

DSA/34/01/26/01

DATED 28 August 2026

TEMPLE MILLS INTERNATIONAL DEPOT
DEPOT ACCESS ANNEXES

ARRANGEMENTS OF PARTS

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ANNEX 1
GENERAL INFORMATION

1. Depot

Depot name: **Temple Mills International**

Address/location: **Orient Way, London E10 5YA**

County or London Borough: **Waltham Forest**

The Depot is shown shaded blue and edged in red on the Plan and includes the boundary walls, fences and gates belonging to the Depot (whether or not identified by lettering on the Plan).

The following features (where marked "YES") are included in, or excluded from, the Depot and in each case are denoted on the Plan by the colour marking or lettering indicated below:

Colour	Included on Plan	Treatment
Red block	YES	Represents bridge, raft, viaduct, arch or other overlying structure which (with everything above it) excluded from the Depot.

2. Default Interest Rate

The interest rate shall be 2 per cent. per annum above the base lending rate published from time to time by the Bank of England (or such other financial institution as the parties may agree) during any relevant period.

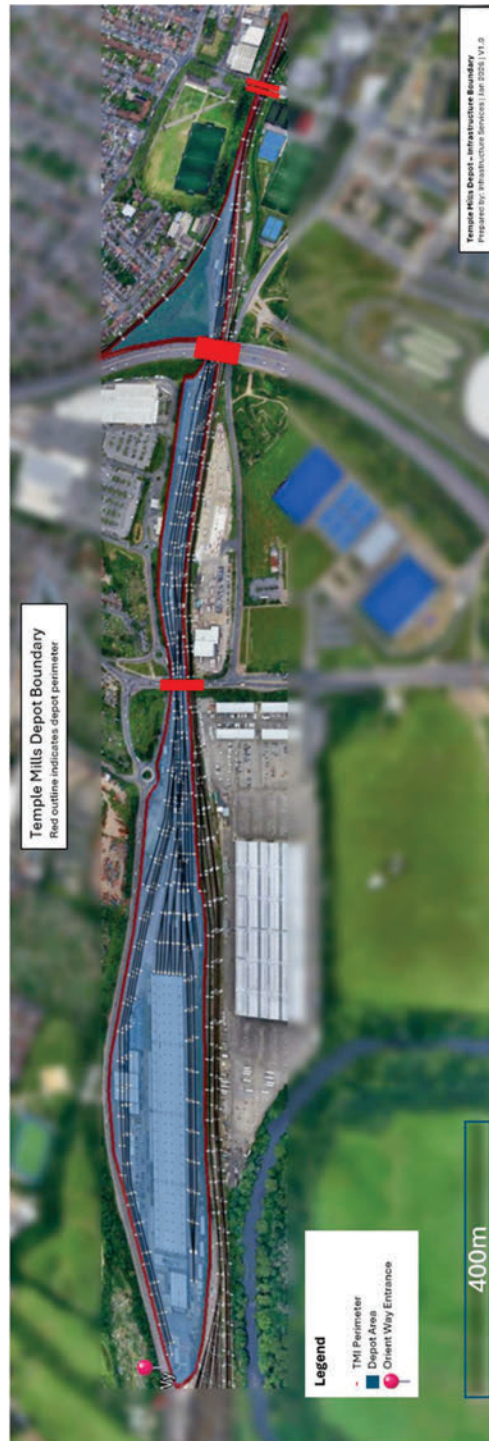
3. Location of Depot Register

Accessed via online portal, access to which shall be provided to each User by the Depot Facility Owner.

APPENDIX 1 TO ANNEX 1

The Plan

See below plan : Temple Mills Depot – Infrastructure Boundary V1.0



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APPENDIX 2 TO ANNEX 1

The Statement of Condition

1. The tables below shall apply with effect from the Conditions Efficacy Date.

Condition Codes

The following condition codes apply to the tables below:

Score	Grade	Description
1-4	Poor	Range from barely serviceable to serviceable but with considerable deterioration or weathering from the installed condition.
5-7	Fair	Serviceable but with some deterioration or weathering from the installed condition.
8-10	Good	Generally sound condition as originally installed.
N/A	N/A	Item not present.

LOCATION: The Depot – Main Shed (Maintenance Area)

Item	Condition 1-10 or N/A
1. External Façade	6
2. Roofs and roof drainage	5
3. Structural frame and superstructure	7
4. Substructure	7
5. External cladding	6
6. Internal walls and partitions	6
7. Floors, pits and walkways	6
8. Ceilings	7
9. Drainage	7
10. Heating and ventilation systems	6

Item	Condition 1-10 or N/A
11. Electrical switchgear and distribution	6
12. Electrical circuits and devices	7
13. Internal lighting	7
14. Fire detection and alarm systems	7
15. Depot protection systems	5
16. Overhead line equipment	7
17. Permanent way	8
18. Oil interceptors and fixed drainage plant	7
19. Fixed compressed air systems	7

LOCATION: The Depot – Stores and Office Area (Including Security)

Item	Condition 1-10 or N/A
1. External Façade	6
2. Roofs and roof drainage	5
3. Substructure	7
4. Internal walls and finishes	6
5. Floors	7
6. Ceilings	7
7. Heating and ventilation systems	7
8. Electrical installations	7
9. Internal lighting	7
10. Fire detection and alarm systems	7
[REDACTED]	1
12. Water services and sanitary fittings	7

LOCATION: The Depot – Bogie Drop (Original Building)

