

INDEPENDENT COMPENSATION PANEL

MEETING #307 MINUTES

Purpose:	To review various medical, special claims and appeals
Date and time:	Tuesday 24 February 2026 –1000hrs to 1045hrs
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-741545

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 December 2025

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							

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

5. The Weekly Site Update of the 20th of February 2026 (so from Monday 16th of February) describes the current and upcoming site activities:

20 February 2026

Dear Neighbour

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

CURRENT AND UPCOMING SITE ACTIVITIES

Location	Activity	When / duration
Riverfront	Installing final marine furniture on the river wall (Fenders, Chains & Ladders)	Restarted and continuing through March
West side of site	Installing waterproofing, including drilling works	Completed
Cofferdam	Breaking out concrete with excavators	Restarting in March
Cofferdam	Removing excavated fill material and stockpiling it with excavators, before it is removed by barge	Finishing around the end of March or in early April
Cofferdam	Divers using thermal cutting equipment	Recommences in April
Cofferdam	Concrete Pile removal: 31/33	To complete in April
Marine works	Extracting sheet piles: 178/410 fully extracted	Continuing through Spring
Marine works	Depositing material as riverbed scour protection, as part of profiling the foreshore, has restarted. Phase 1: 2000/4000T of Material already placed	Phase 1 to complete in March Phase 2 (2000T) begins in June
Around the site	Site clearance	Continues
	Site works completion and Tideway team departure	Programme shows September

THIS WEEKEND

The site team will not be working tomorrow. The 24hr site security team will continue on regular patrol. Another crane arrives on Friday morning, before 6am, as an abnormal load, to assist with foreshore works.

COFFERDAM REMOVAL - TIDAL WORKING HOURS

- Mon 23 February 7am until 5pm
- Tues 24 7am until 5pm
- Wed 25 7am until 5pm
- Thurs 26 7am until 5pm
- Fri 27 7am until 3pm

Normal working (standard) 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)

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, through to now April 2026; a better situation than that previously reported 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 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 site visit to CHAWF by the ICP occurred on Friday 31st October 2025 and very limited activity was observed. The Chair of the Panel also visited the site area as recently as 30th January 2026.

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 do not occur all the time and noise from the site is mostly much quieter. **It is notable that, of the 410 sheet piles, 178 have now been extracted so far with the rest expected by the Spring of 2026 and 31 of 33 concrete piles have now been removed with two still remaining as previous report.**

Item 1	Notes for the record
Applicant Reference	The Panel considered the information contained in pack 2350-TDWAY-TTTUN-990-ZZ-ZZ-741510
Relevant Tideway site	Chambers Wharf
Decision	AWARDED
Details of the award	The claimant is requested to read the details of the site visits and construction activities on page 1 of the Minutes. This new claimant is claiming: <i>I am requesting daily respite payments to enable me to spend time away from the property during periods of construction activity. Given the close proximity of the works, having the ability to leave the property would help reduce the</i>

	<p><i>impact of disruption and allow me to make use of local facilities or leisure activities during periods of activity.</i></p> <p>This property is located some 150 m from where the residual cofferdam works are being carried out. The Panel has considered all of 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 by the Panel to determine if an 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> <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-741511
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 states: <i>I’ve been living [at the property] for the past 3 years and the noise /vibrations has driven me crazy, the dust and the amount of effort it takes to clean up. What is it I can do to claim compensation for all of this as I feel the dust has been aggravating my asthma on top of the constant nuisance of the banging and sounds ongoing</i> <i>I was wondering how long I can back date this for as I’ve had to go work from friends houses and use of their facilities as most days the sound is so distracting, by bosses have complained about the constant banging on the team calls.</i></p> <p>He is claiming as stated above and from his emails: <i>I would be happy with £30 per day as I work from home 3 days a week.</i></p> <p>This resident has been informed by the ICP Secretariat that retrospective claims/payments in accordance with Tideway policy are not awarded. However, the Panel has determined to make an award of two days respite a week at the standard cost to be awarded until the end</p>

