

# INDEPENDENT COMPENSATION PANEL

## MEETING #285 MINUTES

|                         |   |
|-------------------------|---|
| <b>Purpose:</b>         | To determine medical, special cases, compensation claims and fast-track claims  |
| <b>Date and time:</b>   | Tuesday 24 June 2025 – 1000hrs to 1100hrs   |
| <b>Location:</b>        | Video Conference  |
| <b>Panel Members:</b>   | Graham Parry (Chair)<br>Stephen Stansfeld (Medical)<br>Phil Evans (Noise)   |
| <b>Abbreviations:</b>   | ‘Panel’ means the Independent Compensation Panel<br>‘Project’ means Tideway<br>‘ICC’ means the Independent Complaints Commissioner for the Project<br>‘Non-Stat Policy’ means the Non-Statutory Off-site mitigation and compensation policy |
| <b>Document Number:</b> | <b>2350-TDWAY-TTTUN-990-ZZ-ZZ-740945</b>  |

| Item 1                              | Notes for the record   |
|-------------------------------------|--|
| <b>Address of affected property</b> | <b>Chambers Wharf Area</b>   |
| <b>Relevant Tideway site</b>        | <b>Chambers Wharf (“CHAWF”)</b>  |
| <b>Details of site activities</b>   | On-going coffer dam removal  |
| <b>Decision</b>                     | <b>AMENDED AWARDS</b>  |
|                                     | <p>The current situation for the CHAWF site is that there is a dispensation in place for the period 1st January 2025 until completion of the works at the end of August 2025 assuming works run to programme. However, the high-level works programme indicates an end in September 2025 (see below). Whereas, the recent CLWG meeting held on the 16th of June 2025, included an updated construction programme for the CHAWF site. This report provides a summary of the revised programme and the implications for awards currently running but due to end at the end of July 2025. The text below is as previously provided but updated where necessary. The CLWG latest programme information is provided at the end of these details.</p> <p>The Engagement Manager for the site previously provided an update to the works by e-mail dated 9th of December 2024 which included the following:</p> <ul style="list-style-type: none"> <li><i>Phase 9 Section 61 (pdf doc)</i></li> </ul> |

- The latest dispensation CVB have done for programme realignment (word doc). Currently unsigned.

- Please see high level programme below and slide pack from the November 2024 CWLG meeting, which is still applicable. The slide pack is attached to the report email.

The CVB site agent also has provided the below summary of activities and what may be specifically loud, noisy, disruptive:

- Cofferdam Removal – this has the potential to be very loud intermittently from Early Feb-25 until the end of the works as it involves the removal of sheet piles.

- o We will use a silent push pull piler to break the seal in the sheets, then try pulling the sheets with the crane. If they don't pull, then we need to vibro them out which is very loud.

- o There will also be intermittent breaking of the remaining concrete slabs using excavators with hammer attachments and saw cutting.

- o This is also tidally influenced which means some works, such as the excavation activity, needs to occur on the low tides, which means our working time may be from 5am until 10pm depending on the tides.

- Architecture and Landscaping – Louder activities include:

- o Saw Cutting of kerbs and pavers – 3-month duration from April to June – intermittently throughout the day as required – standard working hours

- o Hand tools installing handrails and metal works – Jan to May – intermittently throughout the day as required – standard working hours

The programme for these works is now as follows, updated from the CHAMBERS WHARF–COMMUNITY LIAISON WORKING GROUP meeting - Tuesday 11 February 2025:

| Activity                          | 2025    |         |         |         |
|-----------------------------------|---------|---------|---------|---------|
|                                   | Jan-Mar | Apr-Jun | Jul-Sep | Oct-Dec |
|                                   |         |         |         |         |
| Cofferdam Removal                 |         |         |         |         |
| River Cladding Panel Installation |         |         |         |         |
| Architecture and Landscaping      |         |         |         |         |
| Site Resinstatement               |         |         |         |         |
| Tideway & CVB Removal from site   |         |         |         |         |
|                                   |         |         |         |         |

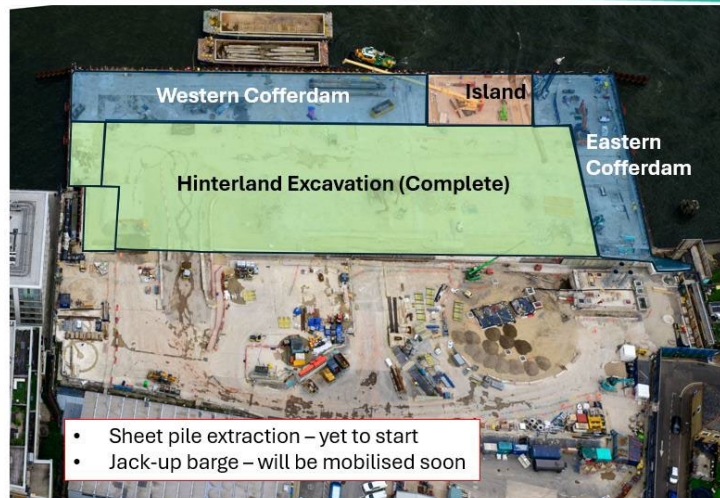
The above supersedes previous activity programmes for the site.

