



MEETING NOTES

Subject:	Chambers Wharf – Community Liaison Working Group
Date and time:	Monday 16 June 2025, 6:30pm – 8.15pm
Location:	Chambers Wharf site office
Chair:	Patricia Brown
Notes:	Emily Black

Attendees

Independent Chair - Patricia Brown (PB)

Residents – 9 residents attended, referred to by initial.

- BF
- CA
- FA
- GL
- LP
- MM
- NN
- PBa
- ST

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)
- Stuart Grant, Director of Commercial Agreements & Property, Tideway (SG)
- James Hatrick-Smith, Chambers Wharf Project Manager, CVB (JHS)
- Lydia Claxton, Senior Environmental Advisor, CVB (LC)
- Martin Griffiths, Senior Community Relations Manager, CVB (MG)
- Yuriy Melynychok, Site Agent, CVB (YM)
- Demi Dean, Major Projects Communications Lead, Thames Water (DD)

Item	Topic
1	Welcome PB welcomed everybody and introductions were made. Apologies have been received from Neil Coyle MP and Bill Williams from the MP's office.

	<p>The slides from the session are available here – https://www.tideway.london/media/7370/chambers-wharf-clwg-16-june2025-website.pdf</p>
2	<p>Actions from last meeting</p> <p>PB ran through the outstanding actions from previous meetings that would be covered or closed at the meeting. Please see the summary at end of this document for the updates on these actions.</p> <p>Question - A resident asked about a letter she had received inviting her to a planning meeting about the future development on the Chambers Wharf site. It was noted that this was not a letter from Tideway and Tideway is not the future developer of the site.</p> <p>The resident said she had been in contact with her ward councillors and the author of the letter but was still awaiting further details about the planning amendment. Another resident suggested she look at Southwark Council's planning portal for more details on the planning amendment.</p> <p>The resident asked PB to register her dissatisfaction with the planning procedure/communications. RE from Southwark Council explained that it is a set statutory planning procedure.</p> <p>Action 1 – PB to mention the resident's feedback on the communications of the planning amendment to her contact at Berkeley Homes. PB noted this will be informal feedback rather than a formal complaint.</p> <p>Question – A resident asked if the Thames Path will be reopened while the new development is being built. EB noted that Tideway's understanding is it will remain closed through the construction of the new development.</p> <p>Action 2 - PB to speak to the Director of Planning and Growth at Southwark Council to confirm whether the Thames Path will remain closed during construction of the future development.</p>
3	<p>Update on the wider project</p> <p>EB provided an update on the wider Tideway project. See slides 4-7 in the slide pack.</p> <ul style="list-style-type: none"> • The tunnel is built underground and is 25km long, stretching from Acton to Abbey Mills near Stratford where it joins the existing Lee Tunnel to Beckton. • The former discharge points along the route have been connected into the new system and we have been protecting the River Thames from sewage pollution in the tidal Thames area for the last few months. • The team has completed all the tests required in 'dry' conditions and we are now ready to start 'storm' testing which we need significant wet weather for. • So far, the sewer has diverted over 7 million cubic metres of sewage from going into the River Thames. This figure is correct as per 15 May 2025. • We expect the sewer to be fully operational later in 2025, subject to testing.

