

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: [redacted] - Change of Scope/Use
Date: 14 September 2012 11:53:51

Many thanks [redacted] for your help with this. I confirm receipt of the original letter.

Regards

[redacted]
Principal Real Estate Lawyer
London Legacy Development Corporation
Level 10
1 Stratford Place
Mortlichet Road
London
E20 1EJ

DDI: 020 3228 [redacted]
Mobile: [redacted]

Email: [redacted]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

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Please consider the environment before or after this e-mail or its attachments

From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: 13 September 2012 14:11
To: [redacted]
Cc: [redacted]
Subject: [redacted] - Change of Scope/Use

Apologies for the delay in responding further – I now attach a letter of consent – this is the same as the draft you forwarded to me with the addition of 'part of' in the 3rd paragraph, following Bikon with OBS.

I will put the original in the post – would you like me to mark this for your attention?

Best regards,

[redacted] (tel: [redacted])

From: [redacted]
Sent: 13 September 2012 14:11
To: [redacted]
Cc: [redacted]
Subject: [redacted] - Change of Scope/Use

Sorry, I've been waiting for a response & have now sent a chase & will get back to you asap.

Regards,

[redacted] (tel: [redacted])

From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: 13 September 2012 15:01
To: [redacted]
Cc: [redacted]
Subject: [redacted] - Change of Scope/Use

Further to our e-mail correspondence below, are we now in a position to issue the side letter?

Regards,

[redacted]
Principal Real Estate Lawyer
London Legacy Development Corporation
Level 10
1 Stratford Place
Mortlichet Road
London
E20 1EJ

DDI: 020 3228 [redacted]
Mobile: [redacted]

Email: [redacted]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

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From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: 13 September 2012 15:04
To: [redacted]
Cc: [redacted]
Subject: [redacted] - Change of Scope/Use

Thanks for this.

I'm chasing this at this end & will get back to you asap.

Best regards,

[redacted] (tel: [redacted])

From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: 13 September 2012 14:41
To: [redacted]
Cc: [redacted]
Subject: [redacted] - Change of Scope/Use

I've now spoken to our transformation team and I understand that the Crossrail additional works will take place in between the remediation/renovation works i.e. it is sandwiched in between them hence the need for the side letter as drafted. I hope that makes sense but happy to discuss this if you would like?

Kind regards,

[redacted]
Principal Real Estate Lawyer
London Legacy Development Corporation
Level 10

Montfichet Road
London
E20 1EJ

DDI: 020 3288 [redacted]
Mobile: [redacted]

Email: [redacted]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

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From: [redacted] [mailto:[redacted]@networkcall.co.uk]
Sent: Friday, 20/12/2011 11:29
To: [redacted]
Cc: [redacted] (Network Strategy & Planning)
Subject: Re: Dow Midlands East Lease - Change of Scope/Use

[redacted]

Apologies for the delay in coming back to you.

Please can you clarify whether the remediation of the site would be ongoing whilst at the same time being subject to the proposed additional use as, if not, I would seem more logical that the lease is instead surrendered.

Thanks,

[redacted] (tel: [redacted] [redacted])

From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: Friday, 20/12/2011 11:01
To: [redacted]
Cc: [redacted] (Network Strategy & Planning)
Subject: Re: Dow Midlands East Lease - Change of Scope/Use
Importance: High

[redacted]

Further to our previous e-mails I understand that this matter is now fairly urgent. Would you be able to confirm by return that the side letter is approved?

Regards

[redacted]
Principal Real Estate Lawyer
London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

DDI: 020 3288 [redacted]
Mobile: [redacted]

Email: [redacted]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

**Please note: We have moved offices and are now located at 1 Stratford Place, Montfichet Road, E20 1EJ.

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From: [redacted]
Sent: Friday, 20/12/2011 11:06
To: [redacted]
Cc: [redacted] (Network Strategy & Planning)
Subject: Re: Dow Midlands East Lease - Change of Scope/Use

Dear [redacted]

Further to the below I wondered if you'd now had a chance to review the side letter?

Regards

[redacted]
Principal Real Estate Lawyer
London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

DDI: 020 3288 [redacted]
Mobile: [redacted]

Email: [redacted]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

**Please note: We have moved offices and are now located at 1 Stratford Place, Montfichet Road, E20 1EJ.

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From: [redacted]
Sent: Friday, 20/12/2011 11:03
To: [redacted]
Cc: [redacted] (Network Strategy & Planning)
Subject: Re: Dow Midlands East Lease - Change of Scope/Use

Dear [redacted]

My apologies for the delay in responding to you. I have now received instructions and I can confirm that LLDC is happy to document the change of scope/use by way of side letter and we have drafted a proposed letter as attached. You will note that we have also provided in the letter for LLDC to grant DBS Schenker a short-term licence to go onto the land to carry out reinstatement works. Can you please confirm that this can be agreed.

Kind regards

[redacted]
Principal Real Estate Lawyer
London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

DDI: 020 3288 [redacted]
Email: [redacted]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

**Please note: We have moved offices and are now located at 1 Stratford Place, Montfichet Road, E20 1EJ.

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 Please consider the environment before printing this e-mail or its attachments

From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: Friday, 2012-05-25
To: [redacted]
Cc: [redacted] (network.strategy@networkrail.co.uk)
Subject: Re: Dowr Midlands East Lease - Change of Scope/Use

[redacted] / A/

If everyone is happy (please advise if not), we can go ahead.

If so, I suggest we could (if you're happy to do so) deal with this matter by a simple exchange of correspondence to be attached to the lease (to be drafted by you); otherwise I think we would need to instruct external Solicitors in this matter, re which their costs would need to be met, as we I as ours, re which I would propose £200 plus VAT.

I look forward to your response and, if you're happy to go down the simple route & in any event, please can you advise as to whether the LDA would be the other party / lessee in this matter.

Regards,

[redacted] (tel: [redacted])

From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: Friday, 2012-05-25
To: [redacted]
Cc: [redacted] (network.strategy@networkrail.co.uk)
Subject: Re: Dowr Midlands East Lease - Change of Scope/Use

[redacted]

Noted re the Deed of Variation many thanks. I think therefore that the proposed new permitted user should be as follows:

"A temporary logistic facility to serve the 2012 Olympic Games construction works and the adjacent Crossrail works including storage of construction materials and the operation of temporary plant (typically for the production of asphalt or concrete) and/or from and including 1 July 2011 as a warm up track and/or for any other purposes in connection with the Olympic and Paralympic Games to be held in London and elsewhere in 2012."

If you are happy with the above in principle I can prepare a Deed of Variation to effect the new permitted user. Presumably you would be instructing solicitors in this matter?

Regards,

[redacted]
Principal Real Estate Lawyer
London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

DDI: 020 3288 [redacted]
Email: [redacted]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

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From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: Friday, 2012-05-25
To: [redacted]
Cc: [redacted] (network.strategy@networkrail.co.uk)
Subject: Re: Dowr Midlands East Lease - Change of Scope/Use

OK - that was certainly the intention.

[redacted] (tel: [redacted])

From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: Friday, 2012-05-25
To: [redacted]
Cc: [redacted] (network.strategy@networkrail.co.uk)
Subject: Re: Dowr Midlands East Lease - Change of Scope/Use

We do.

In clause 1.5 of the Lease the words "and/or from and including 1 July 2011 as a warm up track and/or for other purposes in connection with the Olympic and Paralympic Games to be held in London and elsewhere in 2012" shall be inserted after the words "a temporary logistic facility to serve the 2012 Olympic Games construction works including storage of construction materials and the operation of temporary plant (typically for the production of asphalt or concrete)."

LLDC are assuming that it is this wording that authorises LLDC to deconstruct the Olympic Overlay and re-instate the site.

From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: Friday, 2012-05-25
To: [redacted]
Cc: [redacted] (network.strategy@networkrail.co.uk)
Subject: Re: Dowr Midlands East Lease - Change of Scope/Use

I can't see why we should have any problem with this, but would point out that this is the original permitted use wording in the lease, which was subsequently varied by the Deed of Variation dated 14.12.09 - do you have this?

Regards,

[redacted] (tel: [redacted])

From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: Friday, 2012-05-25
To: [redacted]
Cc: [redacted] (network.strategy@networkrail.co.uk)
Subject: Re: Dowr Midlands East Lease - Change of Scope/Use

Dear [redacted]

I understand that LLDC will need to vary the user under this lease slightly so that it will read as follows (the red wording has been inserted):

"A temporary logistic facility to serve the 2012 Olympic Games construction works and the adjacent Crossrail works including storage of construction materials and the operation of temporary plant (typically for the production of asphalt or concrete)."