In addition to the above, and from the above Working Group meeting, the latest on the cofferdam removal works is as follows:

### **CHAMBERS WHARF COFFERDAM REMOVAL**

Tideway is continuing to remove the cofferdam at our Chambers Wharf site (the blue and green areas marked in the diagram below). The cofferdam is the temporary area of land that was built out into the river so that we could build the super sewer tunnel and the structures below ground.

## COFFERDAM REMOVAL SEQUENCE



*The “Hinterland” area has now been excavated. 48,000 tonnes of filler material was removed from the site by barges to be reused as engineering fill material elsewhere.*

*We are continuing to remove the rest of the fill material (another 60,000 tonnes) before we begin to remove the 400 steel sheet piles, steel tie rods, beams and 33 concrete piles, from this month.*

*A specialist jack-up barge will be located onsite, along with other floating pontoons, cranes and barges, to assist in the removal of the steel and concrete piles that formed the cofferdam. Initially, the jack-up barge will be outside Luna House for approximately 6 weeks before it moves east, towards the middle of the site.*

*The process for removing the steel sheet piles involves initially pulling them using a silent, hydraulic machine before the piles are finally extracted using a crane and vibrating piling unit, which can be noisy. Should the piles still prove stubborn to remove, a team of divers will be deployed in the river to thermally cut the piles beneath the riverbed.*

*The 33 concrete piles will be removed by divers installing a wire cutter around them. Once cut, the concrete will be lifted out of the river. The excavation is then backfilled to riverbed level.*

*Removal of the cofferdam will progress from both the western and eastern sides of the site simultaneously, working towards a central point called the marine “Island”. Once the piles are removed, the machinery will demobilise from the site using barges.*

*After demobilisation, the “Island” will be excavated, the sheet piles removed and a pontoon barge with a long reach excavator will complete reprofiling of the final foreshore and shape the riverbed back to its original, pre-construction level.*

*Work to remove the cofferdam will continue throughout the Summer.*

### **WORKING HOURS**

Standard site working hours:

- Monday to Friday – 8am to 6pm

- **Saturday – 8am to 1pm (9am to 2pm if breaking concrete)**
- **Cofferdam removal activities, including barge movements, are tidally affected and may take place between 5am and 10pm.**

*There will be regular breaks throughout the work, with noise and vibration monitoring continuing.*

In addition to the above, the CURRENT AND UPCOMING SITE ACTIVITIES – 20th of June 2025 are given as follows, so for the week commencing 16th of June 2025:

*This is your weekly newsletter from the site team at Chambers Wharf.*

**CURRENT AND UPCOMING SITE ACTIVITIES**

| Location                | Activity   | When/duration                 |
|-------------------------|--|-------------------------------|
| Riverfront              | Installed 61/73 architectural river wall panels  | Planned finish is end of July |
| West side of site       | Minor concrete works for the new Luna House jetty  | Continue this month           |
| East side of site       | Block paving installation over the shaft is complete until the permanent ventilation columns are installed   | Due to restart in August      |
| East side of site       | MEICA (Mechanical, Electrical, Instrumentation, Control & Automation) has just minor work remaining; plus architecture and landscape work around the kiosk | Continues to the end of June  |
| Loftie St / Chambers St | Hoarding adjustments around the site. Local traffic management in place managing works outside the site  | Continuing into July          |
| Cofferdam               | Breaking out concrete with excavators  | Continues through Summer      |
| Cofferdam               | Removing excavated fill material and stockpiling it with excavators, as it will all be removed by barge  | Continues through Summer      |
| Cofferdam               | Dismantling sections with thermal cutting equipment  | Continues through Summer      |
| Cofferdam & Marine      | Sheet pile extraction: 90/410 out so far. 27 additional piles cut to foreshore level to allow barge movements  | Continues through Summer      |
| Foreshore               | Accessing under the existing jetty for the new slab  | Continues until the Summer    |

Crane deliveries are planned to arrive next week, Monday, Tuesday and Wednesday as abnormal loads.

**THIS WEEKEND**

The site team will not be working this weekend. As usual, the 24-hour onsite security team will be on regular patrol; site staff will also monitor and inspect equipment.