	<ul style="list-style-type: none"> In May 2025, His Majesty The King visited our Blackfriars Bridge Foreshore site to celebrate completion of the construction of the tunnel and met with some of our workforce.
4	<p>Updates from Chambers Wharf project team</p> <p>JHS provided an update from the Chambers Wharf site team. See slides 8-23 in the slide pack.</p> <p>Cofferdam Removal</p> <p>JHS showed the latest aerials from May 2025 which show the progress of the excavation of the cofferdam that is currently being removed (slide 10). He compared this with the aerial photograph from previous year (slide 9). The cofferdam is the temporary area of land that was built out into the river. The team is now returning the site and the river wall to its earlier alignment.</p> <p>Recent progress:</p> <ul style="list-style-type: none"> Fill material is continuing to be excavated from the outer areas of the former cofferdam (see slides 11). An 'island' remains for the time-being so that we can base our machinery on it. This is likely to be the last area to be excavated and removed. A jack-up barge has been located on the site since February 2025. It has been moved to a couple of different locations. A crane sits atop the barge. This machinery helps to pull out the sheet piles. Cofferdam sheet pile removal is underway and so far, we have pulled 84 of 410 piles, some have been cut to make way for the barge. Sheet pile removal is expected to go on until autumn 2025. JHS reminded residents of the main pieces of plant or machinery that are being used to remove the piles with the aim to minimise disruption where possible. Where the team is unable to pull any piles out by vibration or pulling then the team will be looking to cut the pile off at a level below the riverbed. We also have 33 concrete piles that need to be removed and like other sites we will be using divers underwater to cut these out. This avoids breaking them up and reduces noise disruption. We expect to start removing the concrete piles in July 2025. Installation of the new river wall panels and wooden fenders is making good progress with 85% installed. Safety chains have been added and the handrail installation is visible. Planting of the terrace along the river wall will take place in due course. We have some work to do on the river wall next to Fountain Green Square to tie the old river wall structure in with the new river wall. We will be starting this work towards the end of June 2025. The team have almost completed the block paving over the shaft. This is the area of site that will be handed over to Thames Water. In this area, in August, we will be installing three permanent ventilation columns. We have started removing the branding / artwork on the hoardings around the site. We are currently in Loftie Street and will then do the western section by Luna House and Axis Court before finishing on Chambers Street.

- We have permission from Southwark Council to keep the site offices in situ for the future developer's use. This avoids the unnecessary demolition of the site offices.

Question – A resident asked about the piles that were proving more challenging to be removed, he asked will they be cut down fully or will any of it be left protruding upwards in the river bed?

JHS explained there will no protruding pieces of piles left after Tideway finishes as we will need to cut them to a level below the riverbed and backfilling them where necessary.

Question – A resident asked if the ventilation columns are above the shaft? JHS said they sit above the air treatment unit.

Question – A resident asked will the permanent ventilation columns be the same size? Yes, they are a similar height but a more elegant shape.

Question – A resident asked about the brown roof on the top of the kiosk. YM said that the roof has stones and materials to help with biodiversity.

Question – A resident asked will the new hoardings be the same height as the old ones? Yes and will be a pale grey colour.

Programme

The upcoming programme is on slide 23. It was noted that sheet pile removal is taking longer than anticipated and there has been a slip to the programme presented at the last community liaison working group. JHS thanked residents for their patience with the team.

On the programme below JHS noted that although the cofferdam should mainly be removed by the end of this year, there is a section of marine works that will go into 2026. This is for scour protection – where we need dredge some of the riverbed to lay rock material on it to avoid erosion. This work is not expected to be as disruptive as the pile removal works and we hope to carry out this work by a small barge from the river.

Activity	2025				2026	
	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun
Cofferdam Removal						
River Cladding Panel Installation						
Architecture and Landscaping						
Site Reinstatement						
Foreshore & River Completion						

Question – Will there be any more resident meetings? We are likely to have another meeting(s), but they may not be needed as frequently.

5	<p>Noise and air quality</p> <p>LC ran through the latest noise and air quality monitoring results</p> <ul style="list-style-type: none"> • There have been zero Section 61 noise exceedances since the last meeting. • There have been zero Air Quality Monitoring exceedances since the last meeting (24h PM10). <p>Any exceedances shown by the monitors are investigated thoroughly after the team is alerted. Work is stopped and the team reevaluate how they could carry out the activity. Vibration monitoring is also taking place; this has included attended monitoring north of the river.</p> <p>LC also outlined the current working hours (slide 25), these have not changed since the last meeting but do include early starts (from 5am) and late finishes (to 10pm) when we need to work with the tide times. The team do avoid noisy working after 6pm but appreciate there has been some early starts recently. These hours will continue as we continue to remove the cofferdam.</p> <p>Comment – a resident noted that you can hear the pile removal north of the river, but it hasn't been too bad as it is not continuous.</p> <p>Comment – Two residents noted that they had experienced visible shaking / vibration inside their building on one occasion but not recently. RE at Southwark Council requested they report it to the Council if that happens again so the Council can make sure some attended monitoring takes place. LC also said if residents can report it to the Tideway Helpdesk, then they can look at the work taking place and see if any adjustments can be made.</p>
6	<p>Trigger Action Plans</p> <p>EB reminded residents 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. As works at Chambers Wharf start to finish, the noise mitigation previously installed will be removed if this has been requested. The noise mitigation measures installed were primarily:</p> <ul style="list-style-type: none"> • External balcony screens • Internal secondary glazing • Ventilation units <p>If you have received noise mitigation measures and haven't been sent a letter, please let us know.</p> <p>Next steps: If you told us that you want to retain noise mitigation measures permanently:</p> <ul style="list-style-type: none"> • We have posted close-out letters, which ask you to sign and return. This will look to formalise your acceptance to keep these items permanently.