Item	Condition 1-10 or N/A
1. External Façade	7

Item	Condition 1-10 or N/A
2. Roofs and roof drainage	5
3. Substructure	7
4. Internal walls and finishes	6
5. Floors	7
6. Ceilings	7
7. Heating and ventilation systems	6
8. Electrical installations	7
9. Internal lighting	7
10. Fire detection and alarm systems	7
████████████████████ ██████	█
12. Water services and sanitary fittings	7

LOCATION: The Depot – Bogie Drop (New building)

Item	Condition 1-10 or N/A
1. External Façade	9
2. Roofs and roof drainage	8
3. Substructure	9
4. Internal walls and finishes	9
5. Floors	9
6. Ceilings	9
7. Heating and ventilation systems	9
8. Electrical installations	9
9. Internal lighting	9
10. Fire detection and alarm systems	9
████████████████████ ██████	█
12. Water services and sanitary fittings	9

LOCATION: The Depot – Yard and External Areas (inc CET)

Item	Condition 1-10 or N/A
1. External roads and hard standings	6
2. External drainage	7
3. Walkways	7
4. [REDACTED]	█
5. External lighting	7
6. CET discharge facilities	6

LOCATION: The Depot – External to Main Depot Buildings

Item	Condition 1-10 or N/A
1. Structural elements	7
2. Roofs and roof drainage	5
3. External façades	7
4. Fire detection systems	7
5. Electrical installations	8
6. Lighting	7

APPENDIX 3 TO ANNEX 1
Equipment Inventory - Allocation of Responsibility

NOTE: Responsibility allocations are subject to the Lease agreement EGL568379 dated 30 September 2010 and the Demarcation Agreement. Assets forming part of or interfacing with LSPHS controlled Network infrastructure remain the responsibility of HS1 Limited. All equipment, systems and Service Media exclusively serving the Demised Premises fall under the responsibility of EIL.

Description	Present at Depot	Quantity (where applicable - N/A if none N/Q if not quantifiable)	Responsibility for Maintenance	Responsibility for Repair
A. Track and Associated Infrastructure				
]]] 1. Permanent way (including conductor rails and substructure but excluding Connection Track)	YES	N/Q	EIL	EIL
2. Connection Track	YES	N/Q	HS1 Limited	HS1 Limited

3.	Traction supply equipment (including all OHLE (structures catenary and supply equipment) and/or feeder cables to conductor rails but not the conductor rails), power supplies and negative bonding/earth return	YES	N/Q	EIL (except Network interface, in which case responsibility shall lie with HS1 Limited)	EIL (except Network interface, in which case responsibility shall lie with HS1 Limited)
4.	Signalling equipment (including gantries cables and other apparatus except that which is part of a system released from or interlocked with a signal box/powerbox operated by HS1 Limited)	YES	N/Q	EIL	EIL
5.	Signalling equipment (including gantries cables and other apparatus where equipment is part of system released from or interlocked with a signal box/powerbox operated by HS1 Limited)	YES	N/Q	HS1 Limited	HS1 Limited
6.	Switch heating including control and distribution equipment	YES	N/Q	EIL (except where connected to the Network, in which case responsibility shall lie with HS1 Limited)	EIL (except where connected to the Network, in which case responsibility shall lie with HS1 Limited)

7.	Buffer stops at the end of road inside and external of the main shed	YES	N/Q	EIL	EIL
8.	Bogie Drop (one table across two roads)	YES	1	EIL	EIL
9.	Carriage Wash	YES	1	EIL	EIL
10.	Weighwell	YES	1	EIL	EIL
7.	Train access steps	YES	156	EIL	EIL
8.	TVM- Loop: to test Transmission Voie-Machine (in cab signalling system for high speed railways)	YES	4 roads double end / 2 roads single end	EIL	EIL

B. Building Services

Utilities

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7.	Gas, water, electricity utility supply equipment and transmission media	YES	N/Q	EIL (from a metering point)	EIL
8.	Electrical switchgear and transmission media above 415V	YES	N/Q	EIL	EIL
9.	Sub-stations meter rooms and switchgear housing (except B8 above)	YES	N/Q	EIL	EIL
10.	Underground drainage and main outfall installations	YES	N/Q	EIL (within Depot Lease demise)	EIL

Heating and Ventilation Systems

11.	Boilers and heating systems	YES	N/Q	EIL	EIL
12.	Flues	YES	N/Q	EIL	EIL

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13. Air conditioning plant and equipment	YES	N/Q	EIL	EIL
14. Ventilation systems	YES	N/Q	EIL	EIL

Fire and Security Systems

15. Fire warning systems	YES	N/Q	EIL	EIL
16. Fixed and moveable fire appliances	YES	N/Q	EIL	EIL
17. Sprinkler systems	NO	N/A		

Electrical Services

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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19. Electrical installations including fixed appliances power supply sockets and lighting fittings	YES	N/Q	EIL	EIL
20. External lighting	YES	N/Q	EIL	EIL
21. Lighting towers and gantries	YES	N/Q	EIL	EIL
22. Rail vehicle auxiliary electrical supply equipment	YES	N/Q	EIL	EIL

Mechanical Services

23. Gas installations fittings and fixed appliances	YES	N/Q	EIL	EIL
24. Sanitary installations and fittings where accessible and/or visible	YES	N/Q	EIL	EIL