I'd therefore be grateful if you could consider whether Network Rail will consent to this variation in principle. If so we can issue a draft Deed for your consideration.

Please let me know if you have any further questions.

Regards,

[redacted]
Principal Real Estate Lawyer
London Legacy Development Corporation
Level 10

1 Stratford Place
Montfichet Road
London
E20 1EJ

DDI: 020 3288 [redacted]

Email: [redacted]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

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From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: 24 May 2012 10:25
To: [redacted]
Cc: [redacted] (Network Strategy & Planning)
Subject: Re: Bow Midlands East Lease - Change of Scope/Use

Dear All

I confirm this lease comes under me -- as I'm sure you must know, it was varied on 14.12.09, extending the term to 31.12.13.

Regards,

[redacted] (tel: [redacted], [redacted], [redacted])

From: [redacted]
Sent: 24 May 2012 16:11
To: [redacted]
Cc: [redacted] (Network Strategy & Planning)
Subject: Re: Bow Midlands East Lease - Change of Scope/Use

I believe this to be [redacted] from Network Rail property team.
Cord for ease of contact.

Regards,

[redacted]
Project Manager, London 2012/Crossrail NE Projects
Network Rail
ODA Transportation Office
Access Off Angel Lane
STRATFORD, London E15 1AA.
m: [redacted]
e: [redacted]@networkrail.co.uk
2012 Stratford Area Projects Team Mission Statement
"We will successfully deliver and facilitate infrastructure enhancements at Stratford to support London 2012 Games and beyond"

From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: 24 May 2012 16:07
To: [redacted] (Network Strategy & Planning)
Cc: [redacted]
Subject: Re: Bow Midlands East Lease - Change of Scope/Use

[redacted] /Terry

Would you be able to point us in the direction of the NR property team who would deal with the original "Bow East" lease.

Details as follows:

DATED 7 June 2007
NETWORK RAIL INFRASTRUCTURE LIMITED
to
ENGLISH WELSH & SCOTTISH
RAILWAY LIMITED
COUNTERPART LEASE
of
property at
Bow, Midland
For the term of 4 years
Beginning 7 June 2007
Ending 30 June 2011
Rent One Peppercorn (If demanded)
Reference CCN/0465145051734
Thomas Eggar
76 Shoe Lane
London EC4A3JB

From: [redacted]
Sent: 24 May 2012 12:10
To: [redacted]
Cc: [redacted]
Subject: Re: Bow Midlands East Lease - Change of Scope/Use

A quick follow up question on the above #1 may. Would you know of a contact name at National Rail that we could get in contact with re extending the scope of the works permitted by this lease?

Thanks

Regards

[redacted]
Principal Real Estate Lawyer
London Legacy Development Corporation
5th Floor
29-35 West Ham Lane
Stratford
London
E15 4PH

DDI: 020 3288 [redacted]

Email: [redacted]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

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For enquiries please contact 020 3288 1800
London Legacy Development Corporation, 29-35 West Ham Lane, Stratford, London, E15 4PH, www.londonlegacy.co.uk

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From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: [redacted] Boundary Security
Date: 18 June 2013 16:33:34

As for you view, I understand and will seek our tenant DBS's view for fencing the road boundary by our property team representatives

Regards,
[redacted]

Project Manager, London 2012/Crossrail NE Projects
Network Rail Anglia Route Asset Management ASPRO
Stratford Parkway Office,
Unit 1, Hutchins Close,
STRATFORD, London E15 2JE
m: [redacted]
e: [redacted]@networkrail.co.uk

"Everyone home safe every day"
2012 Stratford Area Projects Team Mission Statement
"We will successfully deliver and facilitate infrastructure enhancements at Stratford to support London 2012 Legacy, Crossrail and beyond"

From: [redacted] (mailto:[redacted]@londonlegacy.co.uk)
Sent: 18/06/2013 14:18
To: [redacted]
Cc: [redacted]
Subject: RE: 131745 Bow Slings - Boundary Security

Some crossed wires perhaps.
LLDC will return the small "outer area" to DBS early and with immediate effect subject to the signing by DBS of an early access agreement.
The residual majority "inner area" remains under LLDC/Bam control until final handback on or before 31 Dec 2013. We have indicated that we may be able to hand this back earlier at the end of October.
There are currently no LLDC/Bam plans to fence and gate the junction of the Bow East access road at the junction with PML north of the GER which is not defined on the Lease plan. LLDC has inherited the ODA obligation to "reinstate" Bow East including:
Contribution to common facilities
The Tenant is to pay a fair share (according to user) of the cost of repairing, cleansing, lighting, clearing and renewing all fences, walls, ways, Conduits, works and facilities used by the Tenant in common with the Landlord or the owners or occupiers of any other property or otherwise shared by the Property.

On the basis we have already provided much betterment and have agreed to hand over shiny new high spec fence around the majority of Bow East it can be argued we have done our share.

Regards,
[redacted]

From: [redacted] (mailto:[redacted]@networkrail.co.uk)
Sent: 18/06/2013 13:03
To: [redacted]
Cc: [redacted] (DBS)
Subject: 131745 Bow Slings - Boundary Security

Good afternoon [redacted]

Returning from Crossrail and DBS meeting today, where following your reported agreement, a vehicular route with health restriction barriers has been agreed with [redacted] at Crossrail C305 for this tunnel arising traffic via Marshgate Lane to DBS east yard siding. (I hear this start in early August).

Whilst on site I noted that there will be a requirement for fencing to the NR boundary at Pudding Mill Lane between the existing compound and the Northern Outfall Sewer, including new double gate across access road into the DBS tenancy. I queried this with [redacted] at BAM who reports that they have yet to be instructed for such fence/gate.

I understand that your team are to vacate this area and return to NRIL portfolio, for DBS tenant use, in October 2013 so please can you advise the proposals for boundary fencing? A few photos of area are attachments.

Regards,
[redacted]

Project Manager, London 2012/Crossrail NE Projects
Network Rail Anglia Route Asset Management ASPRO
Stratford Parkway Office,
Unit 1, Hutchins Close,
STRATFORD, London E15 2JE
m: [redacted]
e: [redacted]@networkrail.co.uk

"Everyone home safe every day"
2012 Stratford Area Projects Team Mission Statement
"We will successfully deliver and facilitate infrastructure enhancements at Stratford to support London 2012 Legacy, Crossrail and beyond"

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London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfichet Road, Olympic Park, London, E20 1EJ.

www.londonlegacy.co.uk

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.....

From: [redacted]
To: [redacted]
Subject: [redacted]
Date: 21 October 2013 07:50:22

Thank you
And the Schedule of condition?
Regards

[redacted]
Project Sponsor: Structures, Bridges and Highways
Queen Elizabeth Olympic Park
London Legacy Development Corporation
Level 10
1 Stratford Place Montfichet Road
London
E20 1EJ

Direct: 020 3285 [redacted]
Mobile: [redacted]

Email: [redacted]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

The north of Queen Elizabeth Olympic Park is now open – for more information visit www.QueenElizabethOlympicPark.co.uk

From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: 19 October 2013 18:17
To: [redacted]
Subject: RE: bow EAST
Importance: High

Hi [redacted]
Undertaking is attached.

[redacted]
Principal Surveyor,
Property,
5th Floor,
1, Eversholt St.,
London,
NW1 2DN
T: [redacted] (internal)
M: [redacted]
E: [redacted]@networkrail.co.uk

www.networkrail.co.uk/property

From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: 19 October 2013 16:48
To: [redacted]
Subject: RE: bow EAST

[redacted]
To expedite a response, are you able to send me a copy of the LDA undertaking and the photographic record of survey, please.

Regards

[redacted]
Project Sponsor: Structures, Bridges and Highways
Queen Elizabeth Olympic Park
London Legacy Development Corporation
Level 10
1 Stratford Place Montfichet Road
London
E20 1EJ

Direct: 020 3285 [redacted]
Mobile: [redacted]

Email: [redacted]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

The north of Queen Elizabeth Olympic Park is now open – for more information visit www.QueenElizabethOlympicPark.co.uk

From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: 19 October 2013 15:00
To: [redacted]
Cc: [redacted]
Subject: RE: bow EAST
Importance: High

Hi [redacted]
Thank you for meeting me and representatives of DB Schenker on Wednesday. I am now able to provide you with more information concerning the original handover arrangements under which the site was handed over to the L.D.A. in 2007.

