

INDEPENDENT COMPENSATION PANEL

MEETING #303 MINUTES

Purpose:	To determine medical, special cases and compensation claims.
Date and time:	Tuesday 27 January 2026 – 1000hrs to 1130hrs
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-741464

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 has also provided a summary of activities and likely noise levels until the completion of works. 4. Chambers Wharf Community Liaison Working Group December 2025

The revised programme following the slower than anticipated pile removal progress is provided below.

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

5. The Weekly Site Update of the 23rd of January 2026 (so from Monday 19th of January) describes the current and upcoming site activities:

23 January 2026

Dear Neighbour

This is your latest regular newsletter update of the year 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 mid-February
West side of site	Installing waterproofing, including drilling works	Finishing this month
West side of site	Removal of concrete blocks	Completed
East side of site	Putting in block paving over the shaft	Completed
East side of site	Finishing electrical works in the kiosk	Completed
Around the site	Site clearance	Continues
Around the site	Hoarding change adjacent to Axis Court	Completed
Around the site	Road markings on Bevington Street near traffic island	Completed
Cofferdam	Breaking out concrete with excavators	Restarting mid-February
Cofferdam	Removing excavated fill material and stockpiling it with excavators, all to be removed by barge	Finishing in March
Cofferdam	Divers using thermal cutting equipment	Continuing from next week
Cofferdam	Concrete Pile removal: 31/33	Hoping to complete soon
Marine works	Extracting sheet piles: 165/410 fully extracted	Continuing into the Spring

THIS WEEKEND

The site team will not be working tomorrow. The 24hr site security team will continue on regular patrol.

COFFERDAM REMOVAL - TIDAL WORKING HOURS

Monday 26 January	7am to 5pm
Tues 27	7am to 5pm
Wed 28	7am to 5pm
Thurs 29	7am to 5pm
Fri 30	7am to 3pm
Sat 31	7am to 2pm

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 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 or 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

	<p>14th of October 2025. This provides progress on the pile removal and indicates that high noise activity could continue on and off, through now to April 2026; a better situation than that previously reported in September 2026.</p>
	<p>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. A further site visit was carried out on Friday 31st of October 2025 where low level activities were observed and the programme discussed with the contractor's representatives. Additionally, the Chair of the ICP made a further visit to the site on the 15th December 2025.</p> <p>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.</p> <p>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 do not occur all the time and noise from the site is mostly much quieter. As previous meeting, it is notable that, of the 410 sheet piles, only 165 have been extracted so far with the rest expected by the Spring of 2026. Three further concrete piles have been removed since the previous report of the 16th of January 2026 with only two remaining.</p>

Item 1	Notes for the record
Applicant Reference	The Panel considered the information contained in pack 2350-TDWAY-TTTUN-990-ZZ-ZZ-741448
Relevant Tideway site	Chambers Wharf
Decision	AWARDED

Details of the award	<p>The claimant is claiming:</p> <p><i>I would like to claim for access to an alternative office space. Pirate studios offers the cheapest studio spaces in London. The cheapest studio space is £12 per hour.</i></p> <p><i>5 hours per week would be £60 a week. A £60 mitigation would allow me to continue my work as normal.</i></p> <p>The Panel has considered all the information presently available and has determined to make an award of access to alternative workspace for 5 hours/week (total cost £60/week) until the end of March 2026 at which time the works progress will be reviewed by the ICP to determine if an extension is required.</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>https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf</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-741447
Relevant Tideway site	Chambers Wharf
Decision	AWARDED
Details of the award	<p>The claimant is requested to read the details of the site visits and construction activities on page 1 of the Minutes.</p> <p>This new claimant is claiming:</p> <p><i>Weekly respite as per other Tower Bridge Moorings residents.</i></p> <p>The Panel has considered all the available information and has determined to make an award of two days respite a week at the standard cost to be awarded until the end of March 2026 at which time the works progress will be reviewed to determine if an extension is required.</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>https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf</p>
Further information	None

