



## MEETING NOTES

<b>Subject:</b>	Chambers Wharf – Community Liaison Working Group
<b>Date and time:</b>	Monday 4 November 2024, 6:30pm – 8:30pm
<b>Location:</b>	Chambers Wharf site office
<b>Chair:</b>	Patricia Brown
<b>Notes:</b>	Emily Black

### Attendees

Independent Chair - Patricia Brown (PB)

Residents – 10 residents attended, referred to by initial.

- BF
- BJ
- CA
- FA
- GL
- HN
- KL
- MaM
- MyM
- PM

### Southwark Council

- Jacqueline Christie, Southwark Council (JC)
- Richard Earis, Southwark Council (RE)
- Roger Taylor, Southwark Council (RT)

### Tideway project staff

- Emily Black, Engagement Manager, Tideway (EB)
- James Hatrick-Smith, Chambers Wharf Project Manager, CVB (JHS)
- Jesse Barr, Chambers Wharf Site Agent, CVB (JB)
- Lydia Claxton, Environmental Advisor, CVB (LC)
- Martin Griffiths, Senior Community Relations Manager, CVB (MG)
- Demi Dean, Communications & Stakeholder Manager, Thames Water (DD)

Item	Topic
1	<p><b>Welcome</b></p> <p>PB welcomed everybody and introductions were made.</p> <p>It was noted that Allen Summerskill who has represented Tideway at the Community Liaison Working Group (CLWG) for many years has now left the project.</p>

	<p>The slides from the session are available here –  <a href="https://www.tideway.london/media/7078/chambers-wharf-clwg-nov2024-website.pdf">https://www.tideway.london/media/7078/chambers-wharf-clwg-nov2024-website.pdf</a></p>
2	<p><b>Notes and actions from last meeting</b>  PB ran through the outstanding actions from previous meetings that would be covered or closed at the meeting. Summary at end of notes.</p>
3	<p><b>Southwark Council - Section 106 and Community Enhancement Fund updates</b></p> <p>Southwark Council officer, JC, provided an update on the Section 106 schemes funded by the Tideway project and the Community Enhancement Fund. See slides 4-15 of the slide pack.</p> <p><b>Section 106 projects</b>  Scott Lidgett and Wickfield playground schemes have been consulted on and the designs agreed. The contract is out to be tendered, and Southwark Council hope to have appointed contractors shortly.</p> <p><b>Community Enhancement Fund projects</b>  JC fed back on the Community Enhancement Fund which was originally a £1million fund that can be applied to by residents and organisations for allocation to projects in the Chambers Wharf area. Most of the fund has now been allocated.  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.</p> <p>Projects recently approved by the panel include:</p> <ul style="list-style-type: none"> <li>- Transportation assistance for a local foodbank</li> </ul> <p>JC updated to say that the Council is working with the resident to ensure the necessary food and hygiene certificate is in place and that the food is stored and located in a suitable location. It was noted that the foodbank is normally based by Fountain Green Square and by Southwark Station.</p> <p><b>Question</b> - A resident asked where the food was being sourced from.  <b>Response</b> - JC noted that it was from a range of suppliers and supermarkets.</p> <p><b>Question</b> - A resident asked if the sheds/storage that the Food Bank had recently put up near Fountain Green Square were paid for by the Community Enhancement Fund.  <b>Response</b> - JC noted they were not funded through this funding stream.</p> <ul style="list-style-type: none"> <li>- Schools Out @ Salmon</li> </ul> <p>JC noted that the funding was for an Easter programme of events for young people at the Salmon Centre. It was noted that the Salmon Centre had previously applied for Summer and Winter programmes, so this was the third successful application to the Community Enhancement Fund. It was also noted that to attend the events the young people do need to be registered at the Centre.</p>

- Downside Youth Centre Zero to Hero

JC noted this is 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. JC noted that the centre is working with Team GB.

- Downside Youth Centre Girls Keep-Fit sessions

The funding was to support girls only sessions that have been requested by members to help stay fit and healthy.

- Geology display board and workshop

The application was for 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 permanent display board would also be installed in the area. This board will however require planning permission to go ahead as the artist wants to locate the board within the new developer's area at Chambers Wharf.

### **Apply to the fund**

Residents and organisations 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/planning-environment-and-building-control/current-and-future-development/thames-tideway-tunnel-2>.

The next deadline for submitting applications is the end February 2025. Of the original £1million, approximately £30,000 is remaining.