I held a meeting on site on 3rd August 2007 which was attended by [redacted] of the L.D.A. at which I took 40 photos of the site, with the agreement of [redacted]. The photos were then E mailed to [redacted] and to [redacted] of DB Schenker (then EWS). I have found a copy of that photographic schedule of condition.

With reference to re-instatement of the site, I would refer you to an Undertaking between the L.D.A. and Network Rail dated 12.6.2006, in particular clauses 6.4 and 6.5. This Undertaking clause makes mention of the above schedule of condition.

I understand that you are seeking legal advice and it is important that you view this Undertaking. I await your response.

I hope this info is of assistance to you.

[redacted]
Principal Surveyor,
Property,
5th Floor,
1, Eversholt St.,
London,
NW1 2DN
T: [redacted] (internal)
M: [redacted]
E: [redacted]@networkrail.co.uk

www.networkrail.co.uk/property

From: [redacted]
Sent: 19 October 2013 11:50
To: [redacted]
Cc: [redacted]
Subject: RE: bow EAST

Hi [redacted]
Thanks for your prompt response to my E mail. I can confirm that I can attend the site meeting to be held on Wednesday 16th October at 13.00 hours. Is [redacted] attending on behalf of DB Schenker? Please let me know how I gain access to the site. Do I need to bring my passport?

Regarding the agreed condition survey myself and [redacted] visited the site in August 2007 and took a lot of photos and agreed this as the condition of the site at the commencement of the lease to DB Schenker. Previous to the grant of the lease to DBS there were a large number of tenancies granted by Network Rail to various parties and these were all terminated in the first week of July 2007. I am trying to find this photographic schedule.

To facilitate the use of the site by the various occupiers/ tenants there was two tarmac surfaced access roads and these were dug up by the O.D.A. and replaced by a new roadway on a different alignment. So roadways will need to be replaced by the L.L.D.C. We can discuss the alignments at the site meeting.

I hope this is of assistance to you, but if you wish to discuss the site, please contact me on one of the numbers below.

[redacted]
Principal Surveyor,
Property,
5th Floor,
1, Eversholt St.,
London,

NW1 2DN
T: [redacted] Internal
M: [redacted]
E: [redacted]@networkrail.co.uk

www.networkrail.co.uk/property

From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: 05 October 2013 09:47
To: [redacted]
Cc: [redacted]
Subject: Re: Bow East

[redacted]
A timely prompt.

We have a site meeting with DBS to discuss this at 13:00 on Wed 16th Oct. It would be very useful if you could also attend to review existing Games Assets and any further restatement requirements. LLDC have indeed inherited ODA obligations regarding the reinstatement of this area. It was our understanding that the infrastructure provided for Games (roads drains lights fencing etc.) was betterment compared with pre-Games and that NR / DBS would take back these ODA built assets. One issue that LLDC are struggling with is the apparent lack of agreed condition survey at the point of handover from NR/DBS to ODA. Any further information that you can provide would be useful.

Regards
[redacted]

Project Sponsor: Structures, Bridges and Highways
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Direct: 020 3288 [redacted]

Mobile: [redacted]

Email: [redacted]@londonlegacy.co.uk

Web: www.londonlegacy.co.uk

The north of Queen Elizabeth Olympic Park is now open – for more information visit www.QueenElizabethOlympicPark.co.uk

From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: 05 October 2013 10:24
To: [redacted]
Cc: [redacted]
Subject: Bow East
Importance: High

Hi [redacted]

I have been given your name by [redacted] of DB Schenker as the relevant person in L.L.D.C. to discuss the hand back condition of the Strategic Freight site at Bow East. The land shown verged blue on the attached Plan No. 1027, is currently leased by Network Rail to the L.D.A. and I believe that the London Legacy Development Corporation is the successor in title to the leasehold interest, having taken the site over from the L.D.A. As you are probably aware the lease comes to an end on 31.12.2013 and I am making contact with you to finalise the arrangements for hand back of the site to Network Rail on 31.12.2013.

To assist me I shall be pleased if you could advise me of the proposals of the L.L.D.C. to re-instate the site to the condition as at the grant of the lease, without any buildings that existed at that time. The following issues I would like your comments on a.s.a.p.:-

- 1) Please confirm that the L.L.D.C. is going to re-instate the roadway that ran through the site. Alternatively has a new roadway been constructed by L.L.D.C. on a different alignment.
- 2) Please confirm that the L.L.D.C. is going to re-instate the lighting that existed on site at the grant of the lease.
- 3) Please confirm that the Mains electricity, Water and Drainage and other facilities are to be fully restored to the site.
- 4) Please confirm that access to the site from a public road will be available to all users of the site 24/7 365 days a year. Please advise me of the route of the access, sending me a plan showing the route.

All these works need to be completed by 31st December 2013.

As you may possibly be aware the land is designated as a Strategic Freight site and Network Rail expects to be granting a number of leases to Freight Operating Companies, to facilitate the movement of Freight by Rail. These leases will need to be completed before the expected lease commencement date of 1st January 2014. I understand that you have already been in contact with [redacted] of DB Schenker regarding the use of part of the site before 1st January 2014.

I am happy to meet you on site to discuss the condition/re-instatement of the site. Thanks for your assistance.

Kind regards
[redacted]

Technical Surveyor,
Property,
5th Floor,
1, Eversholt St.,
London,
NW1 2DN

T: [redacted] Internal
M: [redacted]
E: [redacted]@networkrail.co.uk

www.networkrail.co.uk/property

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www.londonlegacy.co.uk

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: [REDACTED]
Date: 23 October 2013 09:54:16
Importance: High

Hi [REDACTED]
One point I forgot to mention in my E mail is that when the L.D.A. and Network Rail agreed to a hand back date for the site of 31.12.2013, it was the understanding that the period between the Olympics and 31.12.2013 was sufficient time for the removal of the warm-up track and re-instatement of the site for Network Rail and DB Schenker. Certainly Network Rail was not aware of any Olympic proposal to use the site for another use between the end of the Olympics and 31.12.2013. L.L.D.C. has made an unwise decision to use the site for storage of muck, materials and rubble for almost all of 2013 without any discussion with Network Rail or with any due consideration of the timescales required to return the site to Network Rail and DB Schenker by 31.12.2013. I hope that you can appreciate this point and that L.L.D.C. will now be able to proceed with the re-instatement works as quickly as possible.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] (Internal)
M: [REDACTED]
E: [REDACTED]@networkrail.co.uk
www.networkrail.co.uk/property

From: [REDACTED]
Sent: 23 October 2013 10:40
To: [REDACTED]
Cc: [REDACTED]
Subject: Bow East
Importance: High

Hi [REDACTED]
Thanks for your E mail of 23.10.2013. I refer to the Undertaking between the L.D.A. and Network Rail dated 12.8.2013, in particular clause 3.6.4 and 6.5. This clearly states that the site is to be handed back to Network Rail and DB Schenker in no worse condition than in the Schedule of Condition. I will send a copy of the schedule to you shortly. It is a large document with 49 photos of the site, taken with the approval of the L.D.A., so it will take a while to copy or scan. Those photos show a number of buildings existing on site at that date and in my view Network Rail could require the buildings to be re-constructed by the L.L.D.C., if it was considered necessary by Network Rail.

However, the proposal for the site at this stage is for a Railfreight use, for which the buildings are not imperative, apart from the House building, located on the DBS area. DB Schenker require some form of replacement for that House building and you will be able to see the building on the photographic Schedule of Condition, when you receive it.

Regarding my request for a right of way to be granted to Network Rail, it should be borne in mind that prior to the start of the Olympic works Network Rail enjoyed a right to use the then public roads Marshgate Lane and Pudding Mill Lane as access to the entrance to the site. This was for access to the Bow East site and over the roadway through the site, including under a bridge and to the track. The Olympics came along and temporarily suspended the public rights over those roads. I understand that later next year is proposed to restore those public rights to those roads, apart from the section of Pudding Mill Lane under the railway. During the Olympic period Network Rail has still enjoyed access to the site entrance 24/7 via South Plaza, to comply with the Olympic security arrangements. Now I have to grant a lease to DB Schenker before 1.1.2014, of the island part of the Bow East site that they are already using, with your agreement. As part of that grant I need to grant to DBS a right of way to the site entrance from the nearest public road. As I need to grant this to DBS by 1.1.2014, I need completion of a grant by L.L.D.C. to N.R. to be completed by say the first week in December 2013. Please can you confirm that this can be arranged?

