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26 May 2015

Company Secretary  
Network Rail Infrastructure Limited  
1 Eversholt Street  
London  
NW1 2DN

**Network licence condition 7 (land disposal): Lease of 35 stations to Rail for London**

**Decision**

1. On 5 May 2015, Network Rail gave notice of its intention to dispose of land via the grant of two multi locational station leases to Rail for London (RfL) in accordance with paragraph 7.2 of condition 7 of its network licence. The proposed disposal is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties you have consulted. For the purposes of condition 7 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

**Reasons for decision**

3. We are aware of the future transfer of responsibility for the operation of certain railway passenger services that currently form part of the Greater Anglia franchise from the Secretary of State for Transport to Transport for London (TfL). The transfer of 35 stations from Network Rail to RfL would facilitate this.
4. We note that RfL has created a new set of Station Access Conditions that will govern the contractual arrangements for the stations in two 125-year leases which will come into effect on 31 May 2015. MTR Corporation (Crossrail) Limited and London Overground Rail Operations Limited will operate the stations.
5. The transfer of station leases is intended to be covered by paragraph 1(b)(i) of our general consent under condition 7 of Network Rail's network licence and in most circumstances an application for the specific approval by ORR is not required. However, since Network Rail proposed to lease the stations to RfL directly, rather than to a passenger train operator, the general consent does not cover these transactions. Our specific approval is therefore required.
6. We are satisfied that Network Rail has consulted all relevant stakeholders with current information. No alternative reasonably foreseeable railway use for the land was identified and there was no evidence that the proposed disposals would affect adversely railway operations.

7. Network Rail's consultation raised one objection from NXET Trains Limited (NXET) on the grounds that the terms of the leases to RfL were more favourable than those in leases held by passenger train operators. However, the objective of condition 7 is to protect land which may be required for the future development of the railway network; it is not designed as a control for the commercial terms of proposed land transactions and does not form part of our decision criteria. Consequently, we cannot uphold NXET's objection under condition 7 of Network Rail's network licence.

8. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under condition 7, we are satisfied that there are no issues for us to address.

9. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,<sup>1</sup> and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to "protect the interests of users of railway services".

10. We have therefore concluded that the proposed disposal is not against the interests of users of railway services and that our consent should be granted.

A handwritten signature in blue ink, which appears to read 'Les Waters', is positioned above the printed name.

**Les Waters**

**Duly authorised by the Office of Rail Regulation**

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<sup>1</sup> Available from [www.rail-reg.gov.uk/server/show/nav.150](http://www.rail-reg.gov.uk/server/show/nav.150)

## Annex A: Notice given by Network Rail to ORR on 5 May 2015

### Proposed Property Disposal

Application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence

### 1. Site

Site location and description	The following stations, the extent of which is defined by blue edging on the Station Plans, and will be incorporated in the proposed Head Lease to Rail for London.	
	<b>Station:</b>	<b>Transferring to:</b>
	Bethnal Green	London Overground
	Brentwood	MTR Crossrail
	Bruce Grove	London Overground
	Bush Hill Park	London Overground
	Cambridge Heath	London Overground
	Chadwell Heath	MTR Crossrail
	Chingford	London Overground
	Clapton	London Overground
	Edmonton Green	London Overground
	Emerson Park	London Overground
	Enfield Town	London Overground
	Forest Gate	MTR Crossrail
	Gidea Park	MTR Crossrail
	Goodmayes	MTR Crossrail
	Hackney Downs	London Overground
	Harold Wood	MTR Crossrail
	Highams Park	London Overground
	Ilford	MTR Crossrail
	London Fields	London Overground
	Manor Park	MTR Crossrail
	Maryland	MTR Crossrail
	Rectory Road	London Overground
	Romford	MTR Crossrail
	Seven Kings	MTR Crossrail
	Seven Sisters	London Overground
	Silver Street	London Overground
	Southbury	London Overground
	St James Street	London Overground
	Stamford Hill	London Overground
	Stoke Newington	London Overground
	Theobalds Grove	London Overground
Turkey Street	London Overground	
Walthamstow Central	London Overground	
White Hart Lane	London Overground	
Wood Street	London Overground	

Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	See plans attached which indicate the proposed lease areas edged blue and Network Rail's ownership shaded green. In addition a set of Agreed Principles for the allocation of maintenance and repair responsibilities has been agreed. The plan for Ilford was updated following further discussions and this was recirculated to all relevant parties on 24/03/14.
Clearance Ref:	Clearance applications have been submitted for all the stations listed above.
Project No.	Not used
Ordnance survey coordinates	Not used
Photographs (as required)	Not used
<b>2. Proposal</b>	
Type of disposal (i.e. lease / freehold sale)	125 year Long Lease Disposal on FRI terms.
Proposed party taking	Rail for London (RfL)
Proposed use / scheme	Continued use for Station purposes in accordance with the terms of the Headlease. It is intended that RfL will grant underleases to the operator of the relevant rail concession which will be subject to regulated Station Access Conditions.
Access arrangements to / from the disposal land	As indicated on the respective plans
Replacement rail facilities (if appropriate)	Not applicable
Anticipated Rail benefits	Long term lease to continue existing use, encourage investment in Stations, simplify repair and maintenance responsibilities, and improve customer experience.
Anticipated Non-rail benefits	N/A
<b>3. Timescales</b>	
Comments on timescales	Consent is sought with a view to completing the leases no later than 31 May 2015
<b>4. Railway Related Issues</b>	
History of railway related use	The stations are currently let to Abellio Greater Anglia. It is proposed that these leases will be terminated (there are provisions in the leases to facilitate this). The new lettings to RfL are for continued use for station purposes. The sites have been used as stations since privatisation.

When last used for railway related purposes	Currently under railway use
Any railway proposals affecting the site since that last relative use	N/A
Impact on current railway related proposals	none
Potential for future railway related use	Continued use for Station Purposes is envisaged
Any closure or station change or network change related issues	N/A
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	The disposal will not affect the current or future provisions for railway related access. Network Rail has reserved appropriate access rights to the retained network through the lease areas
Position as regards safety / operational issues on severance of land from railway	<ol style="list-style-type: none"> <li>1. The disposal does not include any requirement for new fencing of the railway boundary, as they are lease grants of existing stations</li> <li>2. The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance.</li> <li>3. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</li> </ol>

## 5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	Not relevant to this disposal
Contamination / Environmental Issues (if applicable)	Not relevant to this disposal

6. Consultations		
Railway (internal – Network Rail)	Anglia Route has been consulted and supports the proposal. Internal clearance for the disposal is being progressed and the disposal is subject to satisfactory internal clearance.	
Summary of position as regards external consultations	41 parties (including 14 Local Authorities) were consulted on the proposal. 29 consultees had “no comment”, 4 consultees supported the proposal, 9 consultees failed to respond, and 1 consultee has objected. Please see the consultation report attached	
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	<p>There is one unresolved objection from National Express. The objection is based on the commercial terms of the disposal rather than the principle of the disposal itself. Network Rail has attempted to resolve this by further correspondence (see attached e-mail correspondence) but the consultee has not withdrawn its objection.</p> <p>Network Rail’s opinion is that this consultation is in respect of Network Rail’s consent to make the disposal under the terms of its Network Licence land disposal condition. The Licence Condition is about protecting assets for the future use of the railway. This is not prejudiced by the length of the lease or the commercial terms negotiated with RfL. Therefore the objection is not valid.</p> <ul style="list-style-type: none"> <li>• unresolved objections;</li> <li>• steps undertaken towards seeking resolution,</li> <li>• reasons why it is appropriate for application to be presented to ORR for decision while objections remain unresolved]</li> </ul> <p>delete / draft as necessary</p>	
7. Local Authorities		
Names & Email Addresses:	14 Local Authorities were consulted on the proposal. Please see the consultation report attached.	
Local Transport Authorities:		
Other Relevant Local Authorities:		
8. Internal Approval		
Leasing Manager Name:		
Approved by Head of National Customer	Name:	Date 20/04/15



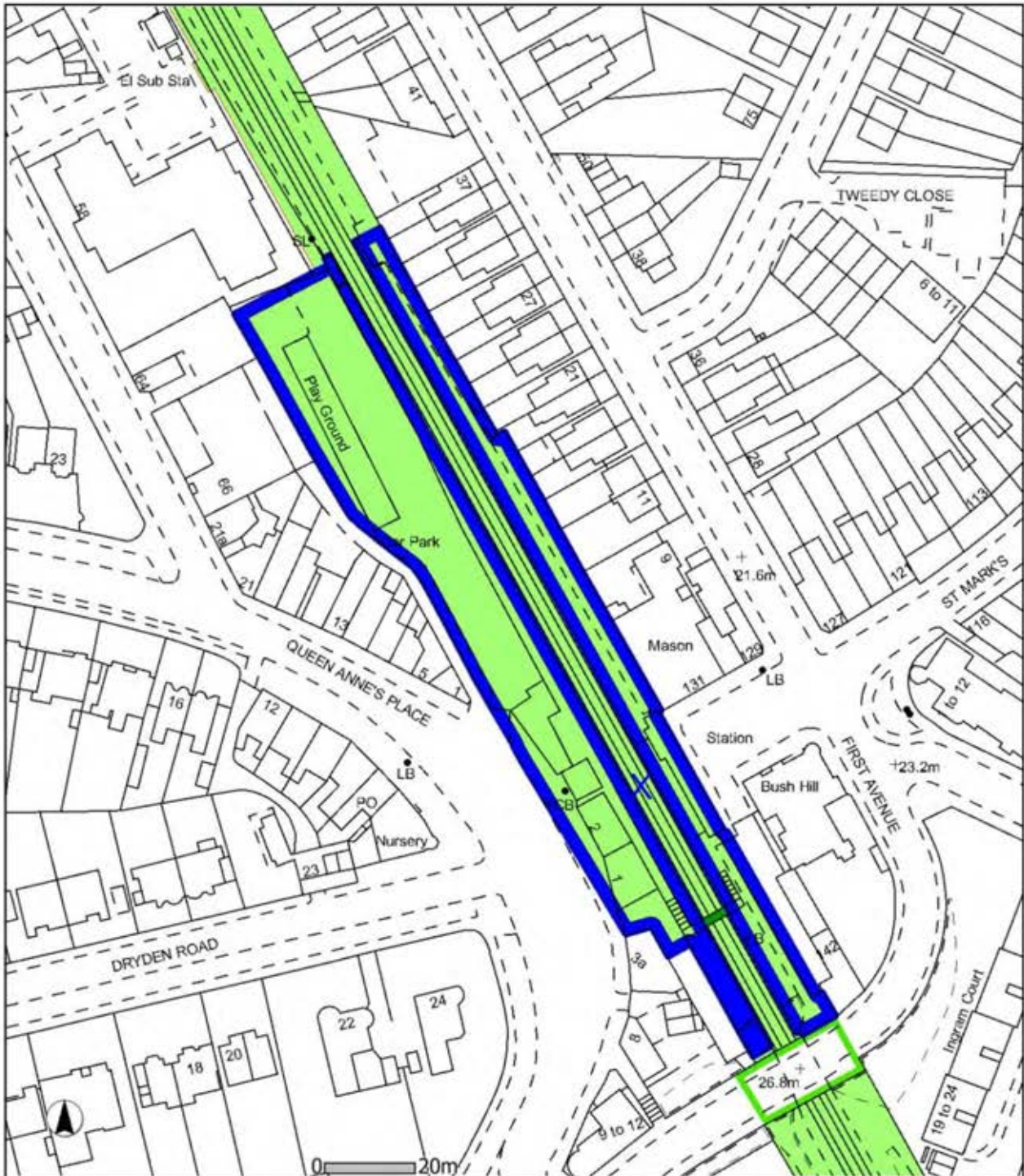
BETHNAL GREEN STATION	
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Plot Date	20/3/2015
	