**Question** - A resident asked if the Food Bank could apply for any further funds.

**Response** - JC noted that they could apply again.

### **Fountain Green Square**

There was discussion by residents about a greening project that had not been completed at Fountain Green Square and that the flowerpots were left empty without being fully planted. JC noted that funding from the Community Enhancement Fund for greening and uplifting the square was awarded about a year ago with residents from the Square and an organisation called Wilder. During the installation of some of the planters, however, there was a resident protest, and the contractor decided to walk away from the project. A resident noted that the protest was small in number (two residents).

**Question** - Queries were raised with Southwark Council over what will happen with the planters and the approved funding if agreement cannot be made at Fountain Green Square.

**Response** - JC noted that the funding currently remains ringfenced for Fountain Green Square and this includes maintenance funding for a period of time. JC will continue to engage with residents regarding the project and will be coming to speak to residents from the Square about options for replacing the low fencing in the

coming months. It was noted that the current low fencing is in a bad condition and parts of it are rotten.

**Question** - A resident asked who was looking after the plants that had been planted. Another resident noted that he had been watering the plants when it had been very hot.

**Action 1** - JC to speak to the Council's ground maintenance team to see what can be done regarding the plants that have been planted at Fountain Green Square.

A resident noted disappointment at the letter they had received from the Council about the scheme. JC noted that although that particular contractor wasn't going to continue with the project, JC would continue to try and get improvements agreed and implemented with the residents.

A resident asked Southwark Council plan to progress the Fountain Green Square project. JC said she would be talking to residents individually and she will take a consensus agreement to move forward.

PB noted that there may be further opportunities for enhancements / improvements once the new developer takes over the Chambers Wharf site and residents could engage with them.

A resident asked about the car barrier at the entrance to the Square. JC noted that that work has already been completed by Southwark's housing team.

#### 4 **Update on the wider project**

EB provided an update on the wider Tideway project.

- The tunnel is now built and is 25km long, stretching from Acton to Abbey Mills near Stratford where it joins the existing Lee Tunnel to Beckton.
- Major construction work has been completed underground and we are now starting to connect the 20 combined sewer overflow sites into the super sewer. This means that we have started to clean up the River Thames.
- There will be more press announcements on our activation progress over the coming months.
- We hope to be fully operational in 2025.

**Question** - A resident asked if that meant Tideway were removing sewage from the Thames.

**Response** - EB noted that it means we are gradually stopping sewage going into the Thames as it will be diverted into our new tunnel. It was noted that Chambers Wharf doesn't have a combined sewer overflow point as it was the location that the tunnel boring machines were lowered / removed from the bottom of the shaft.

**Question** - A resident asked will you be able to swim in the river.

**Response** - EB stated that the strong currents make it unsafe to swim in in central London.

**Question** – A resident asked if the Tideway tunnel will have any impact on the usage of the Thames Barrier.

**Action 2** – DD at Thames Water to take question away and follow up.

Post meeting note – Thames Water have provided an update to say that the answer to this question is no. The Thames Barrier is for tidal flooding risk in the capital, the Tideway tunnel does not have any effect on the tide and therefore would not have any effect on the usage of the Thames Barrier. Action closed.

**Question** - A resident asked if sewage reduction is being monitored and if the Environment Agency are involved.

**Response** - EB noted that monitoring is ongoing and that we work closely with the Environment Agency, Defra and Thames Water among others.

## 5 Updates from Chambers Wharf project team

JHS provided an update from the Chambers Wharf site team. See slides 18-29 in the slide pack.

The works completed since the last meeting include:

- Kiosk works – electrical panel installation and shaft instrumentation has been installed. We need to finish the cladding next.
- Shaft and Air Treatment Unit – the pavement backfill have been completed and the surface drainage work has started
- River wall capping beam – the central section of the river wall parapet has been completed ahead of work to remove the cofferdam.
- Luna House jetty – the cutting of the sheet piles has been completed, and we are currently cutting back the existing jetty

A resident wanted a copy of the aerial photographs that feature her property.

**Action 3** - EB to email the relevant photographs to her. Action closed.

**Question** – An attendee asked whether the large white building had been removed?

**Response** – The team confirmed that the acoustic enclosure had been removed from site.

### Cofferdam Removal

JHS showed the area of the cofferdam that needs to be removed (slide 21). The cofferdam is the temporary area of land that was built out into the river. The team now need to return the site to its earlier alignment.

The team has completed installing two new sheet pile cross walls which will help to create a solid base for the excavators and other machinery to sit on while we remove the cofferdam.

The first area of the cofferdam to be excavated will be the ‘hinterland’. This sits in the middle area of the temporary are, before moving onto the western and eastern sides. We will need to remove the temporary sheet piles that formed the area.