	<p>If you told us that you wanted to have some or all of your noise mitigation measures removed:</p> <ul style="list-style-type: none"> • We will be contacting you in the coming months to organise the removal of the relevant elements (and make good of any holes, damage etc.) <p>The freeholders of Axis Court and Luna House have stated Tideway must remove the external balcony screens installed, regardless of leaseholder / resident preferences.</p> <p>Question – A resident asked about the timings for the removal of his balcony screen. EB explained that the removal is tied to the programme of the noisy works but plenty of notice will be given to residents before any measures are removed.</p>
7	<p>Mitigation</p> <p>Independent Compensation Panel (ICP)</p> <p>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 for the Independent Compensation Panel from the Tideway website: here or take a paper copy that was provided at the meeting.</p> <p>Mitigation from the impacts of the cofferdam removal could include things such as:</p> <ul style="list-style-type: none"> • 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 <p>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.</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>

	<p>Contacting Tideway</p> <p>Residents can continue to contact us by emailing helpdesk@tideway.london or telephoning 08000 30 80 80.</p> <p>The last River Times magazine will be posted to residents within 250m of our sites during the summer.</p>
8	<p>Tideway ventilation - Low frequency noise report</p> <p>Background – Tideway’s ventilation system</p> <p>Following reports of a low frequency noise or hum that some resident’s thought might be attributable to the new sewer infrastructure Tideway had appointed an independent review by the University of Cambridge. See slides 30-41 for details.</p> <p>SG provided an overview of the ventilation system across the Tideway system and the Lee Tunnel (which the Tideway system joins). It was noted that there are three active ventilation sites and 17 passive ventilation sites including Chambers Wharf.</p> <p>SG noted that air in the tunnel is normally managed by the creation of a small, negative pressure relative to atmosphere by fans at active ventilation fans sites at the ends of the tunnel(s). In normal operation (empty) the tunnel air is changed and treated once per day.</p> <p>There are four main modes that the ventilation system works under:</p> <ul style="list-style-type: none"> • main tunnel empty • main tunnel filling – part full • main tunnel filling – full at least part of its length • main tunnel emptying <p>Each mode has a different configuration of fans operating across the system.</p> <p>Question – How are the fans operated? What happens if they fail?</p> <p>SG noted that the system is automated and driven by sensors. There is a triple-redundancy in the system and a 24-hour control room with controllers to monitor the system and identify any faults or issues. Any air that is released is treated by carbon filters.</p> <p>Independent review</p> <p>The purpose of the report by the University of Cambridge is to provide an independent view on whether it is feasible that Tideway operations, in particular, ground-borne vibration arising from these, could be responsible for perceptible levels of re-radiated noise in residential properties adjacent the tunnel.</p> <p>SG noted that although the full report is still awaited, the University of Cambridge has prepared some summary slides for this meeting.</p>

The review focused on reports of low-frequency noise (LFN) disturbance in three residential properties/areas:

- Cinnabar Wharf
- Capital Wharf
- Shad Thames

The authors of the report reviewed:

- Low frequency noise complaints
- Existing measurement reports
- Tideway's operational details and designs

Conclusions

- Strong evidence exists of a tonal low frequency noise in the region of 50 Hz
- There is no evidence of operational anomalies with measured fans or pumps
- There is no evidence linking vibration at Tideway sites to that in the vicinity of the identified properties
- Noise and vibration measurements at Cinnabar Wharf:
 - are consistent with reports of the disturbance
 - indicate structure-borne noise from some form of electrical machine(s)
- Further measurements may identify the source, but this would require careful and potentially extensive work, e.g. through Environmental Health

It was noted that the report is in the final quality assurance process and is due for publication by the University of Cambridge in the week commencing 16 June 2025.