Output Created from the GI Portal - A4 Landscape



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## BUSH HILL PARK STATION

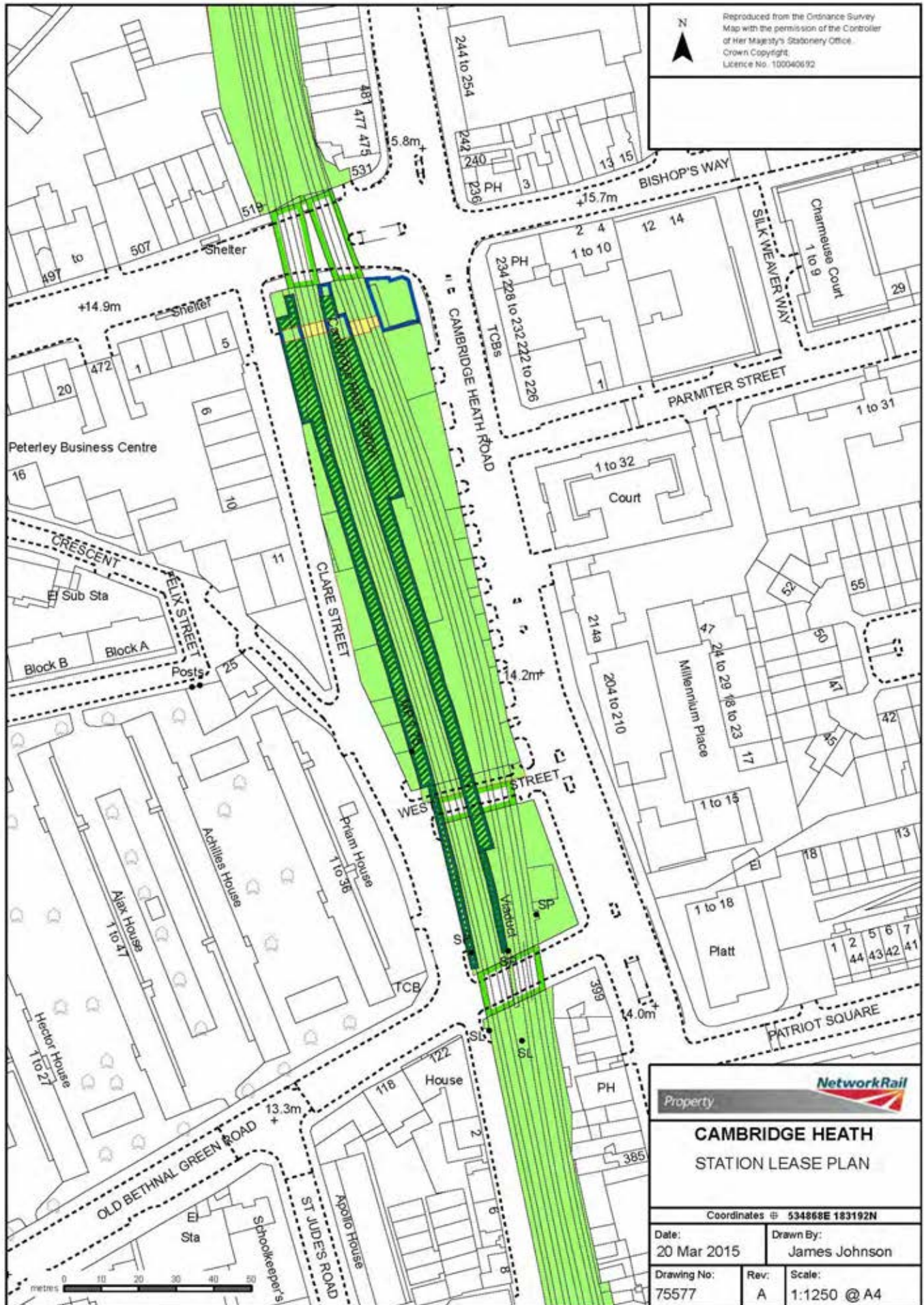
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Plot Date 20/3/2015



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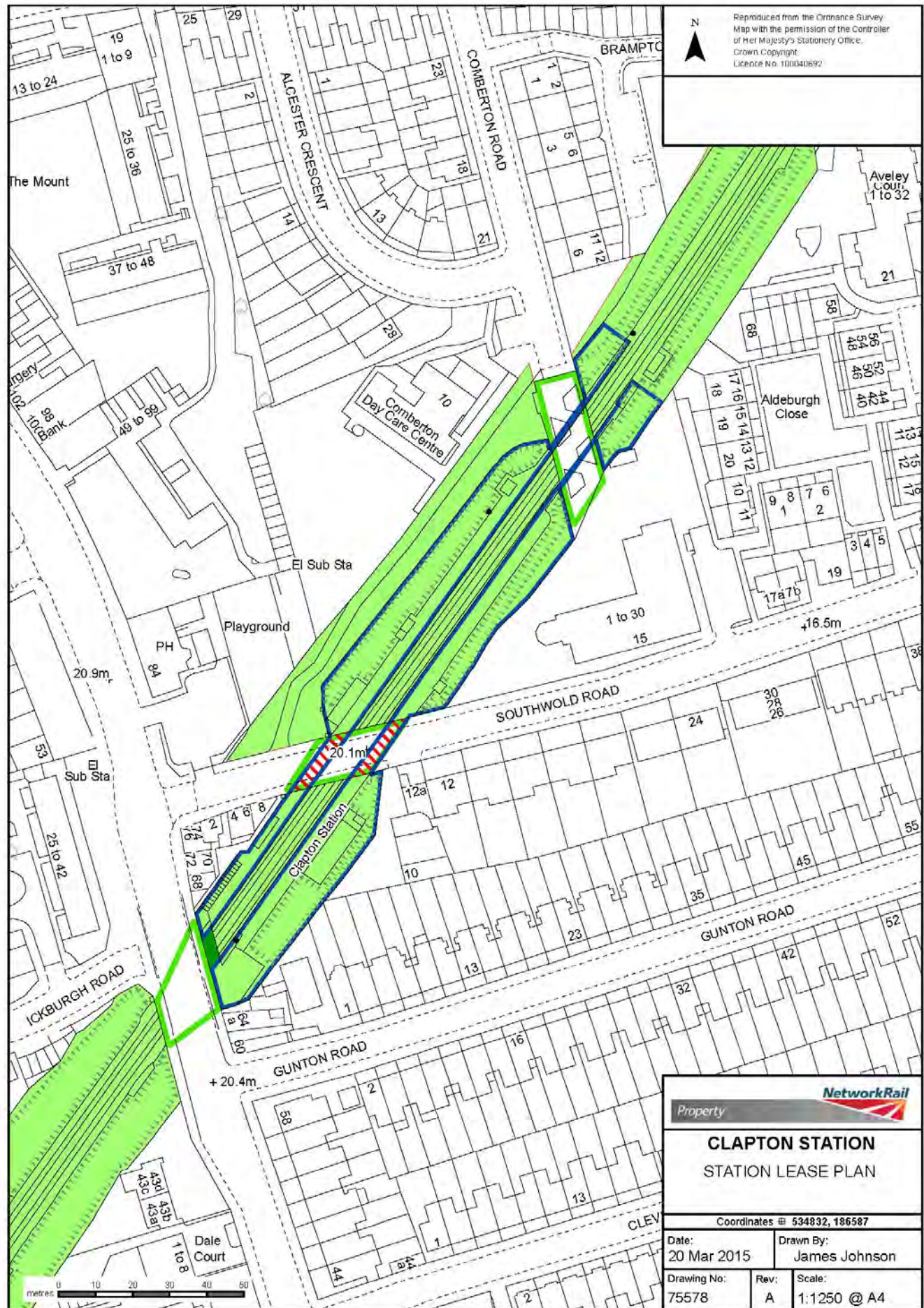
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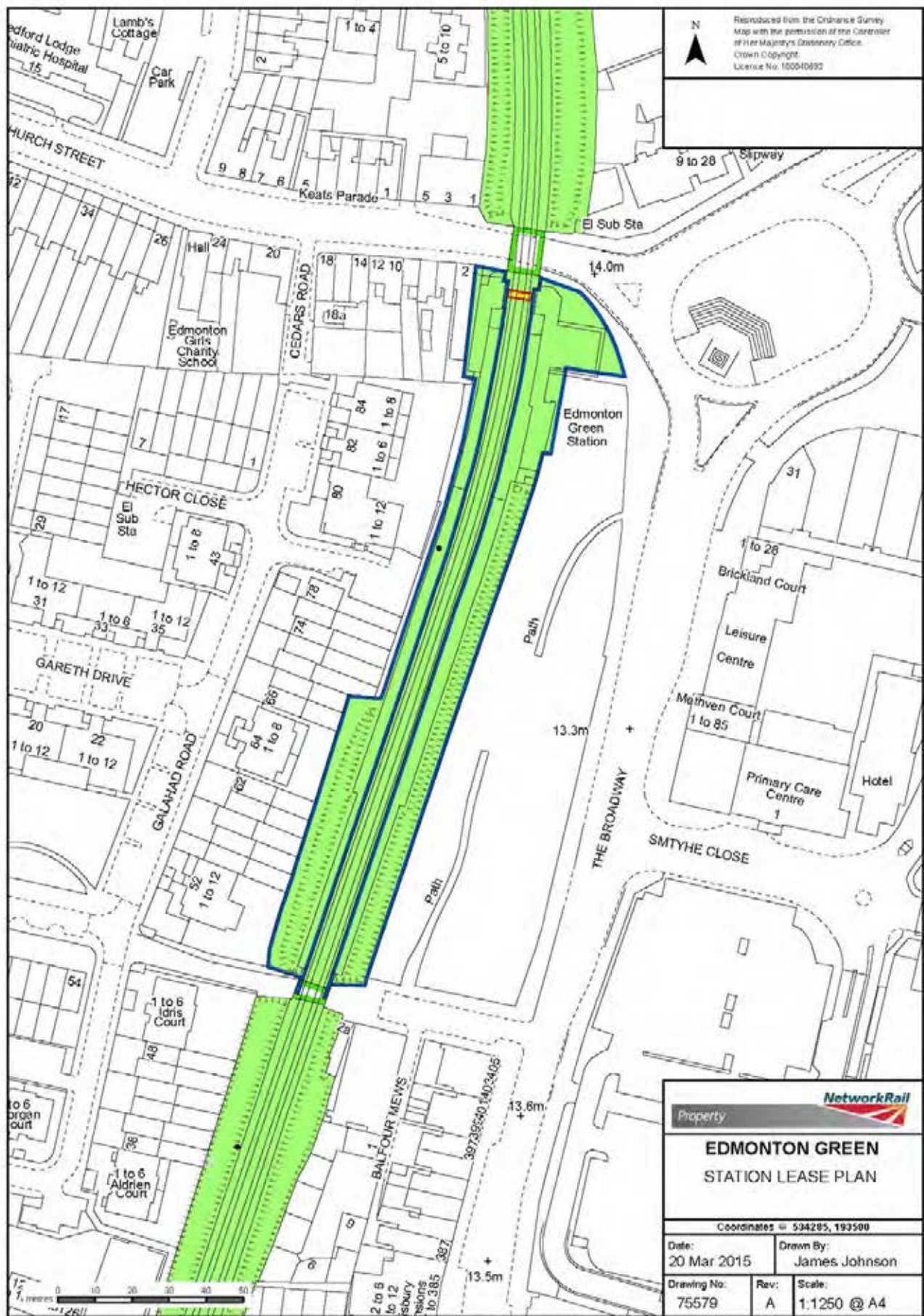