I am not aware of any other relevant documents other than those I have sent you, but I will check on this.

I will now seek legal advice and I understand that you will do so as well. I will contact you again a.s.a.p.

I hope that this is of assistance to you.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] (Internal)
M: [REDACTED]
E: [REDACTED]@networkrail.co.uk
www.networkrail.co.uk/property

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: 23 October 2013 09:27
To: [REDACTED]
Subject: Re: Bow East

A few more queries. We are still playing catch up with the various documentation relating to this matter to fully assess our inherited obligations and liabilities.

You attached 6 documents to your original transmission below one of which was duplicated (consent to license). So you initially sent over 5 agreements; followed later by the Undertaking. Is that all the agreements that you intended to issue?

In your wording below you quote "I shall be pleased if you could advise me of the proposals of the L.L.D.C. to re-instate the site to the condition as at the grant of the lease, without any buildings that existed at that time."
From which document has the agreement to reinstate without any buildings arisen, as that may be considered inconsistent with the Undertaking?

In your wording below you quote "Please confirm that access to the site from a public road will be available to all users of the site 24/7 365 days a year"
From which document has that obligation arisen, as Pudding Mill Lane and Marshgate Lane have been stopped up and the permanent replacement Marshgate Lane will not be adopted for some time. Was there an NR objection to the stopping up? There may be challenges in completing outstanding works at Marshgate Lane through the former security plaza whilst maintaining completely unrestricted access.

Thanking you for your assistance

Regards:

[REDACTED]
Project Sponsor: Structures, Bridges and Highways
Queen Elizabeth Olympic Park
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Direct: 020 3280 [REDACTED]
Mobile: [REDACTED]

Email: [REDACTED]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

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From: [REDACTED] [mailto:[REDACTED]@networkrail.co.uk]
Sent: 23 October 2013 16:27
To: [REDACTED]
Cc: [REDACTED]
Subject: Bow East
Importance: High

Hi [REDACTED]
I have been given your name by [REDACTED] of DB Schenker as the relevant person in L.L.D.C. to discuss the hand back condition of the Strategic Freight site at Bow East. The land shown verged blue on the attached Plan No. 1027, is currently leased by Network Rail to the L.D.A. and I believe that the London Legacy Development Corporation is the successor in title to the leasehold interest, having taken the site over from the L.D.A. As you are probably aware the lease comes to an end on 31.12.2013 and I am making contact with you to finalise the arrangements for hand back of the site to Network Rail on 31.12.2013.

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All these works need to be completed by 31st December 2013.

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use of part of the site before 1 January 2014.

I am happy to meet you on site to discuss the condition/re-instatement of the site. Thanks for your assistance.

Kind regards

██████████
██████████
Point-to-surveyor,
Property,
5th Floor,
1, Evesholt St,
London,
NW1 2DN
T: ██████████ (Internal)
M: ██████████
E: ██████████@networkrail.co.uk

www.networkrail.co.uk/property

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www.londonlegacy.co.uk

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From: [redacted]
To: [redacted]
Subject: [redacted]
Date: 25 October 2013 10:27:05

Thank you [redacted]
If the file is too big to E mail it might be better to courier a CD.

FYI [redacted] DBS is coming to see us on Monday to further explore options for removing the 50 000 tonnes stockpiles by rail which DBS indicated was not possible on 16 Oct. Subject to commercial agreement if DBS agree to remove LLD stockpiles on their "inner island area" and complete the other reinstatement under their area but at a later timescale is that something that NR would need to be party to?

For that principle to extend to the outer area I presume NR would need to be party to any such agreement? Are you in preliminary discussions with DBS regarding leasing the outer area to DBS in connection with their CRL disposal?

Are you able to advise without prejudice the indicative level of compensation that NR are likely to claim per month (rent, loss of revenue etc based on established principles) in the event of late LLDC handback?

Regards
[redacted]

Project Sponsor: Structures, Bridges and Highways

Queen Elizabeth Olympic Park
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Direct: 020 3283 [redacted]

Mobile: [redacted]

Email: [redacted]@londonlegacy.co.uk

Web: www.londonlegacy.co.uk

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From: [redacted] [mailto:[redacted]@networkrail.co.uk]

Sent: 23 October 2013 10:40

To: [redacted]

CC: [redacted]

Subject: Bow East

Importance: High

Hi [redacted]

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I will now seek legal advice and I understand that you will do so as well. I will contact you again a.s.a.p.

I hope that this is of assistance to you.

[redacted]

Property Surveyor,

Property,

5th Floor,

1, Evesham St.,

London,

NW1 2DN

T: [redacted] (Internal)

M: [redacted]

E: [redacted]@networkrail.co.uk

From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]

Sent: 23 October 2013 09:29

To: [redacted]

Subject: Re: Bow East

[redacted]
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Regards
[redacted]

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Queen Elizabeth Olympic Park
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Direct: 020 3283 [redacted]

Mobile: [redacted]

Email: [redacted]@londonlegacy.co.uk

Web: www.londonlegacy.co.uk

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From: [redacted] [mailto:[redacted]@networkrail.co.uk]

Sent: 23 October 2013 16:24

To: [redacted]

CC: [redacted]

Subject: Bow East

Importance: High

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4) Please confirm that access to the site from a public road will be available to all users of the site 24/7 365 days a year. Please advise me of the route of the access, sending me a plan showing the route.

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I am happy to meet you on site to discuss the condition/re-instatement of the site. Thanks for your assistance.

Kind regards

[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted] (Internal)
[redacted]
[redacted] networkrail.co.uk

www.networkrail.co.uk/property

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London Legacy Development Corporation, Level 10, 1 Stratford Place, Mountfichet Road, Olympic Park, London, E20 1EJ.

www.londonlegacy.co.uk

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: [redacted]
Date: 23 October 2013 13:41:19
Attachments: [NOW EAST PHOTOS 23-26.pdf](#)
[NOW EAST PHOTOS 27-30.pdf](#)
[NOW EAST PHOTOS 31-34.pdf](#)
[NOW EAST PHOTOS 35-38.pdf](#)
[NOW EAST PHOTOS 42-51.pdf](#)
Importance: High

Hi [redacted]
Attached are the remainder of the photos.

[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted] (Internal)
M: [redacted]
E: [redacted]@networkrail.co.uk
www.networkrail.co.uk/property

From: [redacted]
Sent: 23 October 2013 14:35
To: [redacted]
Cc: [redacted]
Subject: bow east
Importance: High

Hi [redacted]
Thanks for your E mail. I have now scanned the agreed photographic Schedule of Condition dated 3.8.2007 and I will attach these in two E mails. Also, I attach the tenancy plan showing the areas of occupations under tenancies and lease's that existing on site before the site was vacated at the beginning of July 2007.

Please note that the DB Schenker House building is shown in photos 5, 38 and 39.

I note your comments and I will consider the issue of a market rent per month for the possible grant of a Contracted Out tenancy to the L.L.D.C., as probably the grant of such a tenancy will be necessary for the L.L.D.C. to re-instate the site. I presume that the likely period of such a tenancy would be 2 or 3 months, but you may wish to comment on this, once you have more information to hand.

[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted] (Internal)
M: [redacted]
E: [redacted]@networkrail.co.uk
www.networkrail.co.uk/property

From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: 23 October 2013 11:22
To: [redacted]
Subject: re: bow East

Thank [redacted]
If the file is too big to E mail it might be better to courier a CD.

From: [redacted] DBS is coming to see us on Monday to further explore options for removing the 50 000 tonnes stockpile by rail which DBS indicated was not possible on 16 Oct.
Subject to commercial agreement if DBS agree to remove LLDC stockpiles on their "inner island area" and complete the other reinstatement under their area but at a later timescale is that something that NR would need to be party to?

For that principle to extend to the outer area I presume NR would need to be party to any such agreement? Are you in preliminary discussions with DBS regarding leasing the outer area to DBS in connection with their CRL disposal?

Are you able to advise, without prejudice, the indicative level of compensation that NR are likely to claim per month (rent, loss of revenue etc based on established principles) in the event of late LLDC handback?