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25. Sanitary installations and fittings where not accessible and/or visible	YES	N/Q	EIL	EIL
26. Hot and cold water and soil waste plumbing installations where accessible and/or visible	YES	N/Q	EIL	EIL
27. Hot and cold water and soil waste plumbing installations where not accessible and/or visible	YES	N/Q	EIL	EIL
28. Other above ground drainage installations	YES	N/Q	EIL	EIL
29. Vehicle water systems	YES	N/Q	EIL	EIL

Plant

30. Pumping stations	YES	N/Q	EIL	EIL
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31. Oil interceptor plant	YES	N/Q	EIL	EIL
32. Fixed air compressors, receivers and systems	YES	N/Q	EIL	EIL

C. Washing Plant

33. Carriage washing plant	YES	1	EIL	EIL
34. Controlled emission toilet discharge systems	YES	N/Q	EIL	EIL

D. Wheel Lathes

35. Rail vehicle wheel lathes	YES	1	EIL	EIL
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E. Cranes/Jacks etc.

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36. Winches and capstans	NO	N/A		
37. Cranes (overhead travelling and fixed gantries)	YES	17 Moving Cranes	EIL	EIL
38. Jacks (four points rail vehicle lifting)	YES	33	EIL	EIL
39. Rail vehicle turntables	NO	N/A		

F. Fuel installations and vehicle servicing

40. Fuel, oil storage, pumping and dispensing equipment	YES	N/Q	EIL	EIL
41. Antifreeze storage, pumping and dispensing equipment	YES	N/Q	EIL	EIL

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42. Sand towers	YES	1	EIL	EIL
43. Rail vehicle fixed battery charging installations	YES	26	EIL	EIL

G. Miscellaneous

44. Traffic management system controlling vehicular entry to depot	YES	N/Q	EIL	EIL
45. Depot protection systems (limited to fixed equipment designed to protect personnel from rail vehicle movements)	YES	N/Q	EIL (except where connected to the Network signalling system, in which case responsibility shall lie with HS1 Limited)	EIL

APPENDIX 4 TO ANNEX 1
Elements Inventory - Allocation of Responsibility

Description	Responsibility for Maintenance	Responsibility for Repair
A. Substructures (excluding any finishes)		
(1) Foundations	EIL	EIL
(2) Basements	EIL	EIL
(3) Basement Tanking / Waterproofing	EIL	EIL
(4) Arches and Subways	EIL (except non-EIL Network structures)	EIL (except non-EIL Network structures)
(5) Structural Slabs at Ground Level or below	EIL	EIL

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(6)	Damp Proof Membrane at Ground Floor Level or below	EIL	EIL
(7)	Retaining Walls	EIL (within Depot Lease demise)	EIL (within Depose Lease demise)
B. Superstructure			
(8)	Damp Proof Course	EIL	EIL
(9)	Frames, Beams, Columns (Excluding Finishes)	EIL	EIL
(10)	Structural Slabs (above Ground Floor Level)	EIL	EIL
(11)	Floors (Excluding Finishes)	EIL	EIL
(12)	External Staircases (Excluding Finishes)	EIL	EIL

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(13)	Internal Staircases (Excluding Finishes)	EIL	EIL
(14)	Roof Structure	EIL	EIL
(15)	Roof Decking, Coverings Insulation	EIL	EIL
(16)	Roof Access Ladders, Walkways and Guardrails	EIL	EIL
(17)	Roof Lights	EIL	EIL
(18)	Roof Drainage	EIL	EIL
(19)	Parapets	EIL	EIL
(20)	Chimneys above Roof Level	EIL	EIL

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(21)	Roof Glazing	EIL	EIL
(22)	Tank room and Roof Mounted Plant above the roof line	EIL	EIL
(23)	External Cladding	EIL	EIL
(24)	Internal Load Bearing Walls (Excluding Finishes)	EIL	EIL
(25)	Internal Non-Load Bearing Walls (Excluding Finishes)	EIL	EIL
(26)	Partitions	EIL	EIL
(27)	Windows (External and Internal) excluding glass	EIL	EIL
(28)	External Doors	EIL	EIL

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(29)	Internal Doors	EIL	EIL
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C. Finishes and Surface

(30)	External and Internal Wall Finishes and Coating including paint	EIL	EIL
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(31)	Floor Finishes within Buildings	EIL	EIL
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(32)	Finishes to Frames Beams Columns (other than 33 below)	EIL	EIL
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(33)	Fire resistant coatings/finishes	EIL	EIL
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(34)	Staircase Finishes	EIL	EIL
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(35)	Ceiling Finishes	EIL	EIL
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(36)	Internal Joinery (Skirtings Architraves)	EIL	EIL
(37)	Glazing (including windows and doors)	EIL	EIL
D. Miscellaneous Items			
(38)	Cycle Racking	EIL	EIL
(39)	Fencing and other boundary structures	HS1 Limited (when the fencing or structure forms a boundary between HS1 Limited Network and the Depot). EIL (in all other cases)	Same as maintenance
(40)	Footbridges crossing the Depot	HS1 Limited (if non-EIL Network Structure) / EIL ((if depot only)	Same as maintenance

APPENDIX 5 TO ANNEX 1
Critical Elements of the Depot and Critical Equipment

(1) Description	(2) Quantity (where applicable - N/A if none N/Q if not quantifiable)	(3) Not used	(4) Maintenance Specification**	(5) Base Utilisation Level (if any - N/A if immaterial)	(6) Output Specification
A. Track and Associated Infrastructure					
1. Permanent way (including conductor rails and substructure but excluding Connection Track)	N/Q		Railway Group Standards	N/A	Track within gauge capable of allowing railway vehicle movements in accordance with rules of the route for the Depot.
2. Connection Track	N/Q		Railway Group Standards	N/A	Track within gauge capable of allowing railway vehicle movements in

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accordance with rules of
the route for the Depot.