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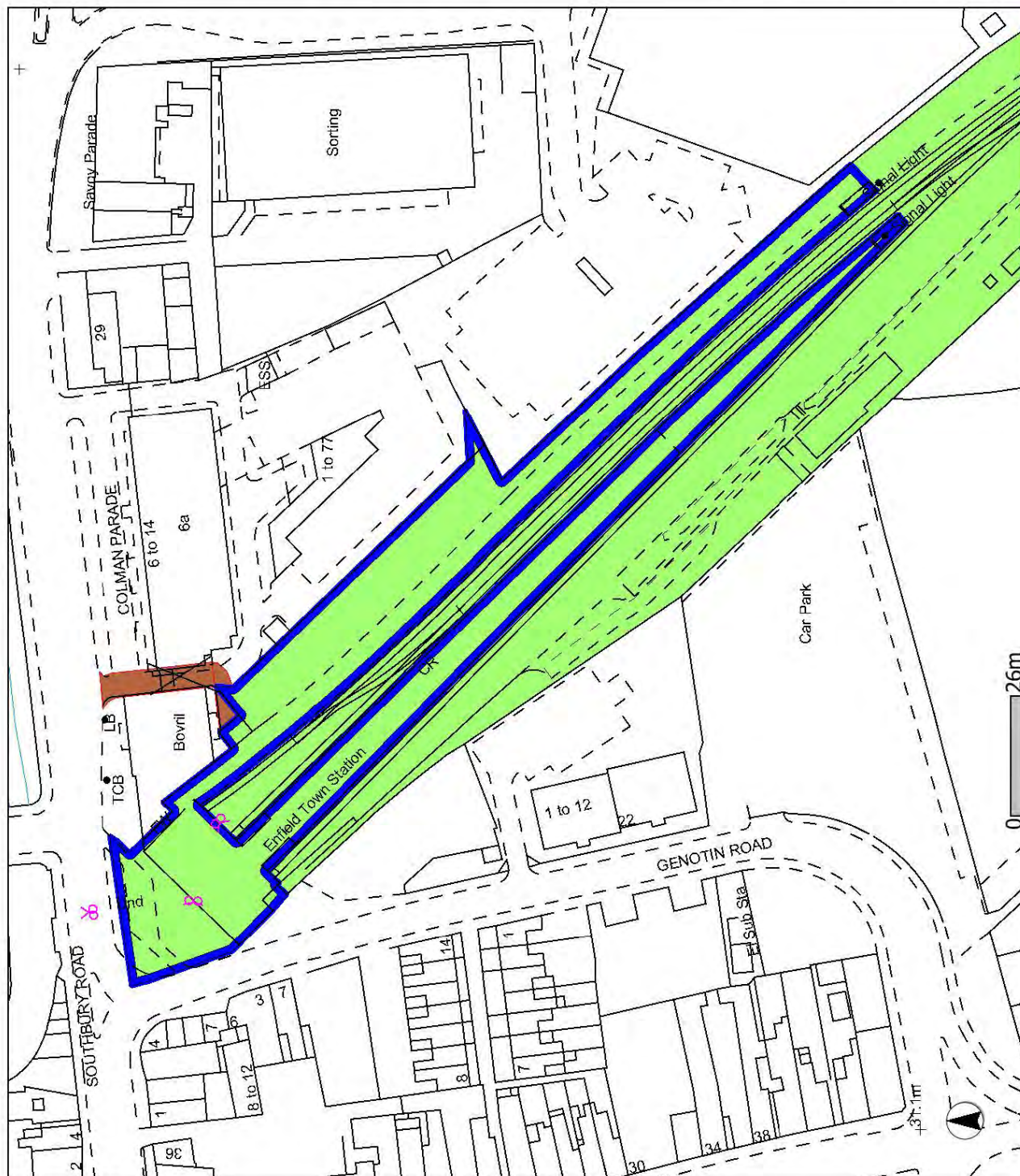




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## ENFIELD TOWN STATION

Plot Scale

1:1250

Plot Date

20/3/2015



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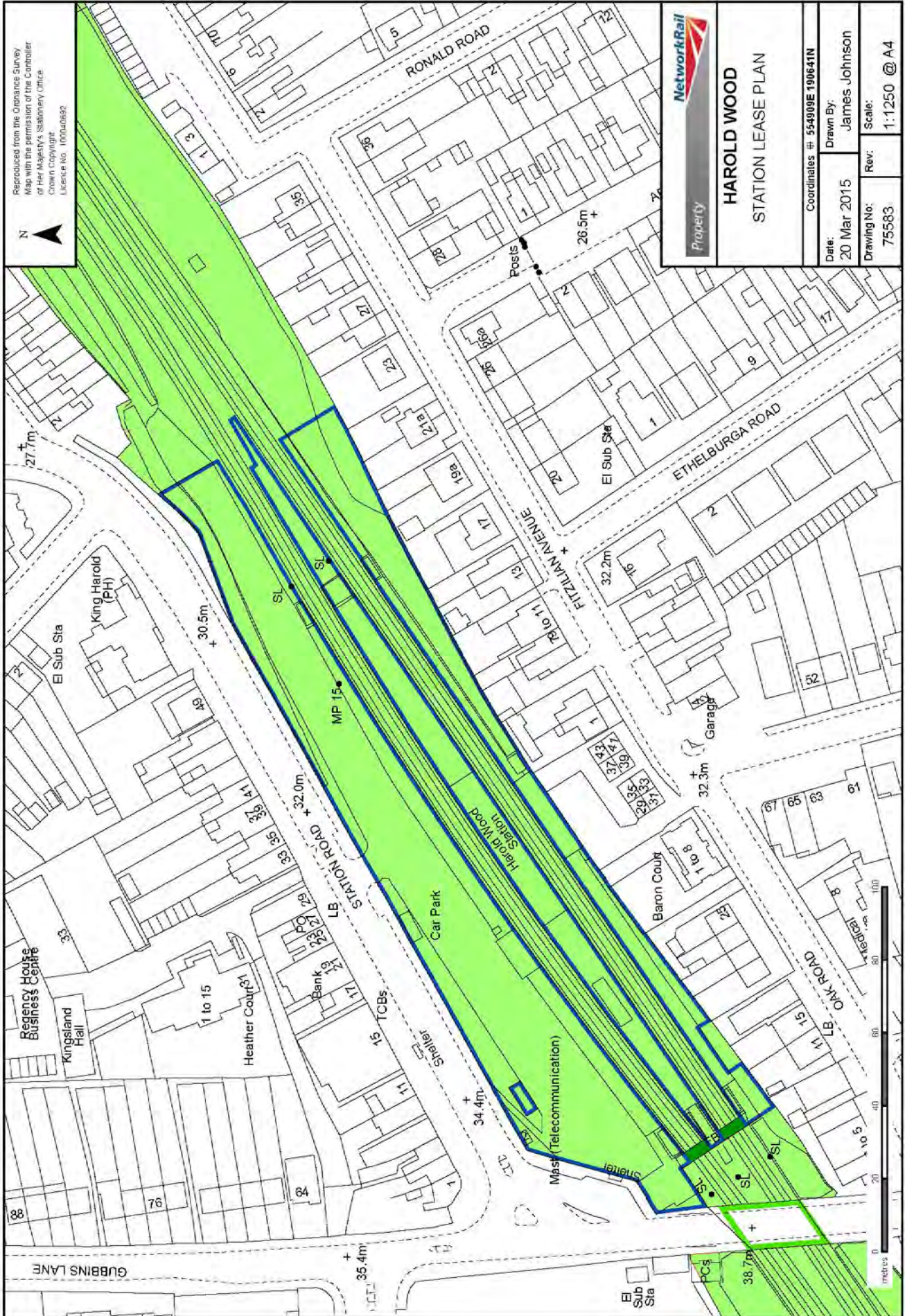




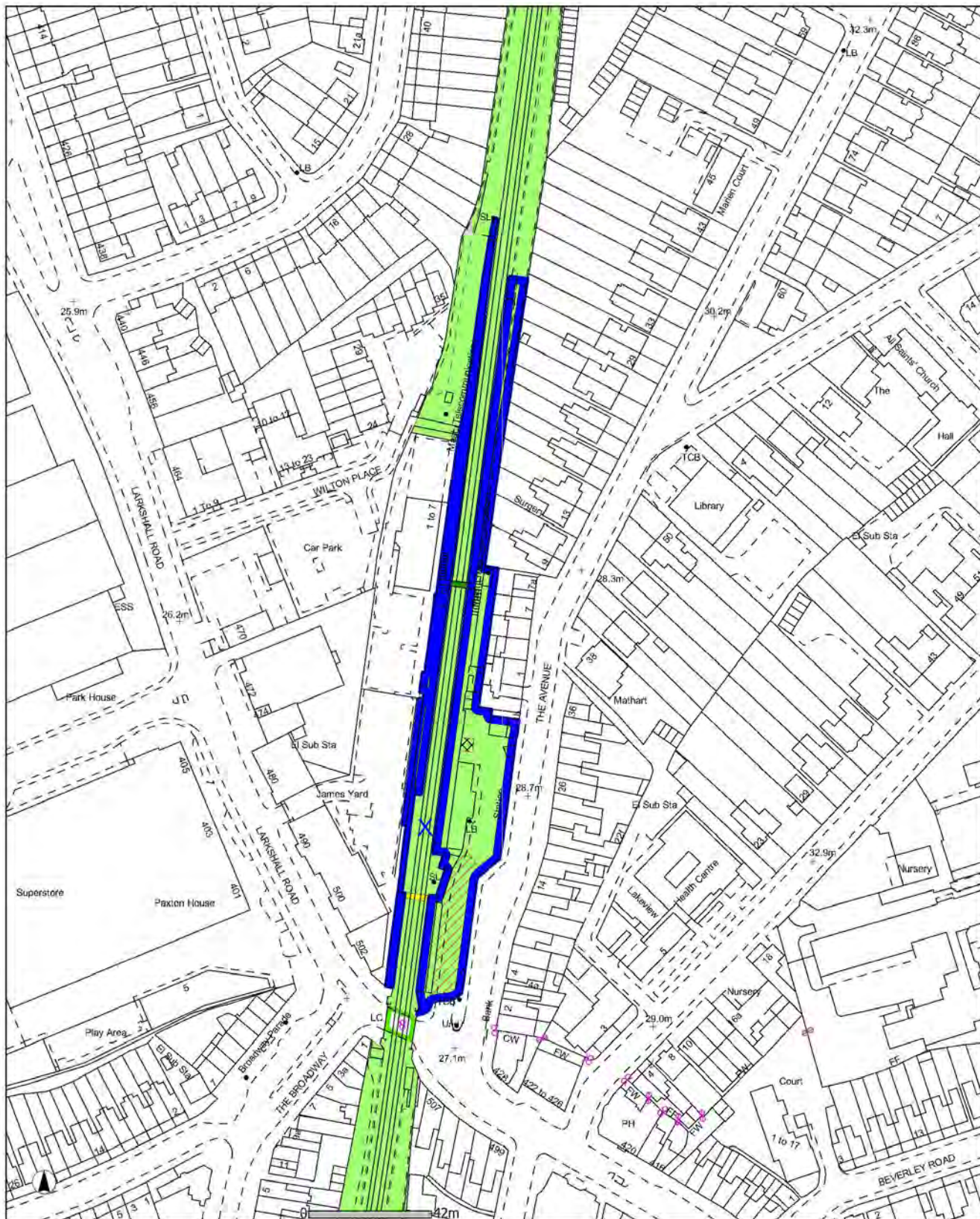


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Boundary Mapping - GPS - Land Surveys - Boundary Surveys - Measured Building Surveys - CAD - GIS Data Management - Contact Us At: LandInformation@NetworkRail.co.uk