Regards
[redacted]
[redacted]
Project Sponsor: Structures, Bridges and Highways
Queen Elizabeth Olympic Park
London Legacy Development Corporation
Level 10
1 Stratford Place Montfichet Road
London
E20 1EJ
Direct: 020 3388 [redacted]
Mobile: [redacted]
Email: [redacted]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

The north of Queen Elizabeth Olympic Park is now open – for more information visit www.QueenElizabethOlympicPark.co.uk

From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: 23 October 2013 10:40
To: [redacted]
Cc: [redacted]
Subject: bow east
Importance: High

Hi [redacted]
Thanks for your E mail of 23.10.2013. I refer to the Undertaking between the L.D.A. and Network Rail dated 12.8.2013, in particular clause 3.6.4 and 6.5. This clearly states that the site is to be handed back to Network Rail and DB Schenker in no worse condition than in the Schedule of Condition. I will send a copy of the schedule to you shortly. It is a large document with 49 photos of the site, taken with the approval of the L.D.A., so it will take a while to copy or scan. Those photos show a number of buildings existing on site at that date and in my view Network Rail could require the buildings to be re-constructed by the L.L.D.C., if it was considered necessary by Network Rail.

However, the proposal for the site at this stage is for a Railfreight use, for which the buildings are not imperative, apart from the House building, located on the DBS area. DB Schenker require some form of replacement for that House building and you will be able to see the building on the photographic Schedule of Condition, when you receive it.

Regarding my request for a right of way to be granted to Network Rail, it should be borne in mind that prior to the start of the Olympic works Network Rail enjoyed a right to use the then public roads Marshgate Lane and Pudding Mill Lane as access to the entrance to the site. This was for access to the Bow East site and over the roadway through the site, including under a bridge and to the track. The Olympics came along and temporarily suspended the public rights over those roads. I understand that later next year is proposed to restore those public rights to those roads, apart from the section of Pudding Mill Lane under the railway. During the Olympic period Network Rail has still enjoyed access to the site entrance 24/7 via South Plaza, to comply with the Olympic security arrangements. Now I have to grant a lease to DB Schenker before 1.1.2014, of the island part of the Bow East site that they are already using, with your agreement. As part of that grant I need to grant to DBS a right of way to the site entrance from the nearest public road. As I need to grant this to DBS by 1.1.2014, I need completion of a grant by L.L.D.C. to N.R. to be completed by say the first week in December 2013. Please can you confirm that this can be arranged?

I am not aware of any other relevant documents other than those I have sent you, but I will check on this.

I will now seek legal advice and I understand that you will do so as well. I will contact you again a.s.a.p.

I hope that this is of assistance to you.

[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
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www.networkrail.co.uk/property

From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: 23 October 2013 09:20

To: [redacted]
Subject: Bow East

A few more queries. We are still playing catch up with the various documentation relating to this matter to fully assess our inherited obligations and liabilities.

You attached 6 documents to your original transmission below, one of which was duplicated (consent to license).
So you initially sent over 5 agreements, followed later by the Undertaking. Is that all the agreements that you intended to issue?

In your wording below you quote "I shall be pleased if you could advise me of the proposals of the L.L.D.C. to re-instate the site to the condition as at the grant of the lease, without any buildings that existed at that time."
From which document has the agreement to reinstate without any buildings arisen, as that may be considered inconsistent with the Undertaking?

In your wording below you quote "Please confirm that access to the site from a public road will be available to all users of the site 24/7 365 days a year"
From which document has that obligation arisen, as Pudding Mill Lane and Marshgate Lane have been stopped up and the permanent replacement Marshgate Lane will not be adopted for some time. Was there an NR objection to the stopping up? There may be challenges in completing outstanding works at Marshgate Lane through the former security place whilst maintaining completely unrestricted access.

Thanking you for your assistance

Regards,

[redacted]
Project Sponsor: Structures, Bridges and Highways
Queen Elizabeth Olympic Park
London Legacy Development Corporation
Level 10
1 Stratford Place, Mountfichet Road
London
E20 1EJ

Direct: 020 3288 [redacted]
Mobile: [redacted]

Email: [redacted]@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

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From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: 09 October 2013 10:24
To: [redacted]
Cc: [redacted]
Subject: Bow East
Importance: High

Hi [redacted]

I have been given your name by [redacted] of DB Schenker as the relevant person in L.L.D.C. to discuss the hand back condition of the Strategic Freight site at Bow East. The land shown verged blue on the attached Plan No. 1027, is currently leased by Network Rail to the L.D.A. and I believe that the London Legacy Development Corporation is the successor in title to the leasehold interest, having taken the site over from the L.D.A. As you are probably aware the lease comes to an end on 31.12.2013 and I am making contact with you to finalise the arrangements for hand back of the site to Network Rail on 31.12.2013.

To assist me I shall be pleased if you could advise me of the proposals of the L.L.D.C. to re-instate the site to the condition as at the grant of the lease, without any buildings that existed at that time. The following issues I would like your comments on a.s.a.p.:-

- 1) Please confirm that the L.L.D.C. is going to re-instate the roadway that ran through the site. Alternatively has a new roadway been constructed by L.L.D.C. on a different alignment.
- 2) Please confirm that the L.L.D.C. is going to re-instate the lighting that existed on site at the grant of the lease.
- 3) Please confirm that the Mains electricity, Water and Drainage and other facilities are to be fully restored to the site.
- 4) Please confirm that access to the site from a public road will be available to all users of the site 24/7 365 days a year. Please advise me of the route of the access, sending me a plan showing the route.

All these works need to be completed by 31st December 2013.

As you may possibly be aware the land is designated as a Strategic Freight site and Network Rail expects to be granting a number of leases to Freight Operating Companies, to facilitate the movement of Freight by Rail. These leases will need to be completed before the expected lease commencement date of 1st January 2014. I understand that you have already been in contact with [redacted] of DB Schenker regarding the use of part of the site before 1st January 2014.

I am happy to meet you on site to discuss the condition/re-instatement of the site. Thanks for your assistance.

Kind regards

[redacted]
Property Surveyor,
Property,
8th Floor,
1, Excehote St,
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NW1 2DN
T: [redacted] (internal)
M: [redacted]
E: [redacted]@networkrail.co.uk
www.networkrail.co.uk/property

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London Legacy Development Corporation, Level 10, 1 Stratford Place, Mountfichet Road, Olympic Park, London, E20 1EJ.

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London Legacy Development Corporation, Level 10, 1 Stratford Place, Mountfichet Road, Olympic Park, London, E20 1EJ.