We plan to continue using barges throughout the cofferdam removal to remove fill material and piles.

**Question** - A resident asked where the cofferdam fill material is going.

**Response** – JB noted that the material is taken to Tilbury where it is cleaned and recycled for other construction projects.

Upcoming works include:

- Adding wooden fenders to the river wall
- Continuing to clad the river wall in new panels
- At Loftie Street we are also creating a new access gate for the Thames Water infrastructure.
- On the western side of the site, we have been working to connect the existing jetty infrastructure to our new river wall.

The upcoming programme includes the following (slide 28).

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						

**Question** – A resident asked if there is a chance the completion date will be pushed back further.

**Response** – Yes there is a chance as this programme is dependent on the remaining works and engineering challenges. We are working to our current programme, and the aim is to finish in Summer 2025. This programme has been holding for the last two years.

A 3D image was shown depicting the river wall panels and ventilation columns. It was noted that the current ventilation columns are temporary.

**Question** – Why is there a gate going into Loftie Street? Is it permanent?

**Response** – It is a temporary access gate that will separate Thames Water’s infrastructure from the new developer’s area.

**Question** – Will the Thames Path follow the river wall? Will it be open to the public?

**Response** – Yes, the Thames Path following the alignment of the river wall that we are currently reinstating. It won’t be opened up by Tideway but will open once the new development is finished. A resident noted that this section of river wall is new and has not previously existed.

<p><b>6</b></p>	<p><b>Noise and air quality</b></p> <p>LC ran through the latest noise monitoring results since the last meeting</p> <ul style="list-style-type: none"> <li>• There have been four Section 61 noise exceedances in the last 6 months. Two of these were during sheet pile installation and two were during concrete breaking</li> <li>• There have been four Air Quality Monitoring exceedances in the last 6 months (24h PM10)</li> </ul> <p>Any exceedances shown by the monitors are investigated thoroughly after the team is alerted. Work was stopped and the team reevaluated how they could carry out the activity. Vibration monitoring was also taking place.</p> <p>The team are aware of the impact to residents, and we appreciate your patience with us. To try to minimise our impact the team also:</p> <ul style="list-style-type: none"> <li>• Plans construction methodologies with noise impacts as a key consideration (Section 61 consent)</li> <li>• Monitors noise across the site to identify exceptional noise sources</li> <li>• Uses acoustic screening around static plant where possible</li> <li>• Uses localised screening for loud activities (concrete breaking, floor sawing etc.) where possible</li> <li>• Sources/develops low noise plant and equipment where possible</li> <li>• Shuts down plant and equipment when it is not in use</li> <li>• Fabricates construction elements offsite where possible</li> <li>• Uses mains electricity to power equipment where practicable</li> <li>• Uses alternative concrete cutting techniques to reduce noise when breaking concrete</li> </ul> <p>A resident reported a beeping excavator that she has raised with the Helpdesk.  <b>Action 4</b> – Team to investigate the beeping excavator and to report back.  <b>Post meeting note</b> - After investigation, the 50tn excavator may have been the machine making the beeping noise. This was a very large excavator, and the noise is a safety feature so people in the area are aware of the reversing. The excavator was demobilised from site on the 8 November so beeping should have ceased. Action closed.</p>
<p><b>7</b></p>	<p><b>Trigger Action Plans</b></p> <p>EB noted that at the start of the project, Tideway installed a series of noise mitigation measures at various properties in line with our Trigger Action Plan process.</p> <p>As works at Chambers Wharf start to finish, the noise mitigation previously installed will be removed if this has been requested.</p> <p>The noise mitigation measures installed were primarily:</p> <ul style="list-style-type: none"> <li>• External balcony screens</li> <li>• Internal secondary glazing</li> <li>• Ventilation units</li> </ul>

The team 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.

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.

**Question** – Will residents get notice before balcony screens are removed?

**Response** – Yes, we will be in contact ahead of the works.

## 8 Mitigation

### Independent Compensation Panel (ICP)

EB reminded attendees that if a resident believes they will be affected by the upcoming activities or the cofferdam removal works, they can download the application form from the Tideway website: [here](#)

The ICP will continue to meet frequently until the end of cofferdam removal work and have arranged a fast-track process which prioritises people who have already been approved by the panel and have a direct view of the site. Mitigation from the impacts of the cofferdam removal could include things such as:

- noise cancelling headphones
- temporary office accommodation, if you work from home
- periods of daily respite, to enable you to leave your property during noisier periods
- reimbursement for daytime activities undertaken during noisy periods
- short term or long-term rehousing, during cofferdam removal works

To be considered for additional mitigation you will need to make an application to the ICP and specify the mitigation you believe will be suitable for your personal circumstances.

