

Samuel Fox
Head of Licensing



Matthew Dixon
Strategic Partnerships Director
Network Rail
Waterloo General Office
London
SE1 8SW

14 November 2025

Dear Matthew

**ORR audit of land disposals under the general consent mechanism
of Condition 17: transactions 1 June 2024 to 31 May 2025**

1. I am writing to conclude our findings of this year's audit for the period given above. We reviewed a sample of 11 land disposal transactions, ensuring that the decision to use the general consent facility was appropriate and that a consistent process was followed for each transaction.
2. We note that several submissions demonstrated 'best-practice' submission by the sponsor, clearly documenting consultation with the system operator or strategic planner, including meeting dates and reference numbers. However, several others did not follow this approach. We recommend adopting this best practice as standard for future submissions.
3. Following last year's review, we notified Network Rail that we would recall the disposal transaction at Leeman Road, York as the transfer sale had not yet concluded. We have reviewed the transaction and have no concerns regarding its handling.
4. Overall, we are content with the quality of the cases handled under the general consent mechanism.
5. During the period, we processed nine specific consents and observed an improvement in the quality of the evidence submitted. We raised issues with two cases, one of which resulted in a withdrawal by Network Rail. We are pleased with the overall improvements.

6. I am copying this letter to Michael Chu for awareness and also to Sandra Palmer, with thanks for her assistance.
7. A copy of this letter will be published on our website.

Yours sincerely



Samuel Fox