# HIGHAMS PARK STATION

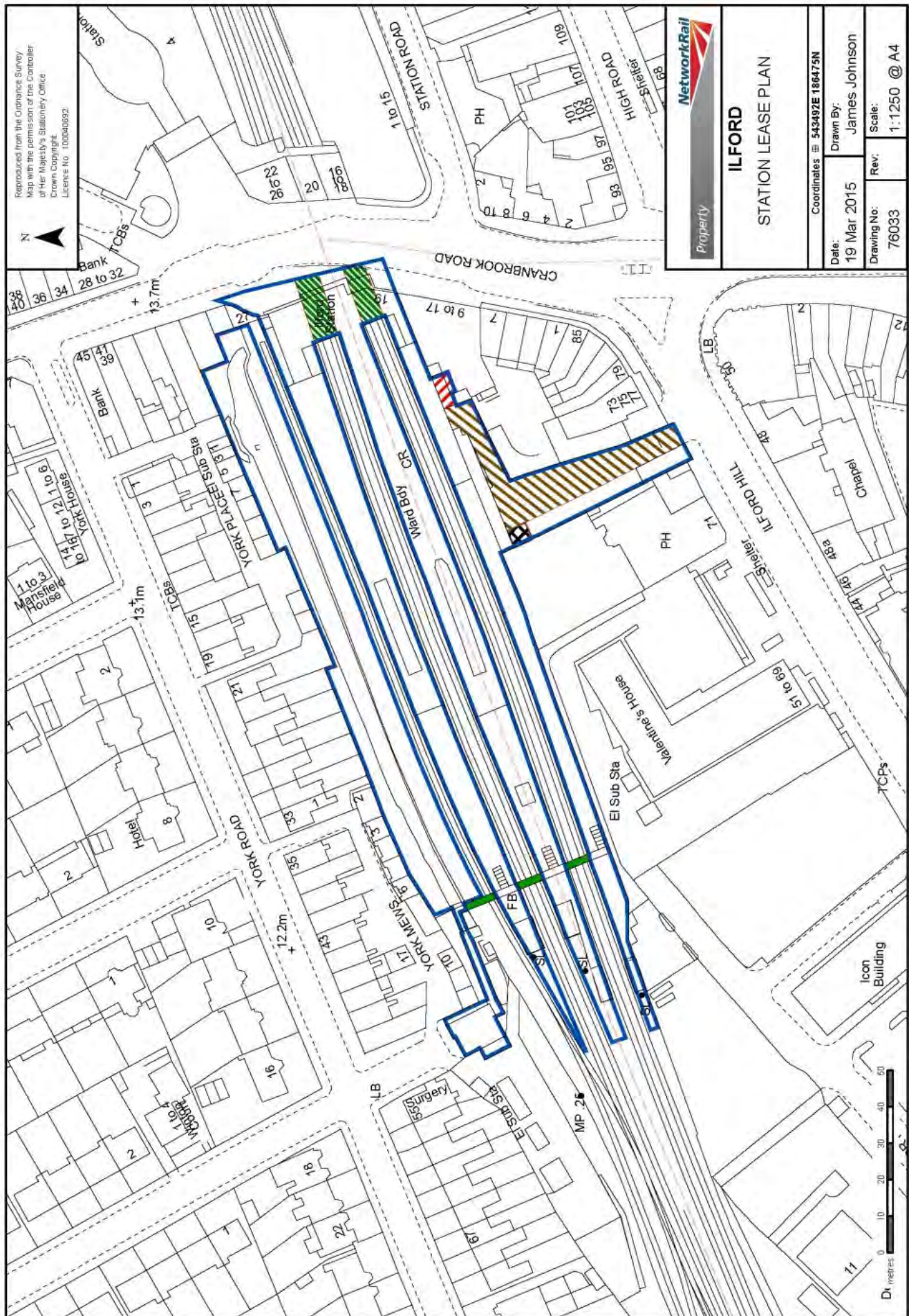
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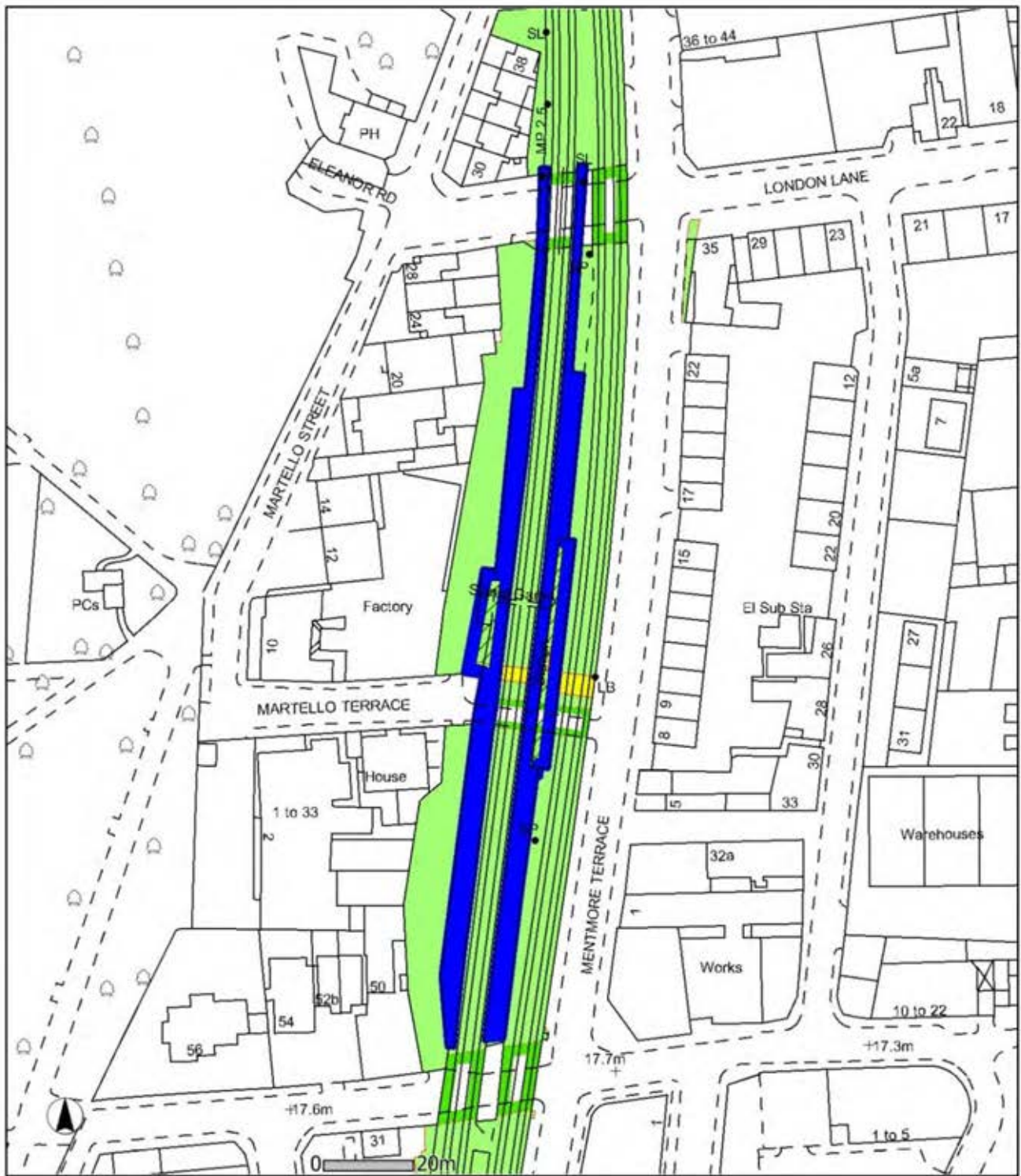
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LONDON FIELDS STATION	
Plot Scale	1:1250
Plot Date	20/3/2015
	

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## MARYLAND STATION

Plot Scale 1:1250

Plot Date 20/3/2015



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Centre of Map Window (E.N): 539176, 184919



## RECTORY ROAD STATION

Plot Scale 1:1250

Plot Date 20/3/2015



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ROMFORD STATION	
Plot Scale	1:2500
Plot Date	20/3/2015
	

Output Created from the GI Portal - A4 Landscape



Centre of Map Window (E.N.): 546384, 181281

## SEVEN KINGS STATION

Plot Scale

1:1250

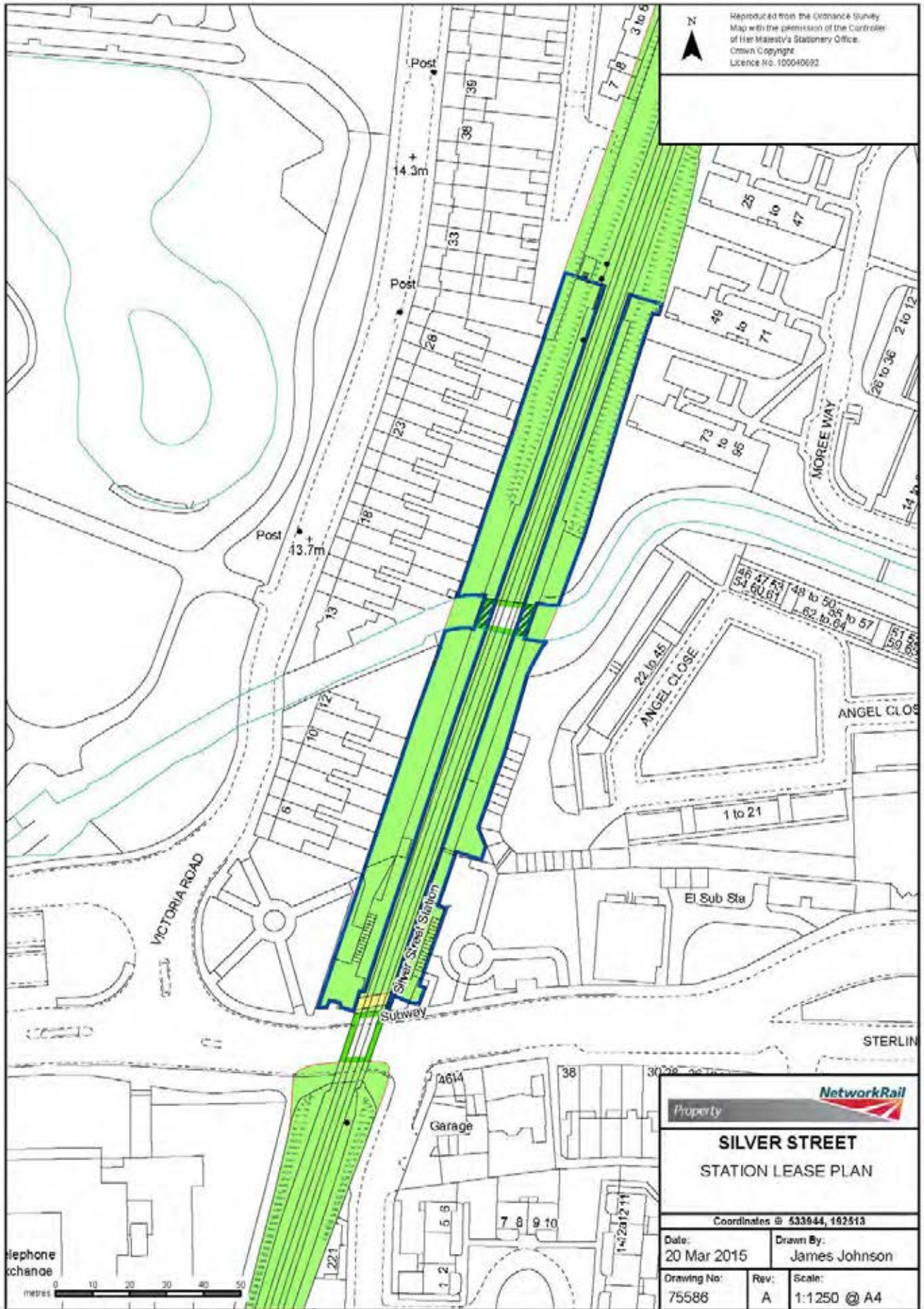
Plot Date

20/3/2015




Output Created from the GI Portal - All Landscape







Centre of Map Window (E.N): 534658 , 196133

SOUTHBURY STATION	
Plot Scale	1:1250
Plot Date	20/3/2015
	

Output Created from the GI Portal – A4 Landscape





Plot Date	20/3/2015
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STOKE NEWINGTON STATION	
Plot Scale	1:1250
Plot Date	20/3/2015
	





