

INDEPENDENT COMPENSATION PANEL

MEETING #298 MINUTES

Purpose:	To determine medical, special cases and compensation claims.
Date and time:	Wednesday 26 November 2025 – 1000hrs to 1030hrs
Location:	Video Conference
Panel Members:	Graham Parry (Chair) Stephen Stansfeld (Medical) Phil Evans (Noise)
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-741355

	NOTES FOR THE RECORD
Address of affected property	Chambers Wharf Area
Relevant Tideway site	Chambers Wharf (“CHAWF”)
Details of site activities	On-going cofferdam removal and associated works
Decision	
Details related to the decisions	<p>CHAWF</p> <p>In determining awards for claimants affected by the Thames Tideway works in the Chambers Wharf (CHAWF) site area, the sources of information described below have been considered. Current or particularly relevant information is described more fully.</p> <ol style="list-style-type: none"> 1. The most recent s.61 dated 11.12.23 was for the period 1st January 2024 to 31st December 2024 and hence this has expired. However, there is a dispensation in place for the period 1st January 2025 until completion of the works. 2. The Engagement Manager for the site has provided regular updates on programme and progress in addition to the Weekly Site Updates. 3. The CVB (contractor) site agent also has provided a summary of activities and likely noise levels until the completion of works. 4. Chambers Wharf Community Liaison Working Group June 2025

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						

5. The Weekly Site Update of the 21st of November 2025 (so from Monday 17th of November) describes the current and upcoming site activities:

21 November 2025

Dear Neighbour

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

CURRENT AND UPCOMING SITE ACTIVITIES

Location	Activity	When / duration
Riverfront	Installing remaining marine furniture on the river wall (Fenders, Chains, Ladders)	Finishing before Christmas
West side of site	Installation of waterproofing. Continuing drilling works	For a few more weeks
West side of site	Removal of concrete blocks	Completed
East side of site	Finishing works around the kiosk and columns	Until the end of next week
East side of site	Putting in block paving over the shaft	Completed
Around the site	Hoarding change adjacent to Axis Court	Completed
Around the site	Site clearance	Continues through the Autumn
Cofferdam	Breaking out concrete with excavators	Intermittent into next year
Cofferdam	Removing excavated fill material and stockpiling it with excavators, all to be removed by barge	Finishing by year end
Cofferdam	Divers using thermal cutting equipment	On hold until December
Cofferdam	Concrete Pile removal: 15/33	Continue until end of the year
Marine works	Extracting sheet piles	163/410 fully extracted

THIS WEEKEND

The site team will be working tomorrow, including afternoon maintenance of the cranes, barge and site equipment. The 24-hour onsite security team will be on regular patrol.

COFFERDAM REMOVAL - TIDAL WORKING HOURS

Monday 24 November 7am to 5pm

Tuesday 25 7am to 5pm

Wed 26 7am to 5pm

Thurs 27 7am to 5.30pm

Friday 28 7am to 3pm

Normal working hours for other activities are:

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

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 cofferdam removal, may take place from 5am to 10pm. This includes excavation, cell dismantling, stockpiling materials, lifting activities plus barge loading and movements. We try to plan our work so noisy activities do not start before 8am or continue after 6pm.

6. In addition to the above, a CHAWF remaining works programme and information has been issued by Thames Tideway Property Management on the 14th of October 2025. This provides progress on the pile removal and indicates that high noise activity could continue on and off, now through to April 2026; an improved situation than that previously reported in September 2026.



7. It should also be noted that the ICP makes regular visits to particularly active sites and CHAWF is one of those. A site visit to CHAWF was carried out on Thursday 7th of August 2025 at which time, vibratory pile removal from toe (partial) and complete pile removal by crane, were witnessed from the closest possible locations as representative of residents affected by the works. What was witnessed was the removal of intermediate piles, i.e. every other pile had already been removed. Due to the extra friction likely to be associated with initial pile removal from a complete row, noise levels from the vibratory removal tool are acknowledged as potentially higher. The most recent visit of the Panel to the CHAWF site was carried out on the 31st of October 2025.

The recommendations made by the ICP are therefore based upon a review of all the available information including personal on-site observations from site visits.

The Panel is aware of the ongoing works at the CHAWF site both in terms of written information and weekly reports but also from numerous site visits. Whilst elements of the current works are noisy, particularly during pile removal or any residual concrete breaking, high levels of noise due not occur all the time and noise from the site is mostly much quieter. **It is notable that, of the 410 sheet piles, only 163 have been extracted and it is also understood that no further extractions will occur in 2025.**

Item 1	Notes for the record
Applicant Reference	The Panel considered the information contained in pack 2350-TDWAY-TTTUN-990-ZZ-ZZ-741326
Relevant Tideway site	Chambers Wharf
Decision	PART AWARDED
Details of the award	The claimant is requested to read the details of the site visit and construction activities on page 1 of the Minutes.

	<p>There appears to be some confusion as to when the last award ended but this was on the 30th of September 2025 and was one day a week for all family members. However, there appears to be evidence of payments ongoing. The claimant, who has well documented medical issues, is seeking an extension to the awards.</p> <p>The Panel has very carefully considered this claim and notes that the level of noisy activities related to the cofferdam have significantly reduced. Accordingly, an award of one day of respite a week at the standard cost is made for all family members until the end of December 2025.</p> <p>Claimants are reminded to read the guidance information below.</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>
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-741340
Relevant Tideway site	Chambers Wharf
Decision	PART AWARDED
Details of the award	<p>The claimant is requested to read the details of the site visit and construction activities on page 1 of the Minutes.</p> <p>This claimant is claiming:</p> <p><i>Quarterly holidays and monetary compensation.</i></p> <p>The Panel has very carefully considered this claim and notes that the level of noisy activities related to the cofferdam have significantly reduced. Accordingly, an award of one day of respite a week at the standard cost is made for all family members until the end of December 2025. At this present time, with noise having reduced significantly, the Panel does not consider that a claim for holiday respite is justified.</p> <p>Claimants are reminded to read the guidance information below.</p> <p>All awards are subject to Tideway's Guidelines for Implementation of ICP decisions.</p> <p><u>https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf</u></p>
Further information	None

required/actions arising	
Information/action requested from Tideway	None

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 16 December 2025