www.londonlegacy.co.uk

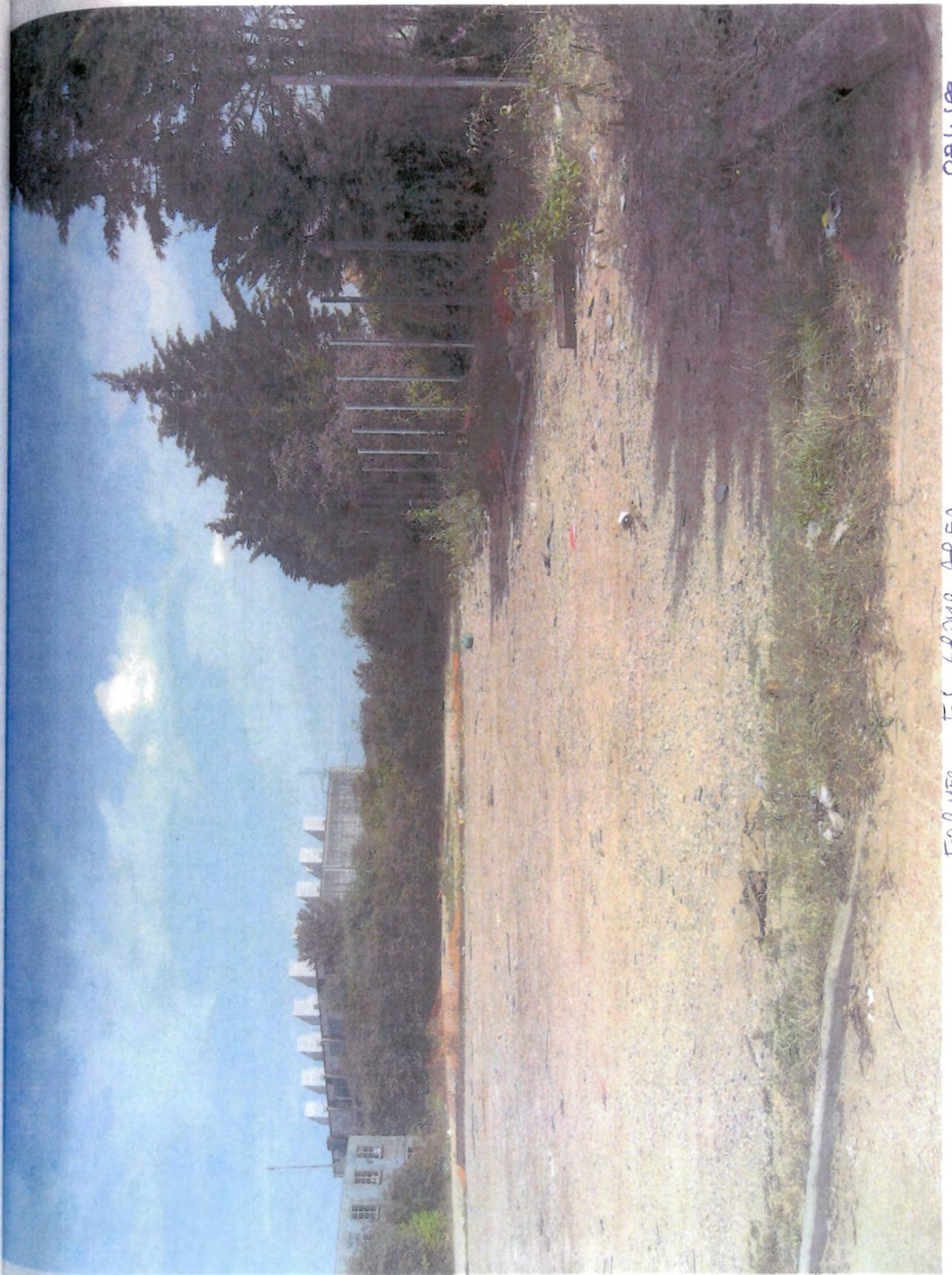
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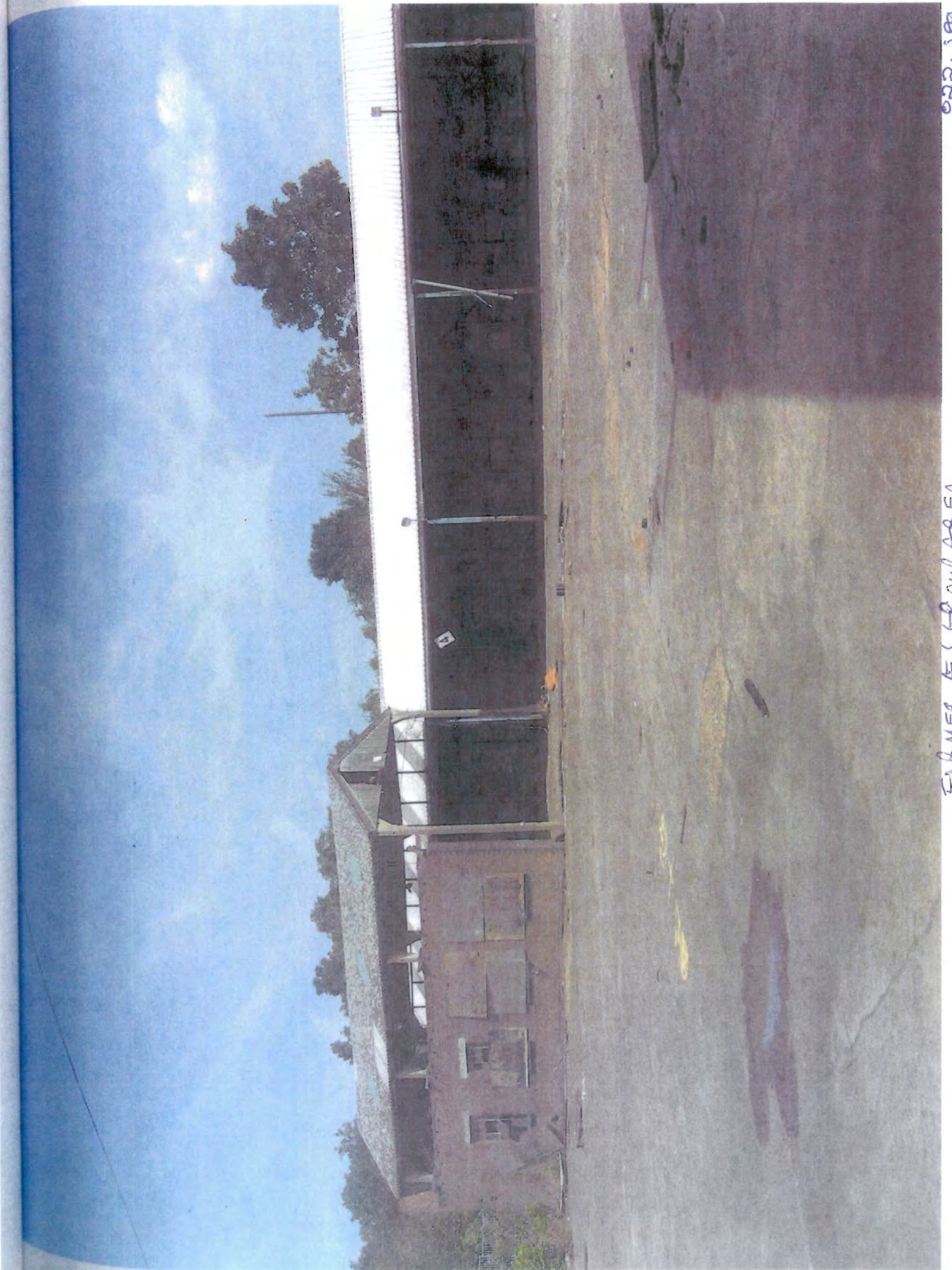
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0911JPS

