

# INDEPENDENT COMPENSATION PANEL

## MEETING #299 MINUTES

<b>Purpose:</b>	To determine medical, special cases and compensation claims.
<b>Date and time:</b>	Tuesday 9 December 2025 – 1000hrs to 1030hrs
<b>Location:</b>	Video Conference
<b>Panel Members:</b>	Graham Parry (Chair) Stephen Stansfeld (Medical) Phil Evans (Noise)
<b>Abbreviations:</b>	‘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
<b>Document Number:</b>	<b>2350-TDWAY-TTTUN-990-ZZ-ZZ-741368</b>

	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 cofferdam removal and associated works
<b>Decision</b>	
<b>Details related to the decisions</b>	<p><b>CHAWF</b></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"> <li>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 1<sup>st</sup> January 2025 until completion of the works.</li> <li>2. The Engagement Manager for the site has provided regular updates on programme and progress in addition to the Weekly Site Updates.</li> <li>3. The CVB (contractor) site agent also has provided a summary of activities and likely noise levels until the completion of works.</li> <li>4. Chambers Wharf Community Liaison Working Group June 2025</li> </ol>

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 5<sup>th</sup> of December 2025 (so from 1<sup>st</sup> December) describes the current and upcoming site activities:

#### 5 December 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)	Restarting in January
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 electrical works in the kiosk	Continues into next year
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
Around the site	Road markings on Bevington Street near traffic island	Completed this week
Cofferdam	Breaking out concrete with excavators	Restarting in January
Cofferdam	Removing excavated fill material and stockpiling it with excavators, all to be removed by barge	Finishing in February
Cofferdam	Divers using thermal cutting equipment	Continues
Cofferdam	Concrete Pile removal: 15/33. Pictured on next page	Continues until end of the year
Marine works	Extracting sheet piles. 165/410 fully extracted	Restarting in January and continuing into the Spring

#### THIS WEEKEND

The site team will be working on the cofferdam tomorrow with the 24hr site security team on regular patrol.

#### COFFERDAM REMOVAL - TIDAL WORKING HOURS

Monday	8 December	7am to 5pm
Tuesday	9	7am to 5pm
Wed	10	5am to 5pm
Thurs	11	5am to 5pm
Friday	12	5am to 5pm
Saturday	13	7am to 5pm

Normal working hours for other activities are:

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

Concrete breaking activities will only take place

- 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 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 14<sup>th</sup> 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 7<sup>th</sup> 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 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	Notes for the record
<b>Applicant Reference</b>	The Panel considered the information contained in pack <b>2350-TDWAY-TTTUN-990-ZZ-ZZ-741348</b>
<b>Relevant Tideway site</b>	Chambers Wharf
<b>Decision</b>	<b>Part Awarded</b>
<b>Details of the award</b>	<p>The claimant is requested to read the details of the site visit and construction activities on page 1 of the Minutes.</p> <p>The most recent previous claim was considered at ICP meeting # 288 held on 22<sup>nd</sup> of July 2025. That claim was for: Extension of current respite award of 2 nights' temporary accommodation each week as the claimant works x5 night shifts each week. That claim followed some uncertainty over previous claims, but the following was awarded:</p> <p><b><i>The amended award which will apply from the 1st of August 2025 until the 30th of September 2025 will be one day of respite a week for each qualifying person at the standard cost.</i></b></p> <p><b><i>The Panel has reviewed this claim very carefully noting the location of the claimant's property in relation to the ongoing site activities. Accordingly, the Panel has determined to make an award of one night of respite a week for each qualifying family member at a cost to be agreed with Thames Tideway until the end of September 2025.</i></b></p> <p>The claimant has now come back to the ICP claiming:</p> <p><i>Assistance to reduce the impact of the ongoing construction work on myself and my family,</i></p> <p>The above has been clarified and the claimant is claiming overnight respite.</p> <p><b>The Panel is aware of the limited amount of works presently occurring at the site and that there is no noisy extraction of sheet piles from the cofferdam until mid-January 2026. The Panel has, however, determined to make an award of <u>one day of respite a week</u> for all family members at the standard cost per day/person until the end of December 2025.</b></p> <p><b>With respect to the request for overnight accommodation, no award is made, as it is the Panel's consideration that daytime noise from the site is presently at a minimum such that sleep disturbance during the day is very much less likely to occur.</b></p> <p><u>It should be noted that as the construction site will be closed over the Christmas break, in line with the normal convention, no respite awards will be made during that period.</u></p> <p>Early in the New Year, the Panel will review existing awards and determine as to whether they should be extended or altered based on information with respect to the forward programme of works.</p> <p><b>Claimants are reminded to read the guidance information below.</b></p> <p><b><u>All awards are subject to Tideway's Guidelines for Implementation of ICP decisions.</u></b></p>

	<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>
<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 16 December 2025