For personal assistance contact our Helpdesk: 08000 30 80 80 or [helpdesk@tideway.london](mailto:helpdesk@tideway.london).

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](mailto:jacqueline.christie@southwark.gov.uk)



	<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: <a href="mailto:admin@tidewayicp.london">admin@tidewayicp.london</a></p> <p>For independent advice contact Independent Advisory Service (IAS) Helpline: 0800 917 8845 or <a href="mailto:info@tidewayias.co.uk">info@tidewayias.co.uk</a></p>
9	<p><b>Contacting Tideway</b></p> <p>Residents can continue to contact us by emailing <a href="mailto:helpdesk@tideway.london">helpdesk@tideway.london</a> or telephoning 08000 30 80 80.</p> <p>It was noted that from December, during office hours the helpdesk will be staffed by internal staff rather than by an outsourced call centre.</p> <p><b>Question</b> – Does the Helpdesk have contact with this site?  <b>Response</b> – Yes, all emails and calls relating to Chambers Wharf are forwarded to MG and EB. During nighttime hours there is a mechanism for the Helpdesk to contact the manager on duty.</p> <p>EB also noted that River Thames our magazine has been sent out over the summer to local residents. There is likely to be one more magazine coming your way.</p> <p>EB also encouraged residents to check our social media channels and YouTube page for lots of sewer related content and videos.</p>
10	<p><b>Legacy and Community Investment</b></p> <p>MG reminded residents of the different channels we use to communicate about the project – including the weekly emails which goes out to 300 email addresses.</p> <p>MG updated on some of the volunteering, fundraising and positive impacts made by the team. Highlights include:</p> <ul style="list-style-type: none"> <li>• River Times distributed to circa 16,000 households around the east sites</li> <li>• CVB Person Protection Equipment (PPE) donation to Constructionarium in Norfolk</li> <li>• Work experience: 14 students have been hosted this year by the east team. 79 have been hosted over the years.</li> <li>• London Design &amp; Engineering University Technical College careers day &amp; student mentoring has taken place</li> <li>• A boat trip was taken with Harris Academy students to showcase sustainability job opportunities</li> <li>• We visited Bounceback, a charity for employing ex-offenders visit at HMP Brixton</li> <li>• Environmental charity Thames 21 has undertaken a wet wipe count supported by the team at Hammersmith</li> <li>• We have supported the Wrayburn House community event promotion, and have helped with planter deliveries</li> <li>• St Michael's School also visited the site for a talk on biodiversity</li> </ul>

Highlights from the wider project include:

- Widespread media coverage when we put the final shaft 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 and at the Better Society awards Tideway was awarded Highly Commended
- Tideway Sustainability Report has been published
- 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)

MG showed the latest aerials for the six sites across the eastern section (slide 40).

Two residents noted that they had attended the March for Clean Water protest and had been really inspired by the numbers of people who attended.

**Question** – What has happened to the Saxon fish trap

**Response** – It is still there and has been protected during construction.

**Question** – Why are the fenders wooden?

**Response** – They can be easily replaced if a boat contacts the structure and are widely used across the Thames.

**Question** – Is the Bermondsey Dolphin structure in the river, still there?

**Response** – Yes, it is still there and will remain.

A resident noted that he had received what they described as a right of light letter from Thames Water / the new developer. It was confirmed that this is not a Tideway related matter and appeared to be a letter regarding the subsequent development. There was discussion regarding residents who had spoken to their legal representatives.

JC suggested residents could contact the Southwark Council planning department for further information.

DD at Thames Water suggested she make contact with the resident and see if there is any further information. **Post meeting note** – DD has contacted the resident directly.

**11** Any other business

PB noted that there needs to be some thought from Tideway as to how to celebrate the end of the Tideway works at Chambers Wharf. EB noted that this will be looked at in due course.

**Question** – when will the site offices go?

**Response** – there is currently a planning application viewable on Southwark Council's planning portal to retain the offices for the next developer. There is no decision on this application currently.

## Meeting agenda

	Residents thanked Tideway for their explanation and time.
	PB closed the meeting.

