INDEPENDENT COMPENSATION PANEL

MEETING #324 MINUTES

Purpose:	To determine loss of rent claims
Date and time:	Tuesday 20 October 2026 0830hrs to 0930hrs
Location:	Video Conference
Panel Members:	Graham Parry (Chair) Chris Kench & Richard Pugh (Compensation)
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-ZA-700005**

Item 1	**Notes for the record**
Applicant Reference	Email from the claimant to ICP Admin dated 31 August 2026 together with six attachments
Relevant Tideway site	King Edward Memorial Park
Decision	**NOT AWARDED**
Details of the award	The Panel considered the most recent information from the claimant. Previously the Panel had determined: ***The Panel noted that the information provided in support of the claim was largely the same information that had been provided in support of previous claims and, whilst it supported those earlier claims, it was of no relevance to the latest claim. The situation at King Edward Memorial Park Tideway site was very different in August 2025 than it had been in 2020 when most of the photographs were taken. No recent photographs of the view of the works from the flat have been provided and the Panel is aware that, as of August 2025, all major Tideway engineering works had been completed and only relatively minor finishing works remained. The Panel was also mindful of the award it made in July 2025 for the period August 2024 to July 2025, which it advised at the time was likely to be the last.*** ***The Panel also noted that no recent internal photographs of the flat have been provided nor have any details been provided of the marketing that was undertaken at that time – as a minimum, a copy of the 2025 letting agents marketing particulars would have been of assistance.*** ***In view of the relatively minor nature of the works remaining to be completed as of August 2025, the Panel does not consider that these***

	were likely to have had an impact on the rental value of the flat at that time. Accordingly, and in the absence of any relevant evidence to support the claim, the Panel is not minded to make a further award of compensation. If, however, recent relevant evidence is provided, the matter can be reconsidered but the Panel will want to make an internal inspection of the flat as part of its consideration. **The Panel reiterate the need to carry out a home visit to the property prior to determining this claim.** ***Post Meeting Note*** *The claimant has subsequently contacted the ICP Admin with possible dates for a meeting. Meeting date and time to be agreed.* The background to the applicant's circumstances and situation is noted but the Panel restricted its consideration to what compensation, if any, is appropriate in respect of Tideway works and, whilst the Panel recognised the issues that the applicant's circumstances presented to her, these are not relevant to the assessment of that compensation. Following the submission of further information for its consideration, two members of the Panel made an internal inspection of the property on 6 October 2026, and photographs taken on site were subsequently shared with the third panel member. It is clear from the inspection that the property is not in a condition to command the premium rent that the applicant envisages. Evidence provided by the applicant of 'equivalent rental properties' clearly shows that these are all fitted and decorated to a higher standard than the subject property, which does not appear to have been updated for a considerable time. The Panel considered that the rent achieved in August 2025 was reflective of the condition of the property and does not agree that it was reduced by Tideway works. As at August 2025, it was clear that only minor works remained to be undertaken by Tideway and that these would not impact adversely on the rental value of the subject property. Further, the view of the Panel was that the public realm works that have been constructed by Tideway at King Edward Memorial Park foreshore do not devalue the subject property. **Accordingly, the Panel does not make a further award of compensation in respect of this property.** **The Panel noted that the mitigation measures installed at the property i.e. balcony screens and secondary glazing, were still in place at the time of inspection but the Panel understands that the applicant is liaising with Tideway to have these removed and for any damage caused by their installation and/or removal to be made good.** **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**
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* Date 26 October 2026

Graham Parry
Chair, Independent Compensation Panel