**WORKING HOURS**

Next week we are planning to work Monday to Friday 7am to 5pm for tidal activities, which may alter if the jack-up barge is being relocated within the site. No planned work for Saturday.

Normal working hours for other activities are:

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

Concrete breaking activities will only be:

- Monday to Friday: 8am - 6pm
- Saturday: 9am - 2pm (starting and finishing an hour later than standard hours)

We endeavour to finish all work onsite by 6pm, but other support activities, such as moving materials and pouring concrete, may continue until 8pm.

Tidally affected activities, such as river wall panel installation and cofferdam removal, may take place from 5am to 10pm. This includes excavation, cell dismantling, stockpiling materials, lifting activities plus barge loading and movements. We do not plan any noisy activities after 6pm.

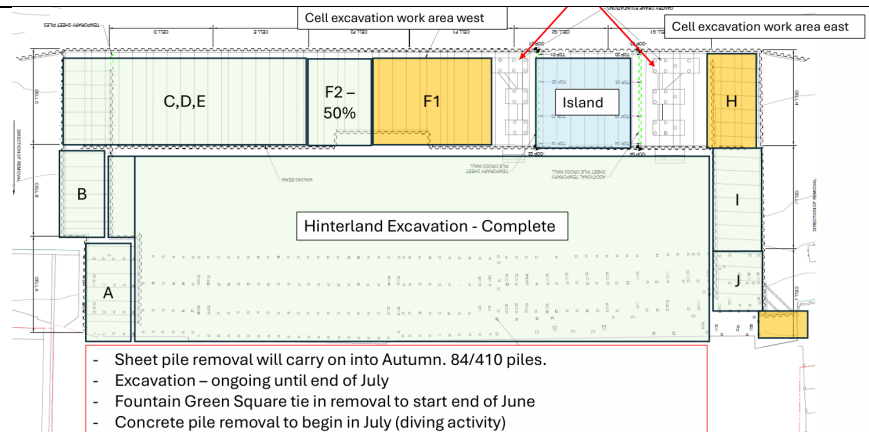
**PROGRAMME OF WORKS**

The team has made good progress this year with the paving over the shaft and the river wall panel installation. We have also received agreement from Southwark Council to keep the offices in place for the incoming developer, avoiding unnecessary demolition work.

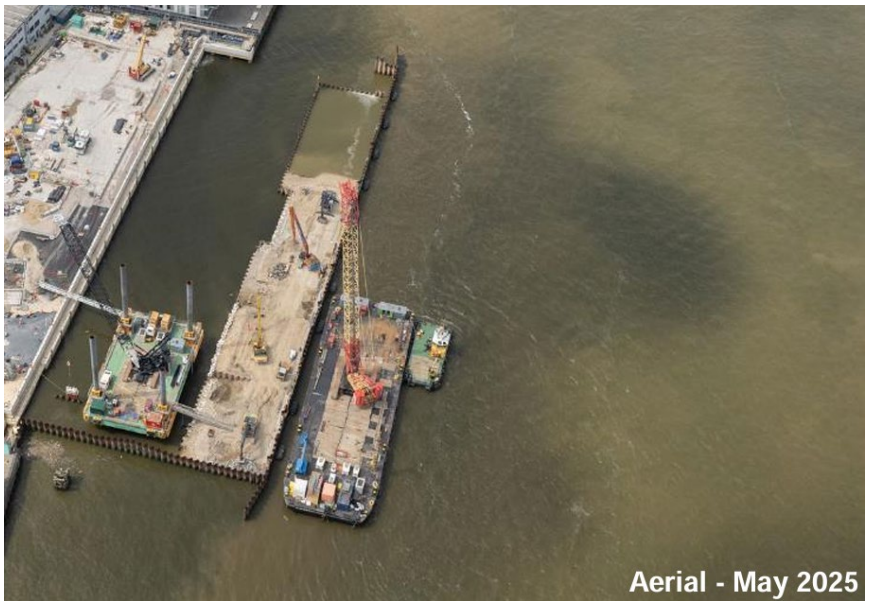
The removal of the sheet piles that made up the cofferdam, however, is taking longer than we expected. Removing the majority of the cofferdam sheet piles is expected to continue to the end of this year. The team is monitoring noise levels closely throughout this work. The overall programme has the team completing the remaining foreshore and river works in June next year. Various setbacks have contributed to this delay in the programme and we apologise for any inconvenience this may cause.

**Chambers Wharf Community Liaison Working Group June 2025**

Relevant extracts are provided below:



It would appear that Section C. D & E is mostly excavated with work progressing eastwards.



The presentation shows how the sheet and concrete piles are removed. The revised programme following the slower than anticipated pile removal progress is provided below.