3.	Traction supply equipment (including all OHLE structures catenary and supply equipment and/or feeder cables to conductor rails but not the conductor rails), power supplies and negative bonding/earth return	N/Q	Railway Group Standards	N/A	Capable of allowing railway vehicle movements.
4.	Signalling equipment (including gantries cables and other apparatus) except that which is part of a system released from or interlocked with a signal box/powerbox operated by HS1 Limited	N/Q	Railway Group Standards	N/A	Capable of allowing railway vehicle movements in accordance with rules of the route for the Depot.
5.	Signalling equipment (including gantries cables and other apparatus) where	N/Q	Railway Group Standards	N/A	Capable of allowing railway vehicle movements in

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	equipment is part of a system released from or interlocked with a signal box/powerbox operated by HS1 Limited				accordance with rules of the route for the Depot.
6.	Switch heating including control and distribution equipment	N/Q	Railway Group Standards	N/A	N/A
B.	Building Services				
	Utilities				
7(M)	Gas, water, electricity utility supply equipment and transmission media	N/Q	Industry Standards	N/A	N/A

8(E)	Electrical switchgear and transmission media above 415V	N/Q	Railway Group Standards	N/A	N/A
9(E)	Sub-stations meter rooms and switchgear housing (except B8 above)	N/Q	Railway Group Standards	N/A	N/A
10(M)	Underground drainage and main outfall installations	N/Q	Railway Group Standards	N/A	N/A
	Heating and Ventilation Systems				
11(M)	Boilers and heating systems	N/Q	Railway Group Standards	N/A	N/A
12(M)	Flues		Industry Standards	N/A	N/A
13(M)	Air conditioning plant and equipment	N/Q	Industry Standards	N/A	N/A
14(M)	Ventilation systems	N/Q	Industry Standards	N/A	N/A

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Fire and Security Systems

15(E)	Fire warning systems	N/Q	Industry Standards	N/A	N/A
16(M)	Fixed and moveable fire appliances	N/Q	Industry Standards	N/A	N/A
17(M)	Sprinkler systems	/N/A	N/A	N/A	
Electrical Services					
18(E)	Security installations (including CCTV systems)	N/Q	Industry Standards	N/A	N/A
19(E)	Electrical installations including fixed appliances power supply sockets and lighting fittings	N/Q	Industry Standards	N/A	N/A
20(E)	External lighting	N/Q	Industry Standards	N/A	N/A

21(E)	Lighting towers and gantries	N/Q		Industry Standards	N/A	N/A
22(E)	Rail vehicle auxiliary electrical supply equipment	N/Q		As per OEM Recommendation	N/A	N/A
	Mechanical Services					
23(M)	Gas installations fittings and fixed appliances	N/Q		Industry Standards	N/A	N/A
24(M)	Sanitary installations and fittings where accessible and/or visible	N/Q		Industry Standards	N/A	N/A
25(M)	Sanitary installations and fittings where not accessible and/or visible	N/Q		Industry Standards	N/A	N/A
26(M)	Hot and cold water and soil waste plumbing	N/Q		Industry Standards	N/A	N/A

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installations where
accessible and/or visible

27(M)	Hot and cold water and soil waste plumbing installations where not accessible and/or visible	N/Q	Industry Standards	N/A	N/A
28(M)	Other above ground drainage installations	N/Q	Industry Standards	N/A	N/A
29(M)	Vehicle water systems Plant	N/Q	Industry Standards	N/A	N/A
30(M)	Pumping stations	N/Q/N/A	As per OEM Recommendation	N/A	N/A
31(M)	Oil interceptor plant		As per OEM Recommendation	N/A	N/A

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32(M)	Fixed air compressors, receivers and systems	N/Q	As per OEM Recommendation	N/A	N/A
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C. Washing Plant

33	Carriage washing plant	N/Q	As per OEM Recommendation	N/A	N/A
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34	Controlled emission toilet discharge systems	N/Q	As per OEM Recommendation	N/A	N/A
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D. Wheel Lathes

35	Rail vehicle wheel lathes				
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(a)	Sculfort Underfloor Wheel Lathe	N/Q	As per OEM Recommendation	N/A	N/A
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E. Cranes/Jacks etc.

36	Winches and capstans	N/A	N/A	N/A	N/A
37	Cranes (overhead travelling and fixed gantries)	17	As per OEM Recommendation	N/A	N/A
38	Jacks (four point rail vehicle lifting)	33	As per OEM Recommendation	N/A	N/A
39	Rail vehicle turntables	N/A	N/A	N/A	N/A

**F. Fuel Installation and vehicle
servicing**

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40	Fuel, oil storage, pumping and dispensing equipment	N/Q		Industry Standards	N/A	N/A
41	Antifreeze storage, pumping and dispensing equipment	N/A		N/A	N/A	N/A
42	Sand towers	1		Industry Standards	N/A	N/A
43	Rail vehicle fixed battery charging installations	26		As per OEM Recommendation	N/A	N/A

G. Miscellaneous

44	Traffic management system controlling vehicular entry to the Depot	N/Q	Industry Standards	N/A	N/A
45	Depot protection systems (limited to fixed equipment designed to protect personnel from railway vehicle movements)	N/Q	As per OEM Recommendation	N/A	N/A

* To include a tolerance margin and to be indexed.