## TURKEY STREET STATION

Plot Scale 1:2500

Plot Date 20/3/2015



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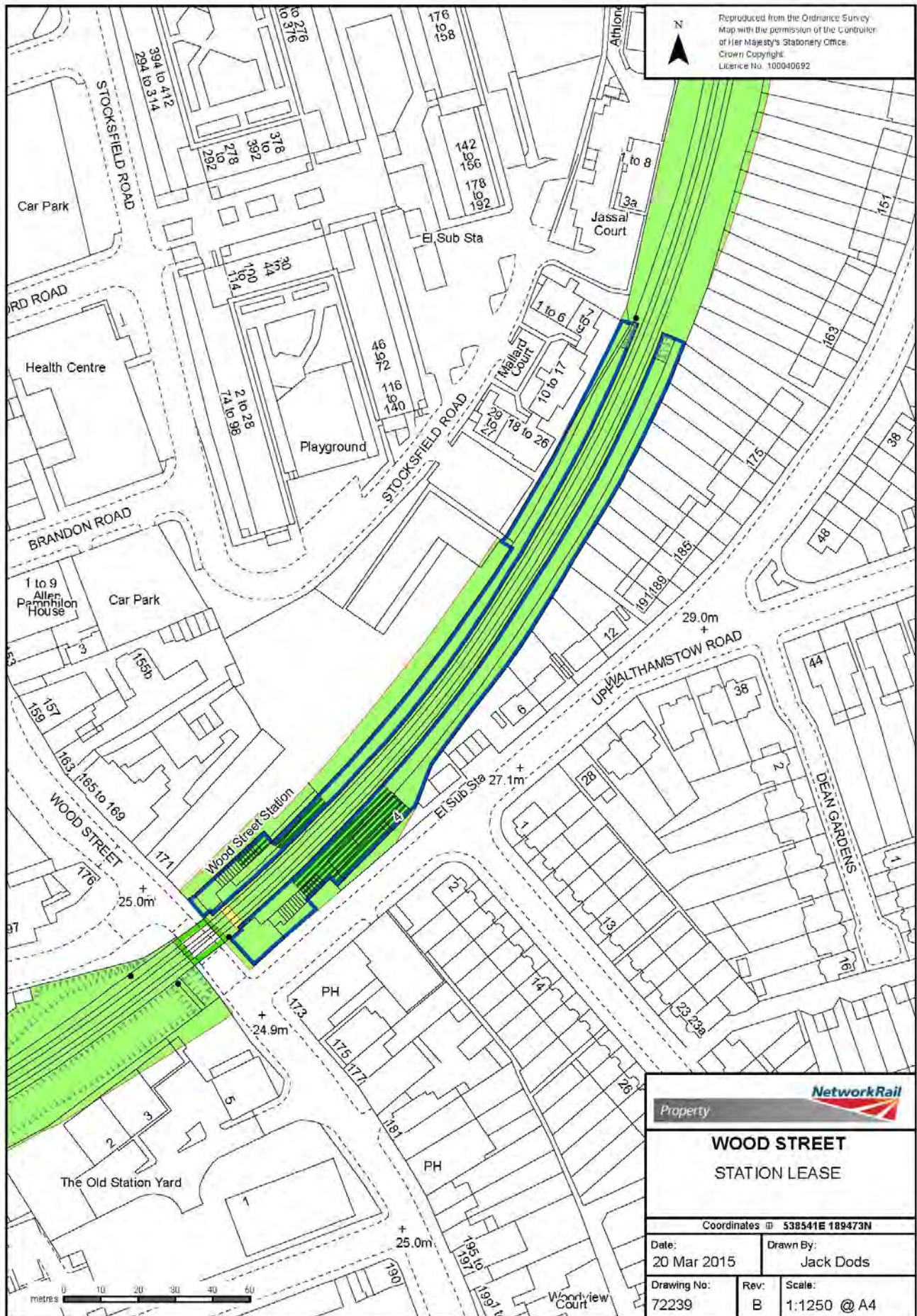
## WHITE HART LANE STATION

Plot Scale	1:1250
Plot Date	20/3/2015



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PROPOSED LAND DISPOSAL CONSULTATION REPORT  
relating to

**APPLICATION BY NETWORK RAIL INFRASTRUCTURE LIMITED FOR REGULATORY CONSENT  
UNDER THE LAND DISPOSAL CONDITION OF ITS NETWORK LICENCE**

This report is provided as a supplement to our forms for the proposed disposal of land at This  
report is provided as a supplement to our forms for the proposed disposal of land at:

Site location and description:

The following stations, the extent of which is defined by blue edging on the Station Plans, and will be incorporated in the proposed Head Lease to Rail for London.

Bethnal Green  
Brentwood  
Bruce Grove  
Bush Hill Park  
Cambridge Heath  
Chadwell Heath  
Chingford  
Clapton  
Edmonton Green  
Emerson Park  
Enfield Town  
Forest Gate  
Gidea Park  
Goodmayes  
Hackney Downs  
Harold Wood  
Highams Park  
Ilford  
London Fields  
Manor Park  
Maryland  
Rectory Road  
Romford  
Seven Kings  
Seven Sisters  
Silver Street  
Southbury  
St James Street  
Stamford Hill  
Stoke Newington  
Theobalds Grove  
Turkey Street  
Walthamstow Central  
White Hart Lane  
Wood Street

We have consulted in relation to this evaluation, and summarise the results of this as follows:

**Summary of position regarding responses:**

41 parties (including 14 Local Authorities) were consulted on the proposal. 27 consultees had “no comment”, 4 consultees supported the proposal, 9 consultees failed to respond, and 1 consultee has objected.

There is one unresolved objection from National Express. The objection is based on the commercial terms of the disposal rather than the principle of the disposal itself. Network Rail has attempted to resolve this by further correspondence (see attached e-mail correspondence) but the consultee has not withdrawn its objection.

Network Rail’s opinion is that this consultation is in respect of Network Rail’s consent to make the disposal under the terms of its Network Licence land disposal condition. The Licence Condition is about protecting assets for the future use of the railway. This is not prejudiced by the length of the lease or the commercial terms negotiated with RfL. Therefore the objection is not valid

The full list of external consultees is set out below:

	<b>External party (name)</b>	<b>Whether response received (y/n)</b>	<b>Date of response</b>	<b>Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report</b>	<b>Comments (e.g. as regards endeavours to obtain response where none given)</b>
1	<b>Department for Transport</b>	Y	01/04/15	the Department has no comment on this proposal	Response from xxxx on behalf of DfT
	<b>Department for Transport</b>	Y	01/04/15	the Department has no comment on this proposal	Response from xxxx on behalf of DfT
2	<b>Arriva Trains Cross Country</b>	Y	23/03/15	XC Trains has no objection to this proposal	
3	<b>NXET Limited</b>	Y	15/04/15	Responded with additional queries on 26/03/15. These were replied to on 26/03/15. Chased for confirmation of NX position on 14/04/15. NX confirmed they would respond by the end of the consultation period. NXET responded again on 15/04/15 objecting to proposal. NR replied on 16/04/15 stating that in its opinion the objections were not valid (see e-mail attached).	
4	<b>Chiltern Railway Company Limited</b>	Y	25/03/15	There are no comments from Chiltern Railways	
5	<b>Eurostar International Limited</b>	Y	26/03/15	No issue	
6	<b>First Great Western Limited</b>	Y	27/03/15	We have no comment	
7	<b>Grand Central</b>	N	N/A	No Response	Chased by e-mail on

	<b>External party (name)</b>	<b>Whether response received (y/n)</b>	<b>Date of response</b>	<b>Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report</b>	<b>Comments (e.g. as regards endeavours to obtain response where none given)</b>
	<b>Railway Company Limited</b>				31/03/15 and 14/04/15. Telephoned and left message 15/04/15. No response
8	<b>Greater Anglia (Abellio)</b>	N	N/A	No Response	Chased by e-mail on 31/03/15 and 14/04/15. Telephoned 14/04/15 and asked if could respond. E-mailed again 06/05/15 to confirm that no objection unless hear to contrary by 08/05/15
9	<b>London Overground Rail Operations Limited</b>	Y	06/05/15	LOROL's position is that we have no comment to make.	
10	<b>London &amp; South Eastern Railway Limited (Southeaster n)</b>	Y	16/04/15	Southeastern have no comment on this proposal.	Response from xxxx on behalf of SouthEastern
11	<b>Merseyrail Electrics 2002 Limited</b>	Y	23/03/15	Merseyrail have no comments to make on the proposal	
12	<b>Northern Rail Limited</b>	Y	24/03/15	Northern has no objection to the leasehold disposal of the 35 stations on the GA route	
13	<b>MTR Trains</b>	Y	11/04/15	MTR Crossrail is involved in the changed station leasing arrangements affecting the Crossrail stations and supports the proposed disposal	
14	<b>COLAS Freight</b>	Y	27/03/15	no comment	
15	<b>Direct Rail Services Limited</b>	Y	24/03/15	Direct Rail Services have no objections to the proposed leasehold disposal of 35 stations forming part of the greater Anglia Route	
16	<b>DB Schenker (Formerly EWS)</b>	Y	23/03/15	DB Schenker has no objection to the proposed land disposal as described	
17	<b>Freight Transport Association</b>	Y	15/04/15	FTA has no comment	
18	<b>Freightliner Limited</b>	Y	23/03/15	No comments from Freightliner	

	External party (name)	Whether response received (y/n)	Date of response	Details of response (e.g. "no comment"), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
19	<b>GB Railfreight Limited</b>	Y	09/04/15	No comment	
	<b>GB Railfreight Limited</b>	Y	03/04/15	No issues from GB Railfreight	
20	<b>Rail Freight Group</b>	Y	20/03/15	Ok with RFG	
21	<b>West Coast Railway Company</b>	Y	14/04/15	<p>Initial response was that WCR could not see the advantage of disposing of 35 (or any) actively operational NR assets to a sub-subsidiary company of TfL, especially at a time when NR has just bought out a raft of long-lease freight sites.</p> <p>Whilst it won't directly affect WCR, who, presumably, will continue to gain access via its agreement with the relevant SFO, it does not appear sensible for the longer term and merely introduces another tier of management/liability/bureaucracy - unless I have missed something. Network Rail responded with a further clarification e-mail on 27 March 2015 and WCR responded on 14/04/15 that they still don't really see the point but, so long as it doesn't put any further complications in our way, ie. we only need to deal with the SFO for access they won't object. Network Rail confirmed on 14/04/15 that WCR will still only need to deal with the SFO for access and the lease to RfL will not impact on this. On this basis it is considered that the objection has been withdrawn</p>	
22	<b>W. H. Malcolm</b>	Y	20/03/15	WH Malcolm has no objections to the proposal	
23	<b>Association of Community Rail Partnerships</b>	Y	20/03/15	ACoRP have no objection to these disposals	
24	<b>British Transport Police</b>	Y	15/04/15	No comment	
25	<b>Crossrail</b>	Y	26/03/15	Although some of the stations on the list have areas safeguarded for the Crossrail project, the leasehold	Response was from xxxx

