



Your ref:
Our ref:

Les Waters
Manager, Licensing and Network Regulation
Office of Rail Regulation

Transport for London
London Rail

55 Broadway
London
SW1H 0BD

By email only

Phone 020 7027 2618
tfl.gov.uk

18 January 2013

Dear Les,

Re: ORR's regulation of land disposals by Network Rail

This letter forms Transport for London's response to your consultation on ORR's regulation of land disposals by Network Rail.

TfL supports the principal purpose of the proposed changes to the regulation of land disposals, i.e. to further streamline the current process whilst continuing to protect land which has a foreseeable future railway use.

We have some specific comments on two areas of changes which are discussed in more detail below.

Station leases

We would like to clarify the wording of paragraph 1 (a) of the general consent with regard to the grant by Network Rail of industry standard station leases to TfL group companies or concessionaires. The wording of the general consent strictly applies only to situations where the tenant is a passenger train operator operating under a franchise or concession agreement with a Passenger Transport Executive or TfL. This implies that it does not apply to TfL group companies (primarily London Underground) where services are provided directly by the TfL company rather than a franchisee or concessionaire. In the past this has meant that leases granted to London Underground, for example, require specific ORR consent with the extra time required that this inevitably involves. We therefore recommend that the general consent is expanded to also cover station leases to TfL group companies.

It is also not clear why Docklands Light Railway has been added to the general consent when it is a subsidiary of TfL, and therefore this appears to be unnecessary. Alternatively, other subsidiaries of TfL such as London

Underground and London Tramlink also need to be included in the general consent so that TfL subsidiaries are treated consistently..

Public transport interchanges

TfL welcomes the inclusion of the new paragraph 1 (q) of the general consent to cover disposal of land wholly for the purpose of providing better integration of public transport modes. TfL is regularly involved in schemes to improve facilities outside stations where Network Rail land may be required. By adding a general consent for these types of land disposal, these schemes can be more quickly progressed as ORR will not need to be consulted where no other stakeholders have objected.

Please do not hesitate to contact me if you require any further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M.J. Rheinberg', written in a cursive style.

Matthew Rheinberg
Principal Planner – Network Development, TfL London Rail