<b>Actions from today's meeting</b>			
<b>Date</b>	<b>Action</b>	<b>Who</b>	<b>Status</b>
4 Nov 2024	<b>Action 1</b> – Southwark Council to speak to the Council's ground maintenance team to see what can be done regarding the plants that have been planted at Fountain Green Square.	Southwark Council	Open
4 Nov 2024	<b>Action 2</b> –Thames Water to take question away and follow up - A resident asked if the Tideway tunnel will have any impact on the usage of the Thames Barrier.	Thames Water	Action closed. Thames Water provided an update to say that the answer to this question is no. The Thames Barrier is for tidal flooding risk in the capital, the Tideway tunnel does not have any effect on the tide and therefore would not have any effect on the usage of the Thames Barrier.
4 Nov 2024	<b>Action 3</b> – Tideway to email resident who wanted a copy of the aerial photographs that feature her property.	Tideway	Action closed. Photographs have been emailed to resident.
4 Nov 2024	<b>Action 4</b> - A resident reported a beeping excavator on site. Team to investigate.	CVB	Action closed - The excavator was demobilised from site on the 8 November so beeping should have ceased. Action closed.
4 Nov 2024	<b>Action 5</b> – Tideway to look at a way to celebrate finishing at Chambers Wharf	Tideway	Open

**Actions from last meeting**

<b>Date</b>	<b>Action</b>	<b>Who</b>	<b>Status</b>
2 July 2024	Southwark Council and successful Fountain Green Square Community Enhancement Fund (CEF) applicant to undertake further engagement / consultation with	Southwark and CEF applicant	Action open. JC updated during the meeting to say that further engagement activity for this project is planned.

## Meeting agenda

	Fountain Green Square residents/owners.		
2 July 2024	Southwark Council to provide clarification on any impacts to service charge from Community Enhancement Fund improvements.	Southwark	Action closed. Southwark Council confirmed that this was not how services charges were calculated.
2 July 2024	Southwark Council to clarify who owns land/greenspace in front of Old Justice pub.	Southwark	Action closed. JC updated to say the space is owned by Southwark's Highways team.
2 July 2024	Tideway to include visuals of how the site will look once Tideway has gone at the next session.	Tideway / CVB	Action closed. 3D render has been included in the slide pack (slide 29) to show Tideway architecture and landscape that will be left behind (this is mainly the river wall and the kiosk).  Tideway cannot provide visuals for future development as this is still shown as 'Under Consideration/Assessment' on Southwark Council's Planning Portal ref - 24/AP/1547 and is not being delivered by Tideway.
2 July 2024	Team to provide a plan of where the new Loftie Street access gate will be located.	CVB	Action closed - Plan included in the slide pack. JHS confirmed there will be gates for Thames Water's access.
2 July 2024	CVB to arrange some attended noise monitoring for the north side of the river during cofferdam removal works.	CVB	Action closed. Attenuated noise monitoring – This was complete at Fountain Green Square and across the river, both recordings found to be compliant (below the maximum level). Note, the noise is monitored on acute spikes and overall noise generated over the day.
2 July 2024	CVB to look into whether the buoy in the middle of the river was removed by Tideway and if so, to confirm if it will be going back in.	CVB	Action closed. JB updated to say the buoy was removed at the start of the works and it is not within CVB's scope to reinstate it. The resident could contact the Port of London Authority if they want to follow this up.
2 July 2024	Tideway to contact the contractors who conducted the discretionary offer to fund window cleaning to adjacent properties.	Tideway	Action closed. The resident had been updated by Allen Summerskill who said unfortunately Tideway couldn't carry this out again. Originally it was a discretionary one-off offer, and the contractor had unfortunately passed away. The company did not want to continue with the contract. Any residents wishing to apply for mitigation for window cleaning should apply through the Independent Compensation Panel.

## Previously open actions from historical meetings

## Meeting agenda

Date	Action	Who	Status
26 Mar 2024	The team to host a general presentation about the science of noise and how its measured.	Tideway / CVB	Open – the team’s noise consultants are still planning on scheduling this.
26 Mar 2024	Details of the Independent Compensation Panel fast track process to be shared with residents	Tideway / ICP	Action open and ongoing - Details about the Independent Compensation Panel fast track process continue to be shared via information sheets and weekly e-newsletter.
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 and at previous meetings on 26 March and 2 July 2024 and will remain on the agenda.
14 Nov 2023	Tideway to continue to provide notice to residents ahead of noisy activities including the cofferdam removal.	CVB / Tideway	Open and ongoing. The team continue to provide information to residents on a weekly email via our mailing list. Information sheets are also posted to residents regarding significant activities.
21 Nov 2022	Future developer to be invited to CLWG meeting at appropriate time.	Tideway	Open – developer to be invited in due course.  It was noted that St James had sent out a leaflet advertising a drop-in event they hosted in the Old Justice Pub in May.  This leaflet was circulated by Tideway via our weekly newsletter in May. EB also emailed it following the meeting to the residents that attended.
4 July 2022	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.