FORMER ES GROUP AREA



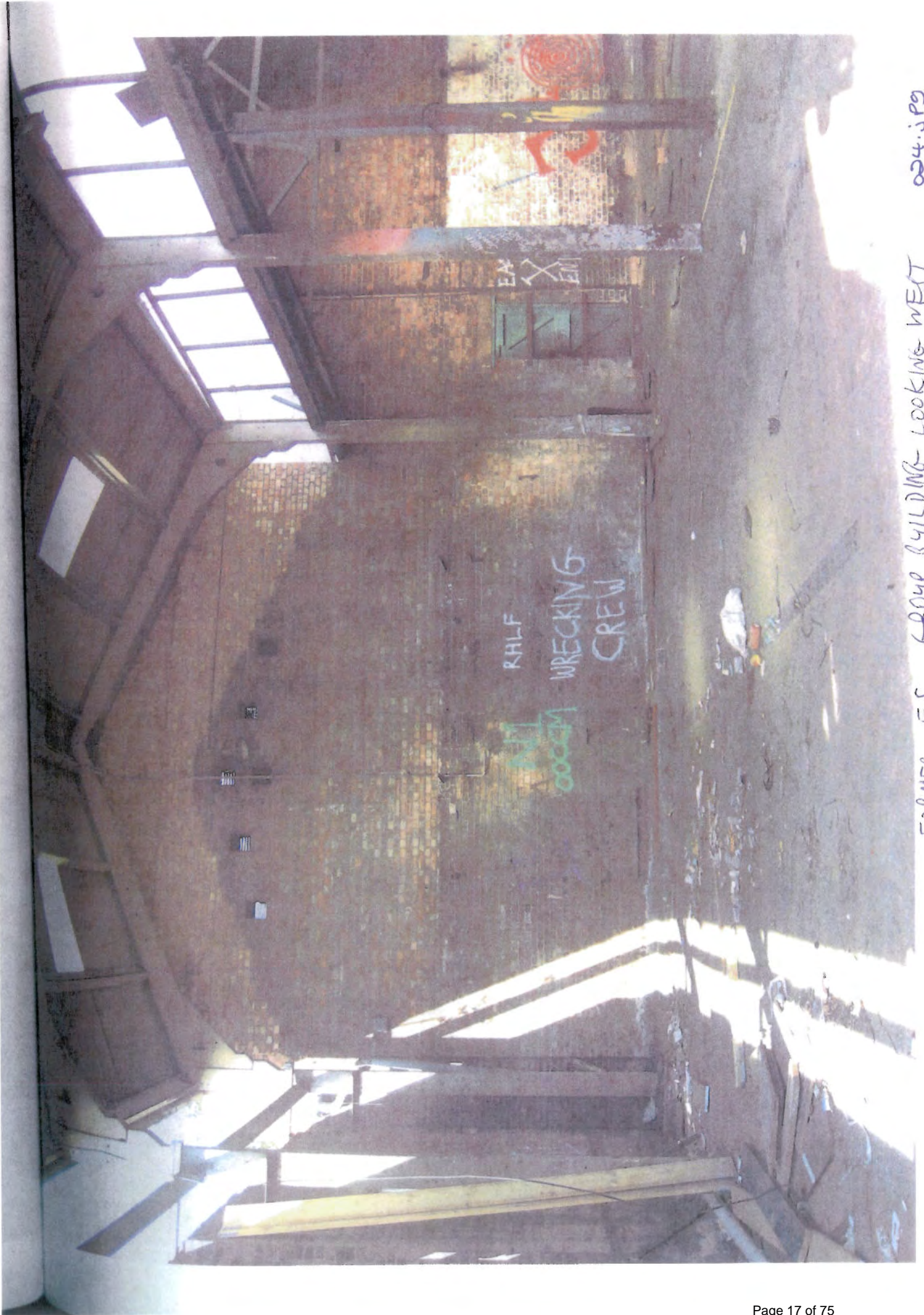
FORMER E.S. GROUND AREA

022.3A

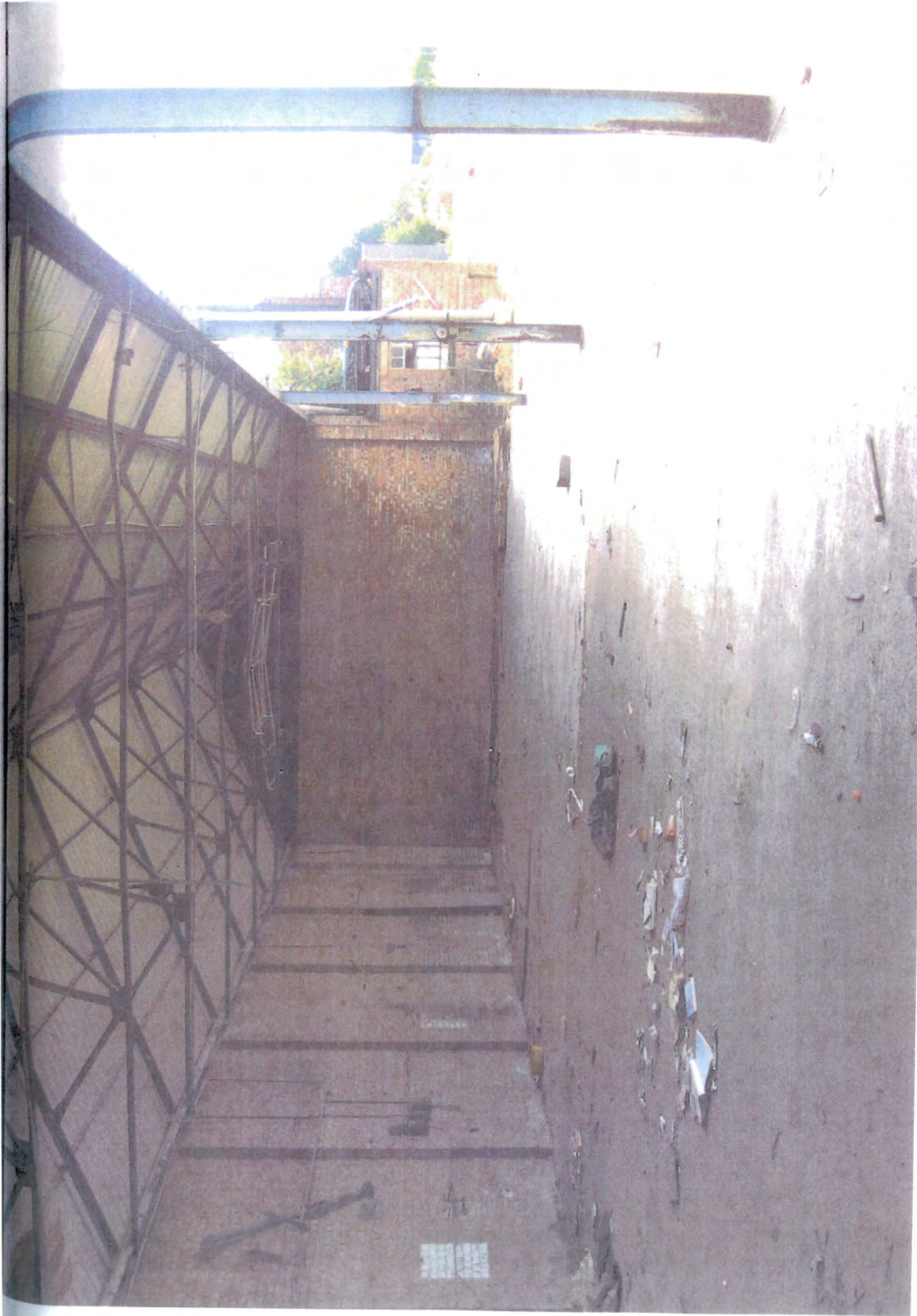


003.jpg

FORMER ES GROUP BUILDING



FORMER ES GROUP BUILDING- LOOKING WEST 024.jpg



FORMER ES GROUP BUILDING LOOKING EAST
~~WASTED~~ AREA AT REAR OF EL GROUP

085.5pg
2011