	<b>External party (name)</b>	<b>Whether response received (y/n)</b>	<b>Date of response</b>	<b>Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report</b>	<b>Comments (e.g. as regards endeavours to obtain response where none given)</b>
				disposal will have no impact. Crossrail therefore has no comments to make	
26	<b>London Travelwatch</b>	Y	09/04/15	London TravelWatch has no objection to the aforementioned proposal	
27	<b>Transport for London</b>	Y	15/04/15	TfL have no comment on the proposals	
28	<b>Essex County Council</b>	Y	30/03/15	No objection raised, but identified aspiration to jointly develop plans for how existing highway and rail facilities at and around Brentwood Station can be enhanced to provide a more suitable and welcoming environment for not only rail users, but local residents and businesses in the immediate locale	
29	<b>Hertfordshire County Council</b>	Y	20/04/15	We would support the proposed disposal by way of a grant of 125 year FRI long leases	Response was from xxxx
30	<b>Broxbourne Borough Council</b>	N		No Response	Chased by e-mail on 31/03/15 and 14/04/15. No response
31	<b>London Borough of Waltham Forest</b>	Y	13/04/15	We are supportive of the transfer of control of the Chingford line stations from Greater Anglia to LOROL.	
32	<b>Brentwood Borough Council</b>	Y	15/04/15	BBC has no specific comments at this stage re Brentwood station but would reserve the right to make appropriate representations in the future regarding this stage once more detailed information comes to light re actual proposals for the site identified	Response ws from Head of Planning and Development
33	<b>London Borough of Hackney</b>	Y	23/03/15	London Borough of Hackney has an immediate interest in six stations – Clapton, Hackney Downs, London Fields, Rectory Road, Stamford Hill and Stoke Newington. We are very happy to support this proposal as we believe it is an important basis for RfL to improve the quality of our local stations.	
34	<b>London Borough of Haringey</b>	Y	24/03/15	We do not have any comments on the plans	
35	<b>Enfield Council</b>	N		No Response	Chased by e-mail on 31/03/15 and 14/04/15. No response

	External party (name)	Whether response received (y/n)	Date of response	Details of response (e.g. "no comment"), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
36	<b>Tower Hamlets</b>	N		No Response	Chased by e-mail on 31/03/15 and 14/04/15. No response
37	<b>London Borough of Newham</b>	N		No Response	Chased by e-mail on 31/03/15 and 14/04/15. No response
38	<b>London Borough of Havering</b>	Y	20/04/15	No particular comments with regards the proposals within Havering	
39	<b>London Borough of Redbridge</b>	Y	17/04/15	Responded to consultation on 17/04/15. No Comment reply in respect of Network Rail's proposed course of action with regard to Chadwell Heath, Goodmayes and Seven Kings Stations. In respect of Ilford firm opinion is that the blue line of the Head Lease transfer boundary (to Rail for London) should be extended to include the former ticket office building at the York Road/York Mews Entrance. NR replied that Ilford boundary had already been amended to include this land and this had been advised to all interested parties on 24/03/15.	
40	<b>City of London</b>	N		No Response	Chased by e-mail on 31/03/15 and 14/04/15. No response
41	<b>Barking and Dagenham</b>	N		No Response	Chased by e-mail on 31/03/15 and 14/04/15. No response

Copies of responses are given in the annexes to this report, as indicated above. A copy of the consultation request (before customisation for any individuals) is given in Annex 2

## Annex 1 – Stakeholder responses

### 1. DfT

**From:** [mailto:@railexecutive.gsi.gov.uk]

**Sent:** 01 April 2015 06:59

**To:**

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - REMINDER

– the Department has no comment on this proposal (in fact, we welcome it!).



**Rail Executive**

3/23, GMH, Great Minster House  
33 Horseferry Road, London, SW1P 4DR  
020

**Leading a world-class railway that creates opportunity for people and businesses.**

### 2. CrossCountry Trains

**From:** mailto:@crosscountrytrains.co.uk]

**Sent:** 23 March 2015 11:50

**To:**

**Subject:** FW: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

XC Trains has no objection to this proposal.

Regards

CrossCountry

Phone: 0121

Mobile:

Fax: 0121 200 6007

Address: 5th Floor, Cannon House, 18 The Priory Queensway, Birmingham, B4 6BS

### 3. National Express

**From:** @networkrail.co.uk

**Sent:** 16 April 2015 17:26

**To:** <mailto:@nationalexpress.com>

**Cc:**

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

Thank you for your reply and further information regarding your objection. To address further the points you have made:

- This consultation is in respect of Network Rail's consent to make the disposal under the terms of its Network Licence land disposal condition. The Licence Condition is about protecting assets for the future use of the railway. This is not prejudiced by the length of the lease or the specific terms negotiated with RfL.
- Whilst your comments regarding the commercial terms are not considered material to the principle of the land disposal, the point you make about RfL being in occupation essentially in perpetuity (somewhat akin to Network Rail) is quite correct but the difference to the 99 year lease terms is that RfL will not be the SFO. That is one of the reasons why development rights (including the right to grant a long lease at a premium) are being granted to it. I agree that one of the purposes of the 99 year FRI Franchise lease was to encourage longer term investment in stations, but this should also (as you have stated) secure residual value for the future franchises/industry.

I will refer your comments to the ORR, the DfT, and RfL as the other interested parties in this matter.

Regards

The Quadrant: MK

Elder Gate  
Milton Keynes  
MK9 1EN

**From:** [<mailto:@nationalexpress.com>]

**Sent:** 15 April 2015 17:06

**To:** @networkrail.co.uk

**Cc:**

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

**Importance:** High

Having discussed further with colleagues, I confirm that our objection to this disposal remains.

Our reasoning is the lack of parity of treatment between public sector and private sector SFOs. Station leases let on a long leasehold FRI basis should be for the same length of term and let on the same terms and conditions, regardless of whether the Lessee/SFO is in the private sector (e.g National Express) or public sector (RfL.) If RfL get a lease of 125 years, then state or public sector Station Lessees/SFO's have an advantage that the private sector is denied, with no recourse to appeal.

In addition, we also believe the second point you make regarding development rights is not valid, the reason being that Network Rail are attempting to create or draw an artificial distinction when you argue that RfL would essentially be there in perpetuity as the Station Lessee (somewhat akin to Network Rail,) whereas private sector SFO's wouldn't be there for the full 99 years due to franchise length. One of the key ideas of the 99 year FRI lease is to encourage private sector SFOs/TOC's to behave like long leasehold tenants including making capital investment (which may indeed include some form of development) with paybacks longer than 15 years thereby securing residual value for the future franchises/industry. The length of a rail franchise in this respect is irrelevant.

I trust this clarifies our position.Rgds

**From:** [<mailto:@networkrail.co.uk>]

**Sent:** 14 April 2015 14:06

**To:** <mailto:@nationalexpress.com>

**Cc:**

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

Further to my e-mail below I would be grateful if you could confirm what National Express's position is on this matter. The closing date for the consultation is this Friday 17<sup>th</sup> April so if possible please can you respond before then.

Regards

The Quadrant: MK  
Elder Gate  
Milton Keynes  
MK9 1EN

Tel 07718 004672

**From:** @networkrail.co.uk

**Sent:** 27 March 2015 12:21

**To:** @nationalexpress.com'

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

Dear

Thank you for your response to our consultation on the proposed disposal of 35 stations forming part of the Greater Anglia Route.

In response to your questions:

This is a consultation in which we have requested your views on our proposed disposal by way of a grant of 125 year FRI long leases of the stations. Therefore if your views are those as stated below they will be

considered by Network Rail and we will seek to resolve these issues with you. If they cannot be resolved the ORR will consider them and make the final decision.

If these are the confirmed views of National Express my response is set out below

In respect of your first point, the 125 year lease is to RfL who will then underlet to the respective SFO. Unlike the 99 year lease granted to NXET the RfL lease will not be assigned between SFO's on a change of concession. To encourage long term investment in these stations a term of 125 years was agreed between the parties.

In respect of your second point the reason that RfL is being granted development rights is because they will have a long term 125 year interest in the properties and therefore they will be best placed to secure long term investment in the stations and improve the customer experience. This would include the right to grant a lease at a premium (up to the expiry date of the RfL lease) because RfL will be the lessee for the entire period of any such lease granted. This is different to the NXET 99 year lease where the current lessee may not be in occupation for the full term of an underlease granted at a premium. This restriction is imposed in the NXET 99 year lease to ensure the value of any commercial opportunity is amortised fairly over the period of the head lease.

In the light of my explanation above I would be grateful if you would confirm whether the objection by National Express still remains or is withdrawn. If you would like to discuss further or require any further explanation please do contact me.

Kind regards

The Quadrant: MK  
Elder Gate  
Milton Keynes  
MK9 1EN  
Tel

**From:** [<mailto:@nationalexpress.com>]

**Sent:** 26 March 2015 11:09

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

I assume we are able to lodge an objection on the grounds that:

a) RfL are getting a longer leasehold interest than TOCs (125 years v 99 years that the rest of us get?) and

b) RfL are getting development rights (and poss the right to lease for a premium) that TOCs don't get?

Pls confirm

xxxx - are RDG aware of this?

Rgds

---

#### 4. **Chiltern Railways**

**From:** EXTL:

**Sent:** 25 March 2015 13:47

**To:** @networkrail.co.uk

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

Hi

There are no comments from Chiltern Railways.

All the best,

---

## 5. **Eurostar**

**From:** [mailto:@eurostar.com]

**Sent:** 26 March 2015 09:30

**To:** @networkrail.co.uk

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - Ilford Station

No issue for EIL,

Thanks

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)20

M +44 (0)7

eurostar.com

---

## 6. **First Greater Western**

**From:** @firstgroup.com

**Sent:** 27 March 2015 16:30

**To:** @networkrail.co.uk

**Subject:** Re: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

Hello again

We have no comment thank you.

First Great Western

3rd Floor | Milford House | 1 Milford St | Swindon SN1 1HL

e: [@firstgroup.com](mailto:@firstgroup.com) | m:

First Greater Western Limited | Registered in England and Wales number 05113733

Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

---

## 7. **Grand Central Railway**

**No response**

---

## 8. **Greater Anglia (Abellio)**

**From:**

**Sent:** 06 May 2015 12:44

**To:**@greateranglia.co.uk'

**Subject:** FW: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - REMINDER

**Importance:** High

Dear xx

I refer to my e-mails of 20 March, 31 March, 14 April, and our subsequent telephone conversation on 14 April. Whilst you indicated during our telephone conversation that Abellio had no comment on the proposals I have not received this confirmation in a formal written response to my e-mail.

Therefore unless I receive any formal written response by 12:00 p.m. on Friday 8th May I will report a "no comment" response to the ORR.

Kind regards

---

## 9. **London Overground**

**No response**

**From:** mailto:@lorol.co.uk]

**Sent:** 06 May 2015 13:59

To:

Cc:

Subject: Re: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - URGENT

I responded via TfL some time ago, at TfL's request, which is customary for matters such as this where LOROL has an interest in the matter at issue.

LOROL's position is that we have no comment to make.

As you note, below, LOROL will have a contractual interest at some of the stations in question from 31/05/2015, and we therefore feel that it is inappropriate to make further comment on the consultation.

---

### **10 SouthEastern**

**From:** [mailto: @southeasternrailway.co.uk]

**Sent:** 16 April 2015 12:07

**To:** @networkrail.co.uk

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

Good afternoon

Thank you for the opportunity to review the below.

