

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	Land and Sidings used as a waste transfer and recycling centre by the West London Waste Authority at Transport Avenue Brentford London TW8 9HF
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	The site is shown coloured blue on plan no 6291522-2-B.
Clearance Ref:	Business Clearance CR/33784 dated 18th October 2017 Technical Clearance CR/33784 dated 24th November 2017 Business Clearance CR/36321 dated 29 May 2018 Technical Clearance CR/36321 dated 6 June 2018
Project No.	N/A
Ordnance survey coordinates	E: 516463 N: 177961
Details of attached photographs (as required)	N/A
2. Proposal	
Type of disposal	It is proposed to sell the freehold of the land coloured blue on plan no 6291522-2-B. and to grant the purchaser a permanent right of way over the land shown coloured brown on plan no 6291522-2-B. .

Proposed party taking disposal	West London Waste Authority
Proposed use / scheme	The property is currently leased by Network Rail to the West London Waste Authority for a term of years that expires in 2047 (but with Tenant only options to call for further leases for terms expiring no later than 2098). West London Waste Authority use the property as a rail head for the transfer and distribution of containerised waste materials, the waste materials currently being sent to the Severnside Energy Recovery Centre in Bristol. The proposal will see Network Rail selling its freehold interest in the site.
Access arrangements to / from the disposal land	The purchaser will be granted a permanent vehicular right of way over the roadway shown coloured brown on the plan.
Replacement rail facilities (if appropriate)	N/A - it is anticipated that after completion of the disposal West London Waste will continue for the foreseeable future to operate the site as a rail served waste transfer facility.
Anticipated rail benefits	Under the Hendy Review Network Rail has committed to the raising of £1.8 billion of cash proceeds, via asset disposals, by 2019/20. Under Project Falcon a number freight sites, including the subject site, have been identified for disposal for the purpose of raising capital towards the £1.8 billion target. The money raised by the disposals will thus directly support investment in the wider railway.
Anticipated non-rail benefits	None
3. Timescales	
Comments on timescales	It is anticipated the sale will be completed in late 2018 as part of a limited number of disposals of freight sites arising out of the "Project Falcon" freight estate review.
4. Railway Related Issues	
History of railway related use	The current use of the site as a rail connected waste transfer station commenced around 1977 and has continued since then.

When last used for railway related purposes	The site is currently in use as a rail connected waste transfer station.
Any railway proposals affecting the site since that last relative use	N/A
Impact on current railway related proposals	The Western Route specification notes that “passenger traffic between Southall and Brentford Town station ceased in the 1940s. Continued development along the A4 Great Western Road corridor has increased the viability of reintroducing passenger services on the branch. Network Rail is working with London Borough of Hounslow to investigate the feasibility of upgrading the branch for passenger traffic”. As a condition of clearance the approval of the project team developing the passenger traffic upgrade scheme will be needed prior to proceeding with a disposal to ensure that a land sale will not prejudice the possible reintroduction of passenger traffic on the branch, including the development of a new station at Brentford.
Potential for future railway related use	Brentford Waste Transfer Terminal is noted as an existing freight site accessed by the Southall to Brentford Goods branch in the “other freight routes” section in the Western Route Specification.
Any closure or station change or network change related issues	None. The existing connection agreement arrangements will continue post sale. The Freight Operating Companies have previously agreed that the property can be removed from the Strategic Freight Site list.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	No impact on access rights is envisaged.

Position as regards safety / operational issues on severance of land from railway	<p>The disposal does not include any requirement for new fencing of the railway boundary, as sufficient fencing already exists.</p> <p>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. 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.</p>
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5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	The West London Waste Plan July 2015 identifies the site as a safeguarded site for waste transfer related use. In addition the terms of sale will include a covenant restricting the site from being used for residential development.
Contamination / Environmental Issues (if applicable)	None relevant to this application.

6. Local Authorities

Names & Email Addresses:	London Borough of Hounslow @hounslow.gov.uk
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Local Transport Authorities:	Transport for London
Other Relevant Local Authorities:	N/A
7. Internal approval to consult	
Recommendation:	Based on the above, I recommend that Network Rail consults on the terms of disposal
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
Proposer's name:	Proposer's job title: Senior Surveyor
Signed.....	Date...23 April 2018.....
Authorised by (name):	Authoriser's job title: Property Services Manager
8. Consultations	
Internal consultation	Internal clearance has been obtained for the proposal. The proposed sale documentation will reflect the stipulations requested by Network Rail's internal consultees. As a condition of clearance the approval of the Brentford Station project team developing the passenger traffic upgrade scheme will be needed prior to proceeding with a disposal.
Summary of position as regards external consultations	It should be noted that the Freight Operating Companies have already been consulted regarding the proposed freehold disposal and have confirmed in writing that they have no objections to the proposed sale or any associated LC7 application or network change related to it. Hounslow LBC have requested that the Brentford Station Project Team confirm before any disposal takes place that the disposal will not prejudice the proposals to introduce a new passenger rail service on the adjoining branchline.

Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Not applicable
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9. Internal approval to dispose

Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal subject to the Brentford Station Project confirming they are satisfied that the sale will not prejudice the proposed introduction of passenger service on the adjoining branchline.
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
Proposer's name:	Proposer's job title: Senior Surveyor
Signed.....	Date.....14 August 2018...
Authorised by (name):	Authoriser's job title: Property Services Manager
Signed.....	Date.....14 August 2018.....