A resident noted that he had his own specialists looking into the matter affecting him and is partner. They are planning to move out of their flat in due course to allow measurements to be taken once the cofferdam is fully removed. SG noted that the University of Cambridge are willing to meet with the resident's noise consultants.

A resident expressed that previously a temporary fan in the incorrect mode had caused a noise disturbance during tunnel construction.

A resident in the Shad Thames area reported that he had started hearing a low frequency hum in November 2024 but hadn't heard it since April 2025.

RE at Southwark Council noted that he had looked into low frequency noise matters elsewhere across the borough and they are notoriously difficult to identify the source.

Action 3 – Tideway to provide a copy of the Low Frequency Noise independent review to the residents that have been communicating with SG as well as the two relevant teams at Southwark and Tower Hamlets councils once received. Any

	<p>other residents/parties that want a copy of the report should contact the Tideway helpdesk – helpdesk@tideway.london.</p>
9	<p>Legacy</p> <p>MG noted that he continues to send out a weekly update about the site's activities for residents and MG continues to answer queries and complaints coming in about the team's work.</p> <p>Highlights from CVB's legacy work since the last meeting include:</p> <ul style="list-style-type: none"> • Thames 21 Wet Wipe Count in London Rivers Week shown on BBC London TV - 4,848 wet wipes and 70 bags of waste collected • HM Prison Thameside staff volunteer visits with Key for Life charity, helping prisoners back into work • Planters donated to local residents' communal garden near Chambers Wharf • Abbey Wood memorial garden renovation by our site staff volunteers • Donation to Great Ormond Street children's hospital from staff site safety observations • Food items donated by staff given to Trussell Trust Food bank charity in Southwark • Former apprentice received a 1st Class Engineering Degree from South Bank University • Thames Skills Academy at Watermen's Hall provided Trauma Risk Management for people working near the river • Brazilian Infrastructure & Environment Minister visited Chambers Wharf. • Bartlett School of Sustainable Construction report launched at UCL focussed partly on Tideway: Strengthening Collaboration between project organisations and local authorities: Resolving tensions in the planning and execution of major projects • Oarsome Challenge next month, fundraising for London Youth Rowing
10	<p>Southwark Council - Section 106 and Community Enhancement Fund updates</p> <p>Southwark Council officer, JC, provided an update on the Community Enhancement Fund and the Section 106 schemes funded by the Tideway project. See slides 45-49 of the slide pack.</p> <p>Community Enhancement Fund projects</p> <p>JC noted that the final round of voting on the Community Enhancement Fund had been held in March. All monies associated with the £1 million Community Enhancement Fund have now been allocated. There is currently a small £865 over-allocation, it is likely that at least one project will come in under budget otherwise Southwark Council are going to accommodate this. 64 projects had been voted through between 2017 and the present.</p> <p>The successful projects in the last round of voting were from:</p>

- Stephen Lawrence Day Foundation
- Salmon Youth Centre
- Wrayburn TMO
- Time and Talents
- Food bank
- Downside Fisher Youth Club
- The People's Company

JC thanked members of the panel and community members for their attendance and dedication in the process.

There are a couple of projects that have been voted through that are still under consultation including the Cherry Garden project but generally the projects have a year to be realised.

Question – Is there any feedback assessment or an evaluation report planned for the Community Enhancement Fund?

JC is hoping to do a walkabout at the end of the project to see the successfully delivered projects and get feedback from the community. She noted that projects have a year to be delivered. At the very end once all projects are delivered there will be a report on the scheme. This is likely to be in 2026.

Comment – PB noted that it's important to have an evaluation on the initiative and it would be good to have feedback/lessons learnt for future construction projects in the borough.

Action 4 – Southwark Council to produce and circulate an evaluation report on the Community Enhancement Fund once all projects have been delivered.

Section 106 projects

Scott Lidgett and Wickfield playground schemes have been consulted on and the designs agreed. The contractor has started on site now and delivery of the refreshed play spaces is expected to be before the school holidays. These projects are being delivered by Southwark Council with section 106 funding from the Tideway project.