Southeastern have no comment on this proposal.

Kind Regards

Southeastern

Floor 3 Friars Bridge Court

41-45 Blackfriars Road

London

SE1 8PG

[@southeasternrailway.co.uk](mailto:@southeasternrailway.co.uk)

---

### **11. MerseyRail**

**From:** [mailto:@merseyrail.org]

**Sent:** 23 March 2015 07:57

**To:**

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

Hi

Merseyrail have no comments to make on the above proposal.

Regards

**Merseyrail**

Tel	
Mob	
Email	<a href="mailto:@merseyrail.org">@merseyrail.org</a>
Web	<a href="http://www.merseyrail.org">www.merseyrail.org</a>

### **12. Northern Rail**

**From:** [mailto:@northernrail.org]

**Sent:** 24 March 2015 14:40

**To:** @networkrail.co.uk

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - Ilford Station

Hello

Northern has no objection to the leasehold disposal of the 35 stations on the GA route

Kind regards  
Northern Rail Ltd  
Northern House  
York  
YO1 6HZ  
T:  
M:  
E: [@northernrail.org](mailto:@northernrail.org)  
W: <http://www.northernrail.org>

---

### 13. **MTR CrossRail**

From: Sent: 13 April 2015 09:56

To:

Subject: RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - REMINDER

xxxx

Thanks for this. The lease plan does show the fast line platform (attached) but this does appear to have been left off the disposal plan. I will get this amended.

Regards

**From:** [mailto:[@mtrcrossrail.co.uk](mailto:@mtrcrossrail.co.uk)]

**Sent:** 11 April 2015 08:51

**To:**

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - REMINDER

Thank you for sharing this with me. MTR Crossrail is involved in the changed station leasing arrangements affecting the Crossrail stations and supports the proposed disposal.

One point of detail, the plan for Brentwood doesn't appear to include the fastline platform on the south side of the site.

Regards

---

### 14. **Colas Freight**

**From:** [mailto:[@colasrail.co.uk](mailto:@colasrail.co.uk)]

**Sent:** 27 March 2015 17:03

**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

Dear

I have no comment.

Kind regards



Tel. 0207 - Mob.

[@colasrail.co.uk](mailto:@colasrail.co.uk)

---

**COLAS RAIL LTD**

Dacre House - Floor 2, 19 Dacre Street, London, SW1H 0DJ, United Kingdom

[www.colasrail.co.uk](http://www.colasrail.co.uk)

## 15. Direct Rail Services Limited

**From:** [mailto: @drsl.co.uk]

**Sent:** 24 March 2015 15:06

**To:** @networkrail.co.uk

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - Ilford Station

Direct Rail Services have no objections to the proposed leasehold disposal of 35 stations forming part of the greater Anglia route.

Regards

Tel:

Mobile:

E-mail: [@drsl.co.uk](mailto:@drsl.co.uk)

Direct Rail Services Limited

Kingmoor TMD

Etterby Road

Carlisle

CA3 9NZ

---

## 16. DB Schenker Rail (UK) Ltd

**From:** EXTL:

**Sent:** 23 March 2015 11:10

**To:** @networkrail.co.uk

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

I can confirm that DB Schenker has no objection to the proposed land disposal as described.

Yours, DB Schenker Rail (UK) Ltd.

310 Goswell Road

London EC1V 7LW

Tel:

Fax:

Mobile

---

## 17. Freight Transport Association

**From:** [mailto: @fta.co.uk]

**Sent:** 15 April 2015 18:23

**To:** @networkrail.co.uk

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route – REMINDER

Thanks , can confirm FTA has no comment on this one.

Regards,

---

**Freight Transport Association**

Mobile :

---

## 18. Freightliner

**From:** [mailto: @Freightliner.co.uk]

**Sent:** 23 March 2015 16:05

**To:** @networkrail.co.uk

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route No comments from Freightliner

Regards

---

## 19. **GB Railfreight**

**From:** [mailto: [@gbrailfreight.com](mailto:@gbrailfreight.com)]

**Sent:** 09 April 2015 08:08

**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

[No comment.](#)

From: EXTL:

Sent: 03 April 2015 17:43

To: [@networkrail.co.uk](mailto:@networkrail.co.uk)

Subject: RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - REMINDER

[No issues from GB Railfreight.](#)

[Regards](#)

GB Railfreight Ltd.,

3<sup>rd</sup> Floor,

55 Old Broad Street,

London, EC2M 1RX.

Tel: 020

Mobile:

E-mail: [@gbrailfreight.com](mailto:@gbrailfreight.com).

GB Railfreight Ltd. Registered in England & Wales No. 03707899.

Registered Office: 3<sup>rd</sup> Floor, 55 Old Broad Street, London, EC2M 1RX.

---

## 20. **Rail Freight Group**

**From:** [mailto: [@rfg.org.uk](mailto:@rfg.org.uk)]

**Sent:** 20 March 2015 17:34

**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Subject:** Re: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

Ok with RFG

Rail Freight Group

[@rfg.org.uk](mailto:@rfg.org.uk)

---

## 21. **West Coast Railways**

**From:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Sent:** 14 April 2015 14:24

**To:** [@aol.com](mailto:@aol.com)

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part o...

[Thank you for your response. I confirm that you will still only need to deal with the SFO for access and the lease to RfL will not impact on this.](#)

[Kind regards](#)

The Quadrant: MK

Elder Gate

Milton Keynes

MK9 1EN

Tel 07718 004672

**From:** [@aol.com](#)

**Sent:** 14 April 2015 14:13

**To:** [@networkrail.co.uk](#)

**Subject:** Re: Consultation on proposed leasehold disposal of 35 stations forming part o...

I still don't really see the point but, so long as it doesn't put any further complications in our way, ie. we only need to deal with the SFO for access, I won't object.

Best

T

M

E [@aol.com](#)

In a message dated 14/04/2015 14:08:43 GMT Daylight Time, [@networkrail.co.uk](#) writes:

Dear

Further to my e-mail below I would be grateful if you could confirm what WCR's position is on this consultation. The closing date for the consultation is this Friday 17<sup>th</sup> April, so if you could respond before then I would be grateful.

Regards

The Quadrant: MK

Elder Gate

Milton Keynes

MK9 1EN

Tel

**From:** [@networkrail.co.uk](#)

**Sent:** 27 March 2015 11:47

**To:** [@aol.com](#)

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part o...

Dear

Thank you for your response to the consultation.

You are correct that WCR would continue to gain access to any of these stations via a Station Access Agreement with the relevant SFO.

In respect of your other comments, the benefit of transferring these assets to RfL on a long lease are as follows:

- The existing use as a station will be continued for the long term
- By granting a long lease to RfL this will encourage investment in the stations. Unlike the existing long lease to AGA this lease will not be transferred between SFO's on a change of franchise/concession. It will remain with RfL for the full 125 years which will provide them with a long term interest which will enable a longer term investment strategy to be developed .
- Under the terms of the lease all maintenance and repair obligations will transfer to RfL, which will simplify responsibilities.

If you have any other queries or require any further clarification please do not hesitate to contact me.

Regards

The Quadrant: MK

Elder Gate

Milton Keynes

MK9 1EN

Tel

**From:** [@aol.com](#)

**Sent:** 20 March 2015 16:58

**To:** [@networkrail.co.uk](#)

**Subject:** Re: Consultation on proposed leasehold disposal of 35 stations forming part o...

I cannot see the advantage of disposing of 35 (or any) actively operational NR assets to a sub-subsidary company of TfL, especially at a time when NR has just bought out a raft of long-lease freight sites.

Whilst it won't directly affect WCR, who, presumably, will continue to gain access via its agreement with the relevant SFO, it does not appear sensible for the longer term and merely introduces another tier of management/liability/bureaucracy - unless I have missed something.  
Best

WCR  
T  
M  
E [@aol.com](mailto:@aol.com)

---

## 22. Malcolm Group

**From:** [mailto:[@whm.co.uk](mailto:@whm.co.uk)]

**Sent:** 20 March 2015 17:38

**To:**

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

WH Malcolm has no objections to the proposal.

Malcolm Group, Block 20, Newhouse Industrial Estate, Old Edinburgh Road, Newhouse, North Lanarkshire, ML1 5RY

**Tel:** | **Int:** **Mobile:**

**Email:** [@whm.co.uk](mailto:@whm.co.uk) **Web:** <http://www.malcolmgroup.co.uk>

---

## 23. ACoRP

**From:** [mailto:[@btconnect.com](mailto:@btconnect.com)]

**Sent:** 20 March 2015 22:11

**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Subject:** Re: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

Hello

ACoRP have no objection to these disposals.

Regards

## 24. British Transport Police

**From:** [mailto:[@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)]

**On Behalf Of** SDD Business Support

**Sent:** 15 April 2015 14:01

**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - REMINDER

No comment

*Strategic Development Department  
British Transport Police  
25 Camden Road,*

Camden  
London  
NW1 9LN  
T 0207 T ext

E [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk) [www.btp.police.uk](http://www.btp.police.uk)

---

## 25. CrossRail

**From:** [mailto: @crossrail.co.uk]

**Sent:** 26 March 2015 10:37

**To:** @networkrail.co.uk

**Cc:**

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

Thank you for the consultation. Although some of the stations on the list have areas safeguarded for the Crossrail project, the leasehold disposal will have no impact. Crossrail therefore has no comments to make.

Regards

---

## 26. London TravelWatch

**From:** [mailto:@londontravelwatch.org.uk]

**Sent:** 09 April 2015 12:30

**To:**

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

Dear ,

London TravelWatch has no objection to the aforementioned proposal.

Regards

---

## 27. TfL

**From:** [mailto: @tfl.gov.uk]

**Sent:** 15 April 2015 10:06

**To:** @networkrail.co.uk

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - REMINDER

Hi

TfL have no comment on the proposals detailed below.

Kind regards,

**Rail Development Team** | Rail & Underground Transport Planning

**Transport for London**

---

## 28. Essex County Council

From:

Sent: 15 April 2015 16:28

To:

Subject: RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

I confirm that I have forwarded your e-mail below to the Property Team at TfL who will no doubt be in contact once they become the lessee of the station (if not before). I have also passed it onto Network Rails Property Development Team.

From your comments below I take it that Essex County Council has no objection to the proposed long lease disposal?

Kind regards

**From:** [mailto: @essex.gov.uk]

**Sent:** 30 March 2015 10:36

**To:** @networkrail.co.uk

**Cc:**

**Subject:** Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route  
Dear

I am writing further to your recent email entitled, as above, dated 20th March and the subsequent conversation that you had with my colleague xxxx on 24th March 2015.

As xxxx explained, Essex County Council (ECC) and Brentwood Borough Council (BBC) have been working with Crossrail Urban Realm Designers to develop plans for how existing highway and rail facilities at and around Brentwood Station can be enhanced to provide a more suitable and welcoming environment for not only rail users, but local residents and businesses in the immediate locale. This will form part of ECC & BBC's commitment to working with Crossrail to ensure that their ethos of improved local station gateways is realised in Essex (similar plans exist for Shenfield).

With this in mind, there is an aspiration to investigate the potential for decking part of the existing Brentwood Station Car Park – potentially self-funded by selling off the remaining land for development. In order to progress this aspiration, it is likely that the new car park structure would overlap a large proportion of the eastern end of the main car park and the disused NR compounds adjacent to Kings Road, which are outside of the 'leasehold disposal area' (to be retained by Network Rail).

The purpose of this email is to ensure that this aspiration is relayed to Rail for London, as we would be keen to enter into early discussions with them and Network Rail to establish how we might best progress this scheme.