	<p>of March 2026, at which time the works progress will be reviewed by the Panel 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. 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 3	Notes for the record
Applicant Reference	The Panel considered the information contained in pack 2350-TDWAY-TTTUN-990-ZZ-ZZ-741509
Relevant Tideway site	Chambers Wharf
Decision	AWARD VERIFIED
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>In August 2025, the claimant and her children had an approved claim under the Fast-Track scheme which was then one day a week for each family member. However, a further claim was made, and an award of one day a week respite was awarded for all family members, but this was amended to two days a week with one day access to alternative office space.</p> <p>From December 2025, the claimant requested the following: <i>The continuation of my current arrangement of one day in the office and one day of respite per week for myself and my family beyond December 2025. This would provide continuity and stability, minimise disruption, support my work–life balance, and enable me to continue meeting the requirements of my role effectively. This mitigation is particularly important as there appears to be no change in the level of construction noise being carried out by Tideway.</i></p> <p>From the Panel’s Chair email of the 13 February 2026, the following was stated: <i>In August 2025 we made the following decision: The Panel has considered all of the information very carefully and has determined to make an award of one day a week access to alternative office accommodation (cost to be agreed by Tideway Mitigation Team) and one day of respite a week for all family members at the standard cost. The award is until the end of December 2025, or to when the noisy works cease, whichever is the sooner.</i></p>

	<p><i>As I understand it her award was subsequently amended to two days of respite for all family members through to the end of March 2026, but no mention of the access to an alternative office space.</i></p> <p><i>In the circumstances I think we can also give her access to an office space one day a week until the end of March 2026 when all awards will be reviewed. This can be ratified at our next ICP Meeting.</i></p> <p>The Panel has determined to ratify the Chair’s decision to provide access to alternative office space for one day a week until the end of March 2026 when all awards will be reviewed. For the avoidance of doubt, the award of two days respite a week for all family members remains in place until the end of March 2026, at which time the works progress will be reviewed by the Panel to determine if an 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> <u>https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf</u></p>
<p>Further information required/actions arising</p>	<p>None</p>
<p>Information/action requested from Tideway</p>	<p>None</p>

Item 4	Notes for the record
<p>Applicant Reference</p>	<p>The Panel considered the information contained in pack 2350-TDWAY-TTTUN-990-ZZ-ZZ-741522</p>
<p>Relevant Tideway site</p>	<p>Deptford Church Street</p>
<p>Decision</p>	<p>NOT AWARDED</p>
<p>Details of the award</p>	<p>It’s not entirely clear where this property is located nor its elevation, but she describes the location as being within 10 m of the site.</p> <p>She is claiming: <i>Given the prolonged duration of impact and the extreme proximity of my home to the site, I respectfully request that the Panel consider a discretionary financial award recognising the cumulative loss of residential amenity experienced over the life of the works.</i> <i>If the Panel considers alternative mitigation more appropriate, I would welcome its recommendation.</i> <i>My primary purpose in submitting this claim is to formally register the sustained impact of the works and the particular personal circumstances during which they occurred.</i></p> <p>The resident has been informed by the ICP Secretariat that retrospective claims/payments, in accordance with Tideway policy, are not awarded. The claimant appears not to have been consulted by Tideway on the works and</p>

	<p>did not make any previous formal submission to Tideway due to a number of bereavements between 2020 and 2024 and the issues associated with these deaths.</p> <p>The Panel is very sympathetic to the claimant’s circumstances over the last few years, although it remains the case that the Panel does not make retrospective discretionary financial awards. If the claimant had approached the ICP prior to the construction works being completed, then the Panel would have considered a potential claim for daily respite; however, no claim was made at that time.</p> <p>The Panel confirms that no award is made.</p> <p><u>All awards are subject to Tideway’s Guidelines for Implementation of ICP decisions.</u> <u>https://www.tideway.london/media/4138/guidelines-for-implementation-of-icp-decisions_feb-2020.pdf</u></p>
<p>Further information required/actions arising</p>	<p>None</p>
<p>Information/action requested from Tideway</p>	<p>None</p>

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 3 March 2026