Any other business

PB noted that it is the intention to host another community liaison working group(s) but the frequency is yet to be determined, as the work on site will remain quite static for a while now.

PB noted that this was EB's last meeting as she is leaving Tideway. She thanked EB for her work at Chambers Wharf and wished her luck in the future.

PB closed the meeting and thanked everyone for attending.

Actions from today's meeting

Meeting notes

Date	Action	Who	Status
16 June 2025	Action 1 – PB to mention the resident's feedback on the communications of the planning amendment to her contact at Berkeley Homes. PB noted this will be informal feedback rather than a formal complaint.	Chair of CLWG	Open
16 June 2025	Action 2 - PB to speak to the Director of Planning and Growth at Southwark Council to confirm whether the Thames Path will remain closed during construction of the future development.	Chair of CLWG	Open
16 June 2025	Action 3 – Tideway to provide a copy of the Low Frequency Noise independent review to the residents that have been communicating with SG as well as the two relevant teams at Southwark and Tower Hamlets councils once received. Any other residents/parties that want a copy of the report should contact the Tideway helpdesk – heldesk@tideway.london .	Tideway	Open
16 June 2025	Action 4 – Southwark Council to produce and circulate an evaluation report on the Community Enhancement Fund once all projects have been delivered.	Southwark Council	Open

Actions from last meeting

Date	Action	Who	Status
11 Feb 2025	The CLWG Chair encourages four-way discussion or masterplan conversation between Southwark Council / Tideway / Thames Water / new developer responsibilities/maintenance/interfaces of new site and update any progress at next CLWG.	Southwark Council / Tideway	Open – Southwark Council's planning portal still showing future development planning consent as under consideration. Separately PB will have an informal conversation with developer about continuing engagement with residents.
11 Feb 2025	CVB to do monitoring on the north side of the river (noise and vibration) during pile removal.	CVB	Closed – CVB updated at the meeting. Attended monitoring has taken place including north of the river.
11 Feb 2025	Southwark Council / Tideway to confirm who will own and maintain the river walk and intertidal terracing once confirmed.	Southwark Council / Tideway	Closed – Tideway updated at the meeting to say that Tideway / Thames Water have a planning obligation to maintain the intertidal terraces, but that obligation may get transferred to the owner of the future development. This is yet to be agreed.
11 Feb 2025	Tideway to invite someone from Southwark Council's planning team to future meeting.	Tideway	Closed – The relevant planning officer was included on tonight's invite list but did not attend.

Meeting notes

11 Feb 2025	Tideway to provide an update on the low frequency noise independent report at the next meeting.	Tideway	Closed – Tideway provided a detailed update at the meeting about the progress of the report. The report will be shared with the relevant residents as well as the Environment teams at Southwark and Tower Hamlets councils.
11 Feb 2025	SG to get into contact with the two residents regarding their comments about low frequency noise.	Tideway	Closed – SG has been in contact with residents.
11 Feb 2025	Tideway to feedback request for removal of Trigger Action Plan measures within 2 months of Tideway finishing to the CVB team responsible and update at next meeting.	Tideway / CVB	Closed – EB updated at the meeting. CVB said this should be fine.
11 Feb 2025	CVB to follow up with the resident regarding her balcony screen.	CVB	Closed – CVB have been in contact with resident

Open actions from previous meetings			
Date	Action	Who	Status
4 Nov 2024	Tideway to look at a way to celebrate finishing at Chambers Wharf	Tideway	Open. JC at Southwark is proposing to do a walkabout of the successfully delivered Community Enhancement Fund projects.
26 Mar 2024	The team to host a general presentation about the science of noise and how its measured.	Tideway / CVB	Propose to close down this action.
26 Mar 2024	Details of the Independent Compensation Panel fast track process to be shared with residents	Tideway / ICP	Open and ongoing - Details about the Independent Compensation Panel fast track process continue to be shared via information sheets, weekly e-newsletter and at community meetings.
14 Nov 2023	Tideway team to provide updates 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 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 – Southwark Council's planning portal still showing future development planning consent as under consideration.
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.