works) for the subject property is very full, even recognising the location of the property on the Thames. In the judgement of the Panel, an increase in rental value of 5% since the last award is reasonable. The agreed rent represents a shortfall.</p> <p>Additionally, it is noted that a further rent reduction was agreed with the tenant to reflect particular nuisance from the Tideway works and, whilst no indication has been provided of when this was agreed, it is reflected in the October 2024 rental statement from the managing agents. The Panel therefore agrees a further award to cover this additional loss from October 2024 to March 2025.</p> <p>The Panel has therefore determined to make a total award for the 12-month period to March 2025.</p> <p><u>All awards are subject to Tideway’s Guidelines for Implementation of ICP decisions.</u></p> <p><u>https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf</u></p>
<p>Further information required/actions arising</p>	<p>None</p>
<p>Information/action requested from Tideway</p>	<p>None</p>

Item 4	Notes for the record
<p>Address of affected property</p>	<p>Chambers Wharf Area</p>
<p>Relevant Tideway site</p>	<p>Chambers Wharf (CHAWF)</p>
<p>Details of site activities</p>	<p>CHAWF Construction Activities Update – Previous and latest – Tideway Talk 4th November 2024</p> <p>The ICP is aware of the ongoing, significant works at the CHAWF site and that a fast-track claim procedure has been put in place. Previous site updates clearly show very significant activity with cofferdam removal et al.</p> <p><i>With regard to programme for the site, the following is provided from the CHAMBERS WHARF COMMUNITY LIAISON WORKING GROUP presentation of Tuesday 2nd of July:</i></p>

Activity - Phase 9	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24
General works							
Marine movements							
River Wall Piling and Capping Beam Central							
Installation of drainage and ducting							
Kiosk Construction							
Removal of cofferdam (including breaking slabs)							
MEICA installation							

Working Hours
■ Standard 08:00-18:00
■ Standard and extended 08:00 - 22:00

Normal Working Hours

- 08:00 to 18:00 -weekdays
- 08:00 to 13:00 -Saturdays

Extended Working Hours

- Tidal activities
- Concreting activities

Breaking concrete on Saturday (trials)

- 09:00 to 14:00

Activity	Start Date	2024		2025			
		Q3	Q4	Q1	Q2	Q3	Q4
Commissioning	Started						
Cofferdam - Temporary Crosswalls installation	Jul-24						
Cofferdam - Hinterland excavation	Jul-24						
Cofferdam - Outerland excavation	Sep-24						
Cofferdam Sheetpile removal	Sep-24						
A&L - Cladding panel installation	Oct-24						
A&L - Intertidal terrace	Spring 2024						
A&L - Pavement installation	Summer 2024						
New Access - Loftie Street	Autumn 2024						
Secured fencing installation	Autumn 2024						
Installation of Permanent Ventilation Columns	Autumn 2024						
Construction completed - Land Handback	Summer 2025						

Site Report Update dated 8th of November 2024 for Week Commencing 4th of November 2024

THIS WEEK

The site team has been:

- Breaking out the concrete platform using large excavators while we are removing the cofferdam
- Removing the cofferdam fill material and stockpiling it with excavators to be removed by barge
- Exposing the old concrete jetty piles and continuing with their removal
- Installing formwork and steel for the new Luna House jetty slab
- Working on the foreshore for access to the existing jetty and undertaking preparation works
- Continuing drainage and ducting work, including using an excavator for concrete breaking
- Constructing the surface drainage and architecture and landscape works behind the kiosk
- Continuing kiosk MEICA works (Mechanical, Electrical, Instrumentation, Control and Automation)
- Continuing street works at Loftie Street for the new road layout and entrance into the Thames Water area. This includes

installing services in the road, removing the existing road, footpath and existing hoarding, preparing the area for permanent works and relocation of the light post. Vehicle access through Loftie Street is limited to resident access only

- *Received one abnormal load*

THIS WEEKEND

We are planning the following activities:

- *Mobilisation of an excavator*
- *Excavation of the hinterland and removal of concrete jetty piles*
- *Pouring concrete for the slab at Luna House, using the crane*
- *Backfilling areas with pavement material*

The 24 hour, site-based, security team will be on regular patrol, while site staff will conduct periodic inspections of safety and monitoring equipment.