** All items of Equipment are to be maintained as specified in accordance with Railway Group Standards, Industry Standards, OEM Recommendation and/or the specifications listed in this column and for the purposes of this Schedule "Industry Standards" means the standards, codes of practice, regulations, other guidelines or recommendations issued from time to time by the relevant manufacturers association, trade association, professional institute or statutory body which apply to the Maintenance of the relevant items of Equipment provided that if any Railway Group Standard does not specify Maintenance for a relevant item of Equipment then the relevant Industry Standard shall apply.

N/A When used in column (5) means that the level of use is immaterial to achievement of the Output Specification.

APPENDIX 6 TO ANNEX 1
Railway Superstructure and Railway Substructure

1. Railway Superstructure

1.1 Within the area edged red on the Plan, any bridge, viaduct, railway arch, raft or overlying structure which is not coloured or hatched in any manner on the Plan shall:

1.1.1 not be Railway Superstructure if it is listed in Column 1 of Table 1; and

1.1.2 be Railway Superstructure if it is listed in Column 2 of Table 1.

Table 1

Column 1	Column 2
1 footbridge providing access from one part of the Depot to another	1 raft supporting office building or similar commercial development, together with all leased parts of such building or development
2 any area subject to rights for a third party to occupy (including rights under Existing Agreements)	2 road bridge
	3 rail bridge
	4 footbridge (except one described in item 1 of Column 1)

1.2 The Depot shall:

1.2.1 include the land and airspace within and covered by the arches or spans of that Railway Superstructure, any boundary structures sealing off the mouth of any such arches or spans and the land airspace and works beneath the raft; and

1.2.2 exclude any part of the Railway Superstructure and the works and airspace above it.

2. Railway Substructure

2.1 Within the area edged red on the Plan, any bridge, viaduct, railway arch, raft, tunnel, passageway or substructure which is not coloured or hatched in any manner on the Plan shall:

2.1.1 not be Railway Substructure if it is listed in Column 1 of Table 2; and

2.1.2 be part of Railway Substructure if listed in Column 2 of Table 2.

Table 2

Column 1		Column 2	
1	subway or tunnel connecting parts of the Depot	1	subway or tunnel (except one described in item 1 of Column 1)
2	arch space used as car park or to provide access to the Depot or otherwise integral to the operation of the Depot as a light maintenance depot	2	arch space (except one described in item 2 of Column 1)
		3	Bridge abutments and foundations
		4	Structural slabs, foundations and load-bearing elements

2.2 The Depot shall:

2.2.1 include the surface of the ground or soil (if any) over the Railway Substructure and the ballast, sleepers, and metals laid there together with all airspace above the ground or soil surface (or if there is no such surface, then above the surface of the Railway Substructure

itself) and also includes the airspace within any tunnel or passageway which is part of the Railway Substructure; and

- 2.2.2 exclude any part of the Railway Substructure, the airspace within any arches or spans beneath it and the land and works below it.

3 Depot and Lease Clarification

3.1 Depot buildings, maintenance facilities, welfare buildings, stores, CET installations, DPS equipment rooms, plant rooms, walkways, access platforms, track, ballast, formation, drainage, ducting, cable troughing, Service Media and buried services shall not constitute Railway Superstructure or Railway Substructure unless expressly coloured or hatched on the Plan.

3.2 The following structures shall constitute Railway Superstructure:

- 1 Rockholt Road Bridge (A106)
- 2 A12 Road Bridge
- 3 Temple Mills Lane Road Bridge
- 4 Temple Mills Lane Pedestrian and Cycle Bridge

3.3 The Depot Facility Owner shall have no responsibility or liability for the inspection, maintenance, repair, renewal, replacement or structural integrity of any Railway Superstructure or Railway Substructure.

3.4 Responsibility for Railway Superstructure and Railway Substructure shall remain with the relevant Landlord.

APPENDIX 7 TO ANNEX 1

Excluded Equipment

HS1 Limited equipment located within the site boundary but excluded from the definition of the Depot, including a drainage pumping installation housed within a small building supporting HS1 bridge infrastructure outside the Demised Premises. Such equipment is not operated, maintained or interfered with by EIL.

[Part D]

ANNEX 2 EXISTING WORKS

1 Existing Works and specifications

Ref	Description of Works	Area Affected	Anticipated Restrictions	Indicative Timing
EW-01	Installation of a modular welfare building (portacabin) to support increased staff welfare	Adjacent to Bogie Drop Building	Temporary local access restrictions during delivery, installation and commissioning	Indicatively Q2 2026
EW-02	Levelling of Maintenance Road 1 and installation of a weighwell system	Maintenance Road 1	Temporary possession of Maintenance Road 1 and associated access restrictions during works	Indicatively Q2 2026
EW-03	Significant non-routine works to overhead line equipment (internal shed roads and external) associated with depot infrastructure enhancements	All depot OLE	Planned traction power outages, temporary non-availability of depot roads, and restrictions on train movements into and out of the Depot during works.	Indicatively Q4 2026
EW-04	Complete upgrade of the Depot Protection System across all eight shed roads and two bogie drop roads.	All shed roads and bogie drop roads, on a phased basis.	Significant temporary restrictions on depot movements during works. Works are anticipated to be undertaken on a road-by-road basis, with each affected road unavailable for a period of approximately one week during installation, testing and commissioning activities.	Commence Q1 2026, with indicative completion Q2 2026.
EW-05	Comprehensive mechanical and electrical upgrade of the bogie drop facility, including renewal and modernisation of CNC control system.	Bogie Drop Roads (two roads), undertaken on a phased basis.	Extended temporary non-availability of individual bogie drop roads during works. Works are anticipated to be undertaken on a one-road-at-a-time basis, such that one bogie drop facility remains operational while the other is under upgrade. Temporary restrictions on depot movements and maintenance activities requiring bogie drop access are anticipated during works.	Indicatively end of 2026 to early 2027.
EW-06	Implementation of a phased Sustainability and Energy Efficiency Programme, including	Various depot buildings, offices, maintenance	Works may require temporary localised access restrictions, temporary isolation of	Programme anticipated to