High Level Programme of Works

| 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      |         |         |         |         |         |         |

The presentation also reports: *Noise monitoring - 0 Section 61 noise exceedances since the last meeting. Air Quality monitoring - 0 air quality exceedances since the last meeting (24h PM<sub>10</sub>) which is good news.*

The critical aspect from the revised programme is the change from the previously advised (as above) completion of the cofferdam removal of July –



|  |   |
|--|---|
|  | <p>September and this has now moved forward to October-December which is another 3-month completion window.</p> <p>Given the above activities with high levels of construction noise generated at times and the potential 05:00 hrs tide related start and 22:00 hrs end to the cofferdam removal works, noise emissions are likely to be significant at times and potentially extending into the night-time period.</p> <p>Note: Sheet pile extraction: 90/410 out so far. 27 (no change) additional piles cut to foreshore level to allow barge movements.</p> <p><b>The Panel has reviewed the revised programme and has noted that the pile removal is not continuous and often there are days when no piles are removed albeit with some activity within the cofferdam area removing material onto a barge. Additionally, the Panel recently visited the general area surrounding the Chambers Wharf site to observe the various construction related activities. Accordingly, the Panel has determined to amend the existing fast-track award and all other similar awards in the Chambers Wharf area.</b></p> <p><b>The amended award which will apply from the 1<sup>st</sup> of August 2025 until the 30<sup>th</sup> of September 2025 will be one day of respite a week for each qualifying person at the standard cost of £30/person/day.</b></p> <p><b><u>All awards are subject to Tideway's Guidelines for Implementation of ICP decisions.</u></b></p> <p><b><u><a href="https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf">https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf</a></u></b></p> |
| Further information required/actions arising | None  |
| Information/action requested from Tideway    | Tideway to inform all fast-track awardees of change to award. Tideway to liaise with the ICP in respect of all other non-standard awards.   |

| Item 2                | Notes for the record  |
|-----------------------|---|
| Applicant Reference   | The Panel considered the information contained in pack <b>2350-TDWAY-TTTUN-990-ZZ-ZZ-740921</b>   |
| Relevant Tideway site | Victoria Embankment Foreshore   |
| Decision              | <b>NOT AWARDED</b>  |
| Details of the award  | <p>This case was considered at ICP meeting # 237 held on Tuesday 12 September 2023. At that meeting, the following was determined:</p> <p><b><i>The Panel has determined that as the claim relates to damage to a refrigerator and cracking within the property the contractor needs to carry out an assessment to determine whether they are liable for any repairs.</i></b></p> <p><i>The claimant has now come back to the ICP and is seeking payment of the repair bill for the alleged damaged fridge and a home visit is being suggested although not all e-mails have been seen.</i></p> |

|   |   |
|---|---|
|   | <p><i>Based upon the above, the following award is made:</i></p> <p><b><i>The Panel, which includes two noise &amp; vibration experts, has determined that it is highly unlikely that vibration emanating from the site would result in damage to the claimant's property or the refrigerator. However, as this appeal has come back before the Panel and mindful of the costs involved in reconsidering this claim, the Panel has determined to award the sum claimed against the Siemens invoice.</i></b></p> <p><i>"Notwithstanding this award, the Panel reasserts that it does not consider that the TT works have resulted in the alleged damage and hence no further claims or liability will be considered by the Panel."</i></p> <p>The claimant has now come back to the ICP and has stated:</p> <p><i>I am sorry to report that, as anticipated at the time, our refrigerator has failed completely and therefore we are having to replace it. I appreciate that your Company has made strenuous efforts to avoid admitting liability for the damage caused by the vibrations produced by Tideway's work in the adjacent River Thames but it is only fair and right that you make a contribution to the cost of us having to prematurely replace our fridge. For the avoidance of doubt I am not requesting that you make a formal admission of liability (although the cause of the damage is almost certainly the Tideway vibrations) but that you do the decent and honourable thing and make a significant contribution (ideally 100%) to the cost. I should point out that the cost of the replacement fridge is less than it would have been if we had purchased the same model again.</i></p> <p><i>I am attaching the purchase confirmation and credit card receipt for the total amount."</i></p> <p><b>The Panel has considered this latest claim very carefully and reviewed the previous documentation. The Panel remains of the view that vibration from the works could not result in damage to the refrigerator and has therefore determined that no award is made in respect of the costs of a replacement refrigerator.</b></p> <p><b><u>All awards are subject to Tideway's Guidelines for Implementation of ICP decisions.</u></b></p> <p><b><u><a href="https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf">https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf</a></u></b></p> |
| <b>Further information required/actions arising</b> | <b>None</b>   |
| <b>Information/action requested from Tideway</b>    | <b>None</b>   |

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

Signed *Graham A Parry*  
**Graham Parry**  
*Chair, Independent Compensation Panel*

Date 6 July 2025