required/actions arising	
Information/action requested from Tideway	None

Item 3	Notes for the record
Applicant Reference	The Panel considered the information contained in pack 2350-TDWAY-TTTUN-990-ZZ-ZZ-741449 plus 2 videos which were sent to the Panel via We Transfer
Relevant Tideway site	Chambers Wharf
Decision	PART AWARDED
Details of the award	<p>The claimants are requested to read the details of the site visits and construction activities on page 1 of the Minutes.</p> <p>These claimants are claiming:</p> <p><i>Given our proximity to the CHAWF site and the restart of noisy sheet pile extraction in mid-January 2026, I propose the following:</i></p> <p><i>-Retrospective Redress: Fair compensation for the documented work disruption and loss of amenity experienced from June to October.</i></p> <p><i>-Standard Respite Allowance: A formal respite package (equivalent to 1 day per week) at the standard daily rate per person (for myself and my husband). We request this as a cash/voucher allowance to provide essential relief from the site during peak construction hours.</i></p> <p>Two videos and some photographs are provided. One video shows a pile being vibrated out (including audio) and the second the jack up barge in front of their boat.</p> <p>The Panel has considered all the available information and has determined to make an award of two days respite a week at the standard cost to be awarded until the end of March 2026, at which time the works progress will be reviewed to determine if an extension is required.</p> <p>With respect to the request for retrospective redress, as explained previously in the Panel decision of 11th March 2025, the Panel does not make retrospective awards.</p> <p>Payments cannot be made by cash/voucher and reimbursement will only be on provision of appropriate receipts provided to Tideway.</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 required/actions arising	None

Information/action requested from Tideway	None
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Item 4	Notes for the record
Applicant Reference	The Panel considered the information contained in pack 2350-TDWAY-TTTUN-990-ZZ-ZZ-741450
Relevant Tideway site	Chambers Wharf
Decision	AWARDED
Details of the award	<p>The claimant is requested to read the details of the site visits and construction activities on page 1 of the Minutes.</p> <p>This claimant has now come back to the ICP and she is claiming:</p> <p><i>I'm requesting continued assistance to mitigate my situation in the form of alternative workspace.</i></p> <p>The Panel has considered all the available information and determined that access to alternative workspace (as identified in previous claims) is extended until the end of March 2026, at which time the works progress will be reviewed by the Panel to determine if a further extension is required.</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 5	Notes for the record
Applicant Reference	The Panel considered the information contained in pack 2350-TDWAY-TTTUN-990-ZZ-ZZ-741451
Relevant Tideway site	Chambers Wharf
Decision	AWARDED
Details of the award	<p>The claimant is requested to read the details of the site visits and construction activities on page 1 of the Minutes.</p> <p>This is a new claimant who is claiming:</p>

	<p><i>I am requesting daily respite payments to cover the costs I incur 3-4 times per week when I am forced to leave my home to work elsewhere. These costs include:</i></p> <ul style="list-style-type: none"> • <i>Meals and refreshments, as I cannot eat at home during these extended working periods</i> • <i>Access to suitable workspaces with necessary facilities (power, internet, seating)</i> • <i>Incidental costs associated with working away from my home workspace</i> <p><i>I understand that mitigation cannot be awarded retrospectively and am requesting support from the date of approval forward. I have been experiencing these impacts and incurring similar expenses throughout the construction period. Attached are recent receipts demonstrating the ongoing pattern of expenses I currently incur 3-4 times per week.</i></p> <p><i>I would be seeking respite payments of up to £30 per person, per day (as outlined in the Nonstatutory Off-site Mitigation and Compensation Policy guidelines), reimbursed on production of receipts for out-of-home activities and workspace-related expenses.</i></p> <p><i>I would also welcome any noise mitigation measures that might be available, such as secondary glazing or mechanical ventilation, which could help reduce the impact of construction noise on my sleep and working conditions.</i></p> <p>This claimant reports sleep disturbance due to the cumulative effect of daytime construction noise and is seeking physical mitigation in the form of secondary glazing and ventilation.</p> <p>The Panel has considered all the available information and has determined to make an award of two days respite a week at the standard cost to be awarded until the end of March 2026, at which time the works progress will be reviewed to determine if an extension is required.</p> <p>Noting the claimant's requirement to work away from home, the award may be used in such a way by the claimant to access alternative workspaces with the maximum award being £60/week.</p> <p>With respect to the request for secondary glazing and ventilation it would not be possible to arrange an installation prior to the end of the works, and it would in any case require the permission of the building owner which has not been given in the past. Accordingly, no award for secondary glazing is made.</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>https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf</p>
Further information required/actions arising	None
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 28 January 2026