	feasibility, design development and potential delivery of the following initiatives: • BMS upgrade for smarter energy management • HVAC modernisation (offices and operational areas) • LED lighting replacement (full depot) • Thermal improvements (including window repairs and insulation enhancements) • Depot roof replacement (including Solar PV enabling works where applicable) • Solar PV rollout (phased)	facilities, and external areas (as applicable to each initiative	electrical systems, temporary non-availability of affected areas, and/or planned outages depending on the nature of each initiative. Any operational impacts shall be planned and coordinated to minimise disruption to depot operations.	commence from 2026, with phased delivery over an indicative three-year period
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In addition to the Existing Works listed above, various minor reactive, corrective or preventative works may be undertaken from time to time, consistent with the normal maintenance and lifecycle requirements of a depot of this age, size and usage.

Such works are not expected to result in significant restrictions beyond temporary localised impacts typical of routine depot maintenance activities

[Part G]

ANNEX 3
EXISTING AGREEMENTS

The Depot Facility Owner shall, by no later than 1 December 2026, issue an updated version of these Annexes with a populated version of this Annex 3 (*Existing Agreements*), to:

- a) the Regulator; and
- b) each party to a Relevant Agreement (including Relevant Agreements which have been signed but which have not yet come into effect).

1. Excluded Existing Agreements

To be populated as per opening paragraph above.

2. Included Existing Agreements

To be populated as per opening paragraph above.

ANNEX 4
COLLATERAL AGREEMENT

Not Used.

ANNEX 5
MISCELLANEOUS PROVISIONS

- (1) (Not Used)
- (2) The lease referred to in the definition "Depot Lease" was entered into on 30 September 2010.
- (3) (Not Used)
- (4) The percentage referred to in the definition "Requisite Majority" is 85%.
- (5) (Not Used).
- (6) (Not Used).
- (7) (Not Used)
- (8) (Not Used).

- (9) (Not Used).
- (10) (Not Used).
- (11) (Not Used).
- (12) (Not Used).
- (13) (Not Used).
- (14) (Not Used).
- (15) (Not Used).
- (16) (Not Used).
- (17) (Not Used).
- (18) (Not Used).
- (19) (Not Used).
- (20) The amount referred to in Condition N1.9.2(b) is £250,000, subject to annual indexation in line with RPI on 1 June each year. The first such indexation adjustment shall apply on 1 June 2027.
- (21) The number of years referred to in Condition Q1.1 is six years.

ANNEX 6
REMEDIES

Not Used.

ANNEX 7
DEPOT FACILITY OWNER'S OWN SERVICES

1. In this Annex:

"Fuel Point Exam" means the work and procedures to be carried out by the Depot Facility Owner as more fully described in the Fuel Point Exam Specification;

"Fuel Point Exam Specification" means, in respect of each type of railway vehicle, the specification for a fuel point examination as set out in the relevant Depot Facility Owner's Running Maintenance Programme;

"Gasoil" means gasoil for traction conforming with the BS2869 Part II: 1988 Class A2 or better or equivalent, marked and dyed in accordance with HM Customs & Excise Regulations and including any additives which may properly be required;

"Running Maintenance Programme" means, in respect of each type of railway vehicle, the Specification for Vehicle Maintenance and Work Arising in respect of the relevant railway vehicle;

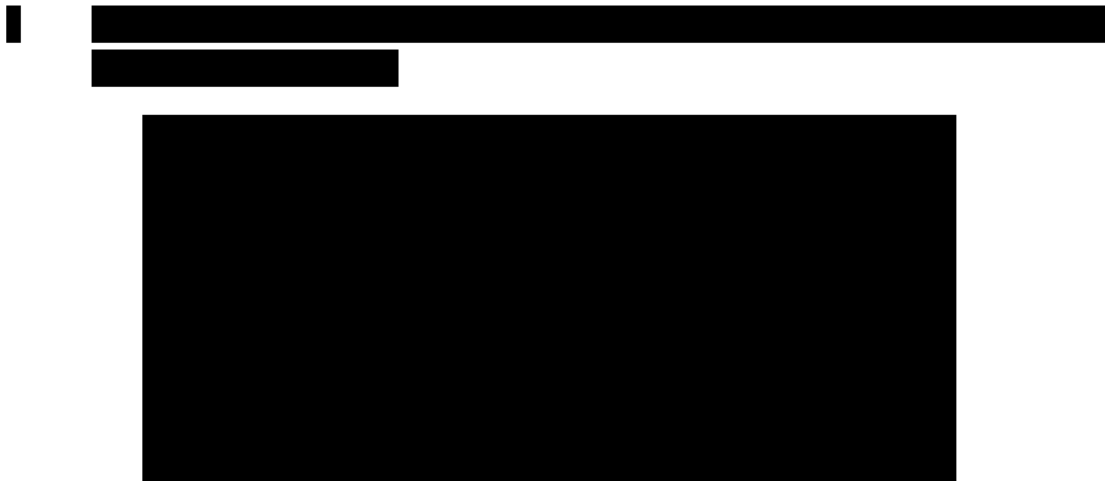
"Vehicle Maintenance" means the maintenance work and procedures to be carried out by the Depot Facility Owner as more fully described in the relevant Running Maintenance Programme;