NEXT WEEK & LOOKAHEAD

The site team will be:

- *Preparing concrete which includes breaking, installing formwork and steel and then pouring the new Luna House river walls*
- *Working on the foreshore for access to the existing jetty and underside concrete works*
- *Continuing drainage and ducting work, including the use of an excavator for concrete breaking*
- *Breaking out the concrete platform using large excavators while we are removing the cofferdam*
- *Removing the hinterland fill material and stockpiling it with excavators to be removed by barge*
- *Exposing the old concrete jetty piles and continuing with their removal*
- *Constructing the surface drainage and architecture and landscape works behind the kiosk*
- *Continuing kiosk MEICA works (Mechanical, Electrical, Instrumentation, Control and Automation)*
- *An abnormal load will leave the site with some plant on Monday evening after 8pm*
- *Continuing street works at Loftie Street for the new road layout and entrance into Thames Water area. This includes installation of services in the road, removal of the existing road and footpath, removal of the existing hoarding, preparing the area for permanent works, relocation of the light post. Vehicle access through Loftie Street is limited to resident access only.*

COFFERDAM REMOVAL

For more information about cofferdam removal, see below

WORKING HOURS

Standard working hours are:

- Monday to Friday: 8am to 6pm
- Saturday: 8am to 1pm

Concrete breaking activities will only be:

- Monday to Friday: 8am to 6pm
- Saturday: 9am to 2pm (starting and finishing an hour later than standard hours)
- We will endeavour to finish all works onsite by 6pm, but other support activities, such as moving materials and pouring concrete, may continue until 8 pm
- Certain activities for the cofferdam removal such as barge movements, and the Luna House, are dependent on the tide and may take place 5am to 10pm

The Site Information Regarding the Cofferdam Removal

Updated 4 July 2024 - to reflect changes to the crosswall design: two crosswalls required

As Tideway approaches the end of construction at the Chambers Wharf site, we need to remove the cofferdam which we built into the river. This temporary structure enabled us to construct the tunnel which, once fully operational in 2025, will reduce the tens of millions of tonnes of untreated sewage which are currently discharged into the river during periods of rainfall.

Removal of the cofferdam will begin this Summer and continue until Spring 2025. It will require:

- the removal of the concrete slab across the cofferdam area
- the removal of the backfill material beneath the slab
- the removal of the steel sheet piles which form the cofferdam

This means that work within this period will vary in intensity, depending upon the activity. We will also be removing the foundations of the former slurry treatment plant by methods of saw-cutting and breaking out concrete.

The cofferdam will then be removed in stages as below:



STAGE 1 – Installation of two sheet pile crosswalls

The initial stage will require the team to install around 24 new sheet piles to divide the existing cofferdam into three. These are known as the crosswalls and are necessary 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 metres of these sheet piles may need to be driven into place using an impact piler. The team will avoid this technique if possible. This activity expected to take place within weeks and will take around two to three weeks.

STAGE 2 – Hinterland Removal

The first area of cofferdam to be removed will be the ‘hinterland’. The concrete slab will be removed by cutting and breaking out, before the backfill material beneath is removed by excavator and transferred to barges. A part of the hinterland, the gantry crane foundations, will start to be removed from next week and will involve breaking concrete. The removal of the remainder of the hinterland area is expected to start next month; we will keep you updated once the exact dates are known as this depends on finishing other activities currently continuing on the site.

LATER STAGES – Eastern, Central and Western Cofferdam Removal

The concrete surface will be removed by cutting and breaking, before the backfill material beneath is removed by excavator. Once the backfill material 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 the cofferdam corners etc. The eastern cofferdam removal will begin once the majority of the hinterland has been removed.

	<p><i>Once the eastern cofferdam is removed, the work will start to remove the central and western cofferdams using the same techniques. The team will start in the central area of the cofferdam and work towards Luna House. The remaining areas are expected to be removed by Spring 2025.</i></p> <p>WORKING HOURS</p> <p><i>Standard site working hours:</i></p> <ul style="list-style-type: none"> • <i>Monday to Friday – 8am to 6pm</i> • <i>Saturday – 8am to 1pm</i> <p><i>If any concrete breaking activities are planned, those hours will be between 9am and 2pm</i></p> <ul style="list-style-type: none"> • <i>Barge movements within the river foreshore and those that are dependent on the tide, may take place between 5am and 10pm</i> <p><i>There will be regular breaks throughout the work with noise and vibration monitoring continuing.</i></p> <p>From the above and previous information and discussions, it is clear that significant works are ongoing and potentially until ~ end Q2 2025.</p>
Item 4	Notes for the record
Address of affected property	Chambers Wharf Area
Relevant Tideway site	Chambers Wharf (CHAWF)

I confirm that these minutes are an accurate record of the proceedings of the meeting.

Signed *Graham A Parry*

Date 20 November 2024

Graham Parry
Chair, Independent Compensation Panel