I understand that you have provided xxxx with initial contacts in this regard; however, I wanted to ensure that our aspirations are documented. For whilst both Crossrail and the existing TOC (Abellio Greater Anglia) are supportive of these plans, I am mindful that this may be new information to Rail for London and the new Crossrail TOC (MTR).

Regards)

**Essex County Council**

**Telephone:** | mobile

**Email:** [@essex.gov.uk](mailto:@essex.gov.uk) | [www.essex.gov.uk](http://www.essex.gov.uk)

---

## **29. Hertfordshire County Council**

**From:** [mailto:@hertfordshire.gov.uk]

**Sent:** 20 April 2015 13:08

**To:** @networkrail.co.uk

**Cc:**

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - REMINDER

Given that we sent a letter of support to the Secretary of state for the proposed devolution of inner services (and therefore relevant stations) to TfL in April 2013, we would support the 'proposed disposal by way of a grant of 125 year FRI long leases of the stations listed above to Rail for London' as set out in your e-mail below, which would for us would only apply to Theobalds Grove station.

Kind regards

**Please note that my mobile number has changed to 07812-322826.**

Hertfordshire County Council, CHN101, County Hall, Hertford, SG13 8DN

TEL:

MOB:

---

**30. Broxbourne Borough Council**

**No response**

---

**31. Waltham Forest Council**

**From:** [mailto:@walthamforest.gov.uk]

**Sent:** 13 April 2015 12:39

**To:** @networkrail.co.uk

**Subject:** RE: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - REMINDER

**Dear**

**Thank you for email of March 31<sup>st</sup> consulting us about the disposal/transfer of station leases on Greater Anglia lines. We are supportive of the transfer of control of the Chingford line stations from Greater Anglia to LOROL.**

**We have no further comments to make on this other than to request a legend to explain the different shadings and colours used on the plans of the station lease areas in Waltham Forest, including the plans for St James Street, Walthamstow Central, Wood Street, Highams Park and Chingford.**

**Yours sincerely**

**Waltham Forest Council**

---

**32. Brentwood Borough Council**

**From:** [mailto:@brentwood.gov.uk]

**Sent:** 15 April 2015 13:12

**To:** @networkrail.co.uk

**Subject:** Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - REMINDER

**Dear**

**Please see below sent on behalf of Brentwood Borough Council's Head of Planning and Development;**

**BBC has no specific comments at this stage re Brentwood station but would reserve the right to make appropriate representations in the future regarding this stage once more detailed information comes to light re actual proposals for the site identified.**

**Kind regards,**

| Brentwood Borough Council

T | F | [www.brentwood.gov.uk](http://www.brentwood.gov.uk) | [@brentwood.gov.uk](mailto:@brentwood.gov.uk)

---

**33. London Borough of Hackney**

**From:** [mailto:@Hackney.gov.uk]

**Sent:** 23 March 2015 13:56

**To:** @networkrail.co.uk

**Subject:** FW: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

**Dear**

London Borough of Hackney has an immediate interest in six stations – Clapton, Hackney Downs, London Fields, Rectory Road, Stamford Hill [which we have sometimes had reason to remind ORR is NOT in LB Haringey], and Stoke Newington.

We are very happy to support this proposal as we believe it is an important basis for RfL to improve the quality of our local stations.

Regards,

---

**34. Haringey Council**

**From:** [mailto: @haringey.gov.uk]

**Sent:** 24 March 2015 15:39

**To:** @networkrail.co.uk

**Subject:** Leasehold disposal of 35 stations Greater Anglia

Dear

I refer to the consultation on the above. We do not have any comments on the plans.

Regards

6th floor south  
River Park House  
225 High Road  
Wood Green  
London N22 8HQ  
Tel: 020  
Mobile:

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**35. Enfield Council**

**No response**

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**36. Tower Hamlets Council**

**No response**

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**37. Newham Council**

**No response**

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**38. London Borough of Havering**

**From:** [mailto: @haverling.gov.uk]

**Sent:** 20 April 2015 13:43

**To:** @networkrail.co.uk

**Subject:** Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route HI

Thank you for your voice message and Apologies for not getting back to you by your 17<sup>th</sup> April deadline. I have discussed this with colleagues and we have no particular comments with regards the proposals within Havering.  
regards,

London Borough of Havering | Regulatory Services  
Town Hall, Main Road Romford RM1 3BD

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**39. London Borough of Redbridge**

**From:** [mailto: @redbridge.gov.uk]

**Sent:** 17 April 2015 16:35

**To:** @networkrail.co.uk

**Cc:**

**Subject:** FW: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - LB REDBRIDGE RESPONSE

**Importance:** High

Dear

I am writing to convey the London Borough of Redbridge response to your email below. I confirm that we submit a "No Comment" reply in respect of Network Rail's proposed course of action with regard to Chadwell Heath, Goodmayes and Seven Kings Stations. However, in the case of Ilford, this Authority's firm opinion is that the blue line of the Head Lease transfer boundary (to Rail for London) should be extended to include the former ticket office building at the York Road/York Mews Entrance.

Such inclusion is completely consistent with extensive discussions LB Redbridge has been having over a long period with Crossrail and Rail for London and Network Rail representatives regarding improved station access arrangements in connection with the introduction of Crossrail services and potential installation of an additional footbridge across the railway between York Road/York Mews and Ilford Hill.

Achieving greater passenger usage of an upgraded station entrance from York Road/ York Mews (open beyond just the peak hours only current operation) is important in delivering local accessibility improvements and assisting regeneration as well as helping to reduce the passenger and pedestrian pressure in and around the congested main station entrance area in Cranbrook Road.

Yours sincerely

London Borough of Redbridge  
12<sup>TH</sup> floor (Rear), Lynton House  
255-259 High Road, Ilford IG1 1NY  
Tel. No. 020

Email: [@redbridge.gov.uk](mailto:@redbridge.gov.uk)

Web: [www.redbridge.gov.uk](http://www.redbridge.gov.uk)

Twitter: @RedbridgeLive

Facebook: [www.facebook.com/redbridgelive](https://www.facebook.com/redbridgelive)

Save time, go online: [www.redbridge.gov.uk](http://www.redbridge.gov.uk)

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#### **40. City of London**

**No response**

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#### **41. Barking and Dagenham Council**

**No response.**

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## Annex 2 – Network Rail’s consultation email

**From:** [<mailto:@networkrail.co.uk>]

**Sent:** 20 March 2015 16:45

**To:**

**Subject:** Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route

Dear Consultee,

### **Property: Stations as listed below**

Bethnal Green  
Brentwood  
Bruce Grove  
Bush Hill Park  
Cambridge Heath  
Chadwell Heath  
Chingford  
Clapton  
Edmonton Green  
Emerson Park  
Enfield Town  
Forest Gate  
Gidea Park  
Goodmayes  
Hackney Downs  
Harold Wood  
Highams Park  
Ilford  
London Fields  
Manor Park  
Maryland  
Rectory Road  
Romford  
Seven Kings  
Seven Sisters  
Silver Street  
Southbury  
St James Street  
Stamford Hill  
Stoke Newington  
Theobalds Grove  
Turkey Street  
Walthamstow Central  
White Hart Lane  
Wood Street

We seek to consult you as regards your views, please, on our proposed disposal by way of a grant of 125 year FRI long leases of the stations listed above to Rail for London.

We attach a draft application form to the Office of Rail Regulation which, with its related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to make the disposal under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

ORR reviewed our land disposal arrangements so that from 1 April 2008, ORR will no longer launch any separate consultations when we apply for consent to dispose of land. The arrangements are that we will consult and report the results to ORR in conjunction with our application. It is therefore important that we have your views, so that these may be considered in ORR's decision.

We request your comments, please, by **17 April 2015** (including any "no comment" response). It would be helpful if your response is provided by email. A "no-comment " response can be provided by simply clicking the "No Comment" voting button at the top of this e-mail.

If you have any queries as regards this proposal, please direct them to xxxx, ,(tel. , [@networkrail.co.uk](mailto:@networkrail.co.uk) ). If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,

The Quadrant: MK  
Elder Gate  
Milton Keynes  
MK9 1EN

Tel

## Reminder consultation email 1

From:

Sent: 31 March 2015 15:53

To: @networkrail.co.uk)

Subject: FW: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - REMINDER

Dear Consultee,

Property: Stations as listed below

1. Bethnal Green
2. Brentwood
3. Bruce Grove
4. Bush Hill Park
5. Cambridge Heath
6. Chadwell Heath
7. Chingford
8. Clapton

9. Edmonton Green
10. Emerson Park
11. Enfield Town
12. Forest Gate
13. Gidea Park
14. Goodmayes
15. Hackney Downs
16. Harold Wood
17. Highams Park
18. Ilford
19. London Fields
20. Manor Park
21. Maryland
22. Rectory Road
23. Romford
24. Seven Kings
25. Seven Sisters
26. Silver Street
27. Southbury
28. St James Street
29. Stamford Hill
30. Stoke Newington
31. Theobalds Grove
32. Turkey Street
33. Walthamstow Central
34. White Hart Lane
35. Wood Street

We seek to consult you as regards your views, please, on our proposed disposal by way of a grant of 125 year FRI long leases of the stations listed above to Rail for London.

We attach a draft application form to the Office of Rail Regulation which, with its related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to make the disposal under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

ORR reviewed our land disposal arrangements so that from 1 April 2008, ORR will no longer launch any separate consultations when we apply for consent to dispose of land. The arrangements are that we will consult and report the results to ORR in conjunction with our application. It is therefore important that we have your views, so that these may be considered in ORR's decision.

We request your comments, please, by 17 April 2015 (including any "no comment" response). It would be helpful if your response is provided by email. A "no-comment " response can be provided by simply clicking the "No Comment" voting button at the top of this e-mail.

If you have any queries as regards this proposal, please direct them to xxxx,(tel. xxx, @networkrail.co.uk ). If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,

## **Reminder consultation email 2**

From:

Sent: 14 April 2015 13:47

To: @networkrail.co.uk)

Cc: @networkrail.co.uk)

Subject: FW: Consultation on proposed leasehold disposal of 35 stations forming part of Greater Anglia Route - REMINDER

Importance: High

Dear Consultee,

Property: Stations as listed below

1. Bethnal Green
2. Brentwood
3. Bruce Grove
4. Bush Hill Park
5. Cambridge Heath
6. Chadwell Heath
7. Chingford
8. Clapton
9. Edmonton Green
10. Emerson Park
11. Enfield Town
12. Forest Gate
13. Gidea Park
14. Goodmayes
15. Hackney Downs

16. Harold Wood
17. Highams Park
18. Ilford
19. London Fields
20. Manor Park
21. Maryland
22. Rectory Road
23. Romford
24. Seven Kings
25. Seven Sisters
26. Silver Street
27. Southbury
28. St James Street
29. Stamford Hill
30. Stoke Newington
31. Theobalds Grove
32. Turkey Street
33. Walthamstow Central
34. White Hart Lane
35. Wood Street

We seek to consult you as regards your views, please, on our proposed disposal by way of a grant of 125 year FRI long leases of the stations listed above to Rail for London.

We attach a draft application form to the Office of Rail Regulation which, with its related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to make the disposal under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

ORR reviewed our land disposal arrangements so that from 1 April 2008, ORR will no longer launch any separate consultations when we apply for consent to dispose of land. The arrangements are that we will consult and report the results to ORR in conjunction with our application. It is therefore important that we have your views, so that these may be considered in ORR's decision.

We request your comments, please, by 17 April 2015 (including any "no comment" response). It would be helpful if your response is provided by email. A "no-comment " response can be provided by simply clicking the "No Comment" voting button at the top of this e-mail.

If you have any queries as regards this proposal, please direct them to xxxx,(tel. xxxxx, @networkrail.co.uk ). If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,