"Wheel Repairs" means any work required in relation to the wheels or the railway vehicles in consequence or as a result of, or in addition to, Wheel Re-Profiling and/or UAT;

"Wheel Re-Profiling" means the re-profiling of the wheels of railway vehicles by the operation of either a ground wheel lathe or a centre wheel lathe; and

"Work Arising" means further maintenance and repair work and procedures required to be carried out on a railway vehicle to prepare such railway vehicle for service and arising from Vehicle Maintenance.

- 7 The Depot Facility Owner shall carry out all Depot Facility Owner's Own Services in accordance with the relevant specifications (if any) contained or referred to in this Annex 7 or, if none are so contained or referred to, in accordance with methods and practices customarily used in good and prudent railway industry practice including Railway Group Standards and Safety Obligations.



PART 1

Fleet Maintenance and Level of Services

1 Vehicle Maintenance

Type of railway vehicle	Type of Examination
Class 373	ESN, VOS, VOR, ATS1, ATS-P, ATS-SC, ATS-DT, ATS-ME, ATS-MT, ATS90, ATS-F, ATS, ATP, UTT Exams
Class 374	I, C, T, P, R, BATP, ATP (9/18/36), UTT and UAT Exams

2 Depot Facility Owner's Running Maintenance Programmes

Type of railway vehicle	Running Maintenance Programme
Class 373	MR373.1 A
Class 374	CL374 VMS12 Star chart

3 Minimum Level of Services

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of railway vehicles Class 374														
I Exam	176	176	176	176	176	176	176	176	176	176	176	176	176	2288
C Exam	256	256	256	256	256	256	256	256	256	256	256	256	256	3328
T Exam	128	128	128	128	128	128	128	128	128	128	128	128	128	1664
P Exam	48	48	48	48	48	48	48	48	48	48	48	48	48	624
R Exam	8	8	8	8	8	8	8	8	8	8	8	8	8	104
BATP Exam	64	64	64	64	64	64	64	64	64	64	64	64	64	832
ATP Exam	48	48	48	48	48	48	48	48	48	48	48	48	48	624
UTT Exam	48	48	48	48	48	48	48	48	48	48	48	48	48	624
UAT Exam	48	48	48	48	48	48	48	48	48	48	48	48	48	624

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of railway vehicles Class 373														
ESN Exam	220	220	220	220	220	220	220	220	220	220	220	220	220	2860
VOS Exam	20	20	20	20	20	20	20	20	20	20	20	20	20	260
VOR Exam	60	60	60	60	60	60	60	60	60	60	60	60	60	780
ATS1 Exam	20	20	20	20	20	20	20	20	20	20	20	20	20	260
ATS-P Exam	40	40	40	40	40	40	40	40	40	40	40	40	40	520
ATS-SC Exam	40	40	40	40	40	40	40	40	40	40	40	40	40	520
ATS-DT Exam	40	40	40	40	40	40	40	40	40	40	40	40	40	520
ATS-ME Exam	40	40	40	40	40	40	40	40	40	40	40	40	40	520
ATS-MT Exam	60	60	60	60	60	60	60	60	60	60	60	60	60	780
ATS90 Exam	20	20	20	20	20	20	20	20	20	20	20	20	20	260
ATS-F Exam	20	20	20	20	20	20	20	20	20	20	20	20	20	260

ATS Exam	8	8	8	8	8	8	8	8	8	8	8	8	8	104
ATP Exam	13	13	13	13	13	13	13	13	13	13	13	13	13	169
UTT Exam	11	11	11	11	11	11	11	11	11	11	11	11	11	143

UTT Exam	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	7
	8	8	8	8	8	8	8	8	8	8	8	8	8	

Work Arising:

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Work Arising (hours per type of railway vehicle)														

4 Maximum Level of Services

Number of vehicles per Accounting Period:

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of railway vehicles Class 374														
I Exam	202	202	202	202	202	202	202	202	202	202	202	202	202	2626
C Exam	295	295	295	295	295	295	295	295	295	295	295	295	295	3835
T Exam	148	148	148	148	148	148	148	148	148	148	148	148	148	1924
P Exam	55	55	55	55	55	55	55	55	55	55	55	55	55	715
R Exam	9	9	9	9	9	9	9	9	9	9	9	9	9	117
BATP Exam	74	74	74	74	74	74	74	74	74	74	74	74	74	962
ATP Exam	55	55	55	55	55	55	55	55	55	55	55	55	55	715
UTT Exam	55	55	55	55	55	55	55	55	55	55	55	55	55	715
UAT Exam	55	55	55	55	55	55	55	55	55	55	55	55	55	715

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of railway vehicles Class 373														
ESN Exam	253	253	253	253	253	253	253	253	253	253	253	253	253	3289
VOS Exam	23	23	23	23	23	23	23	23	23	23	23	23	23	299
VOR Exam	69	69	69	69	69	69	69	69	69	69	69	69	69	897
ATS1 Exam	23	23	23	23	23	23	23	23	23	23	23	23	23	299
ATS-P Exam	46	46	46	46	46	46	46	46	46	46	46	46	46	598
ATS-SC Exam	46	46	46	46	46	46	46	46	46	46	46	46	46	598
ATS-DT Exam	46	46	46	46	46	46	46	46	46	46	46	46	46	598
ATS-ME Exam	46	46	46	46	46	46	46	46	46	46	46	46	46	598
ATS-MT Exam	69	69	69	69	69	69	69	69	69	69	69	69	69	897
ATS90 Exam	23	23	23	23	23	23	23	23	23	23	23	23	23	299
ATS-F Exam	23	23	23	23	23	23	23	23	23	23	23	23	23	299
ATS Exam	10	10	10	10	10	10	10	10	10	10	10	10	10	130
ATP Exam	15	15	15	15	15	15	15	15	15	15	15	15	15	195
UTT Exam	13	13	13	13	13	13	13	13	13	13	13	13	13	169

Work Arising:

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Work Arising (hours per type of railway vehicle)														
■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
■														

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16 November 1995

■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
■														

PART 2
Fuelling and Fuel Point Exams

1. **Minimum Level of Services**

Not used

2. **Maximum Level of Services**

Not used

PART 3
Exterior Cleaning

1. Minimum Level of Services

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of railway vehicles														
	2352	2352	2352	2352	2352	2352	2352	2352	2352	2352	2352	2352	2352	30576

2. Maximum Level of Services

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of railway vehicles														
	2705	2705	2705	2705	2705	2705	2705	2705	2705	2705	2705	2705	2705	35165

PART 4
Stabling Specification

1. Minimum Level of Services

railway vehicle:

Number

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of railway vehicles														
	1008	1008	1008	1008	1008	1008	1008	1008	1008	1008	1008	1008	1008	13104

2. Maximum Level of Services

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of railway vehicles														
	1160	1160	1160	1160	1160	1160	1160	1160	1160	1160	1160	1160	1160	15080

3. Covered Accommodation

railway vehicle:

All classes – maximum 136 Fleet Vehicles

4. Road Access

Access for road-rail vehicles and equipment, where required.

5. Traction Current

Yes/No If yes, type: 25kV OLE

6. Security arrangements required by the Depot Facility Owner

The Depot Facility Owner shall operate security arrangements at the Depot in accordance with applicable law.

PART 5
Wheel Re-Profiling

1. Wheel Re-Profiling

Service provided to Class 374 and Class 373 trains per Accounting Period

This operation requires ■■■■ staff to reprofile a single axle however if both axle on the same bogie are to be reprofiled then this can be undertaken simultaneously with ■■■■ staff.

A. Minimum Level of Services

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of axles reprofiled														
Class 374	34	34	34	34	34	34	34	34	34	34	34	34	34	442
Class 373	13	13	13	13	13	13	13	13	13	13	13	13	13	169

B. Maximum Level of Services

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of axles reprofiled														
Class 374	40	40	40	40	40	40	40	40	40	40	40	40	40	520
Class 373	15	15	15	15	15	15	15	15	15	15	15	15	15	195

2. UAT

UAT is only conducted on the Class 374s at TMI while UTT is carried out on both fleets at TMI. UAT and UTT testing is carried out by SERCO on the trains without removing the axles. Assistance of depot staff is required to prep and rebuild the axle in situ. As these are exams listed in each of the “Running Maintenance Programme” the minimum and maximum service levels are detailed in PART 1.

Periodicity

374 UAT exam – 240000km max

374 UTT exam – 240000km max

373 UTT exam – 380000km max

3. Wheel Repairs

The only wheel repairs undertaken at TMI are to the protective coating around the axle on the Class 374 fleet. It is not possible to complete this on any Class 373 axles.

For both the Class 374 and Class 373 all other wheel defects that cannot be repaired or corrected on the wheel lathe are dealt with by replacing the axle.

A. Minimum Level of Services

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of axles replaced														
Class 374	10	10	10	10	10	10	10	10	10	10	10	10	10	130
Class 373	4	4	4	4	4	4	4	4	4	4	4	4	4	52

B. Maximum Level of Services

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of axles replaced														
Class 374	12	12	12	12	12	12	12	12	12	12	12	12	12	156
Class 373	5	5	5	5	5	5	5	5	5	5	5	5	5	65

PART 6
Regular Cleaning

1. Minimum Level of Services

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of railway vehicles														
	2352	2352	2352	2352	2352	2352	2352	2352	2352	2352	2352	2352	2352	30576

2. Maximum Level of Services

Consecutive Accounting Periods in each Accounting Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total
Number of railway vehicles														
	2705	2705	2705	2705	2705	2705	2705	2705	2705	2705	2705	2705	2705	35165

PART 7
Off-Depot Services

Not used.

ANNEX 8
BENEFICIARY TRAIN PREPARATION

Vehicle: Alstom AS300 Avelia Stream

Beneficiary Train Preparation Time: 30 Minutes

The User of the Alstom AS300 Avelia Stream vehicles may at any time before the day falling 12 months prior to the Depot Access Start Date set out in that User's Depot Access Agreement, request that the Beneficiary Train Preparation Time is amended, up to a maximum duration of 45 Minutes. The Depot Facility Owner shall reasonably consider any such request, and where an amendment is agreed, shall confirm the same to the User in writing.