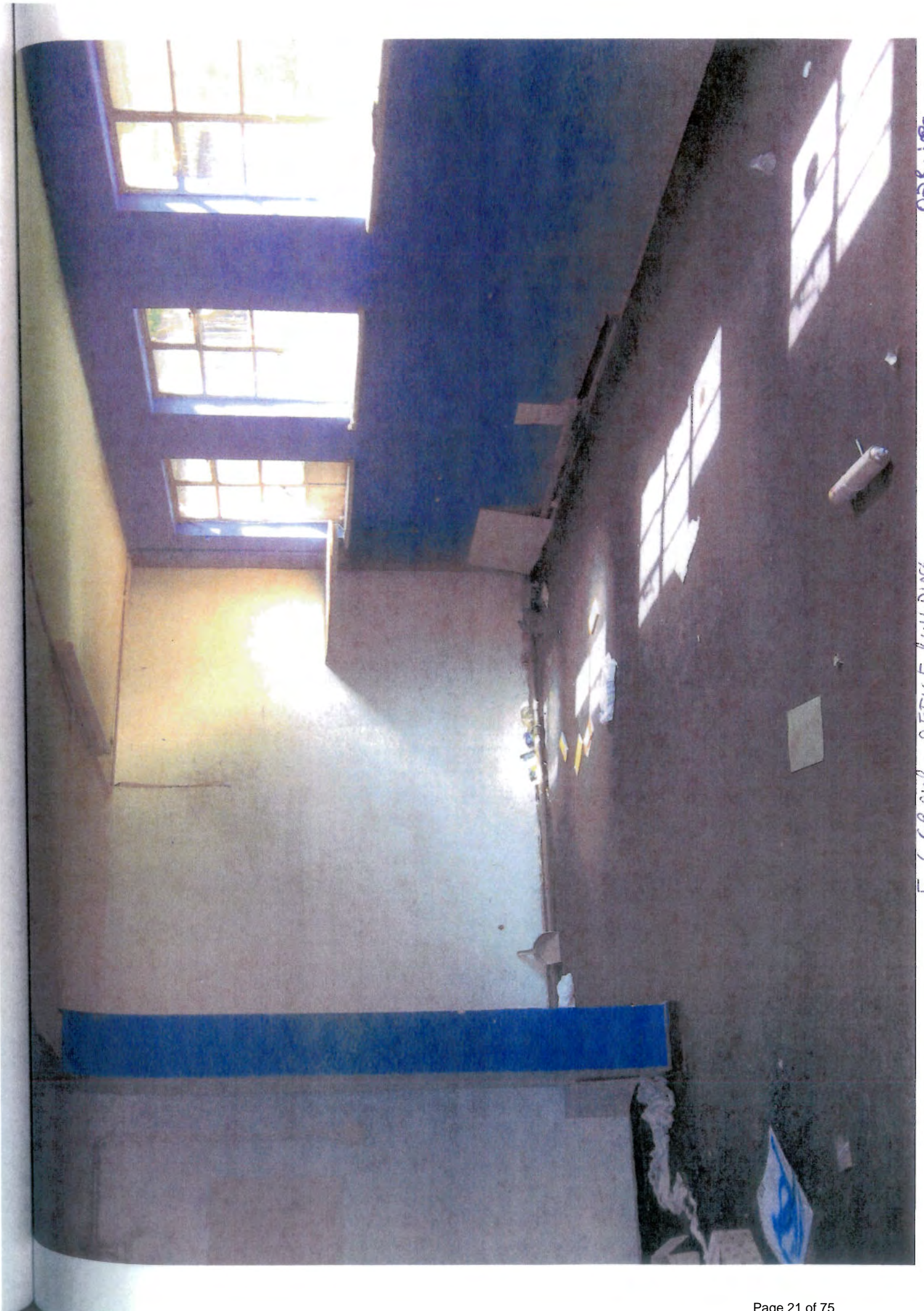
026.jpg

~~VACANT~~ AREA AT REAR OF E1 GROUP



007.jpg

E.C. Group - Looking East



058.199

ES GROUP - OFFICE BUILDING



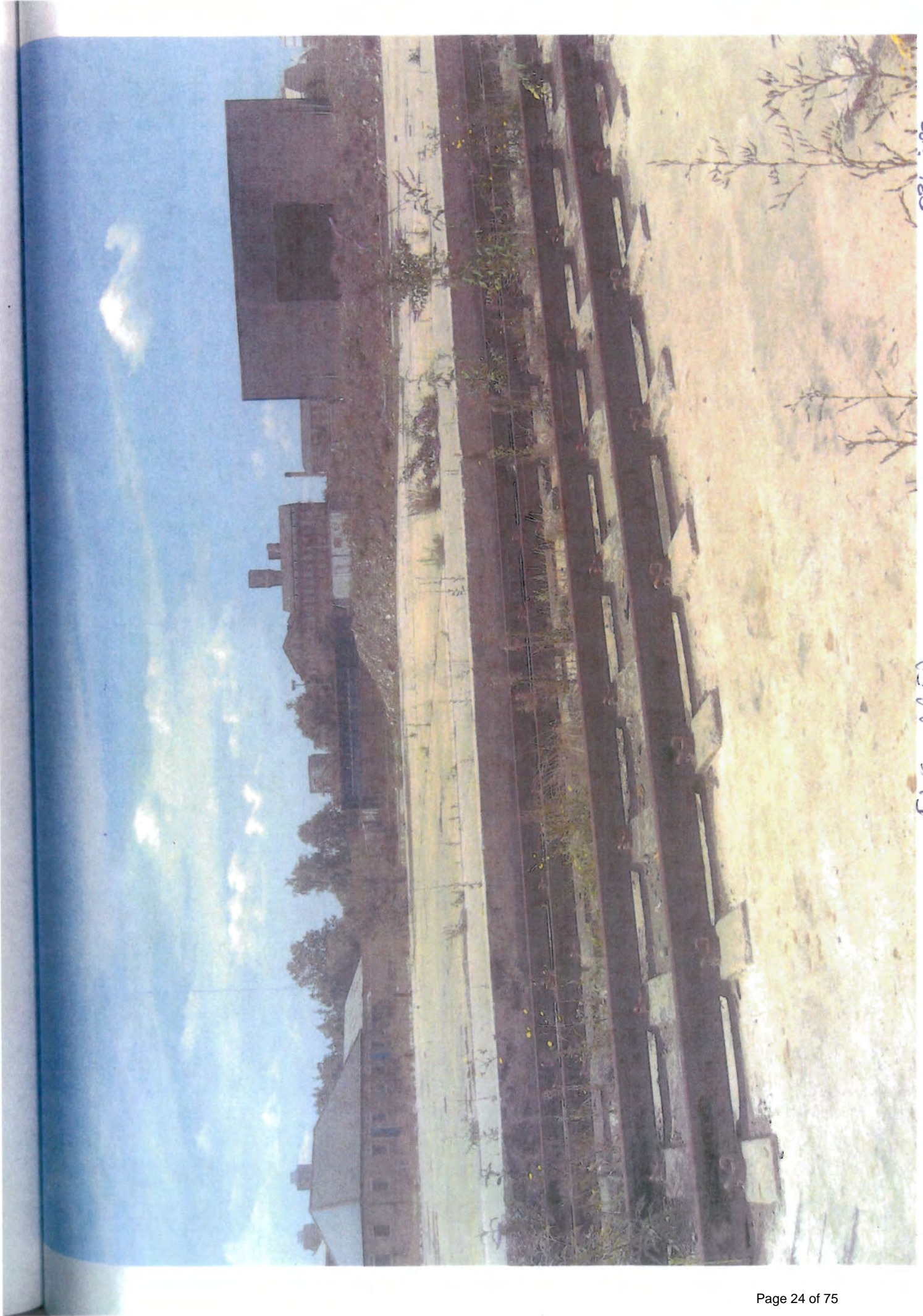
089.jpg

E.S. Group OFFICE



030.jpg

E. S. Grey OFFICE BUILDING



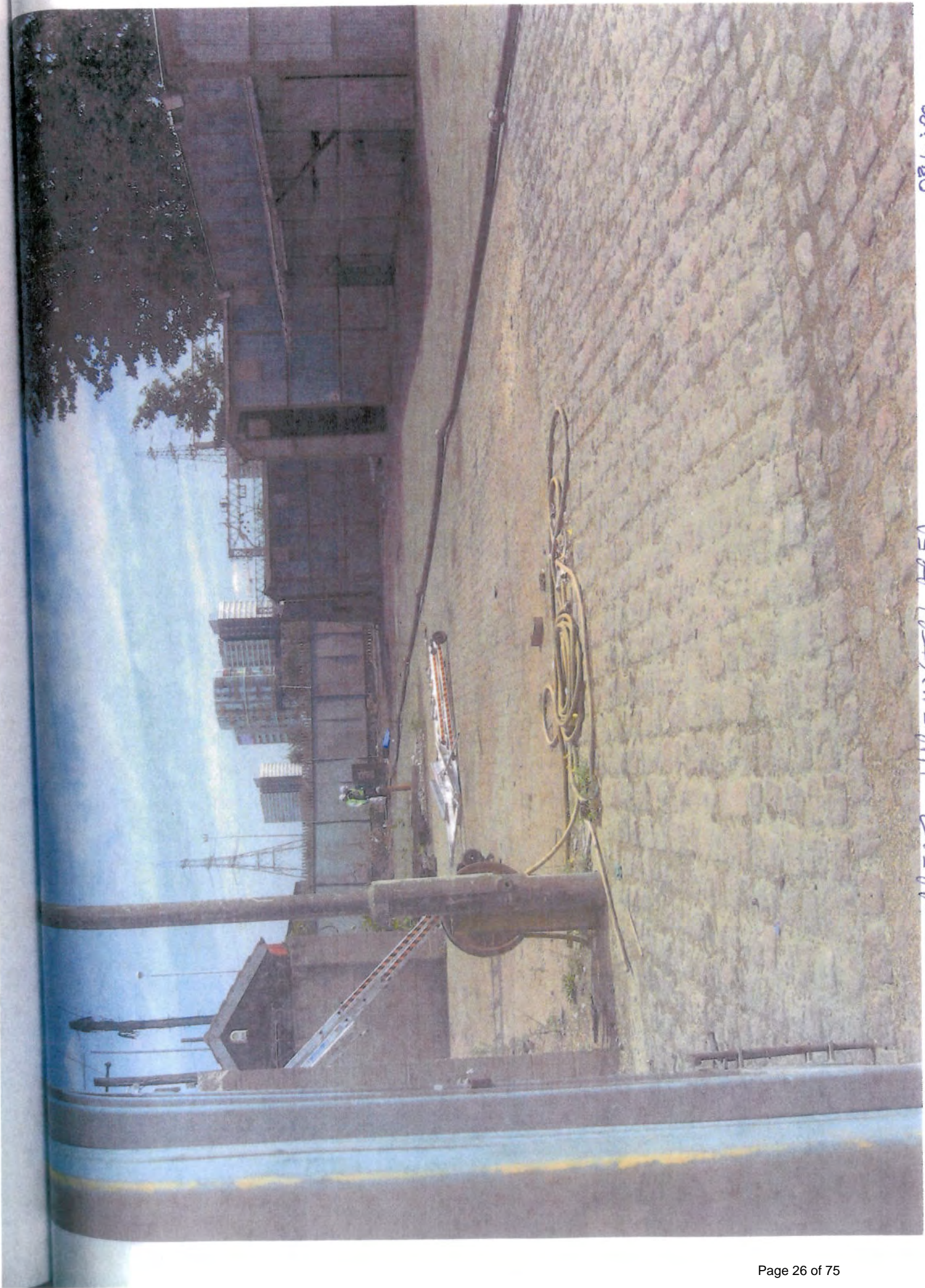
031. J19

EWS AREA



032.jpg

EWS AREA



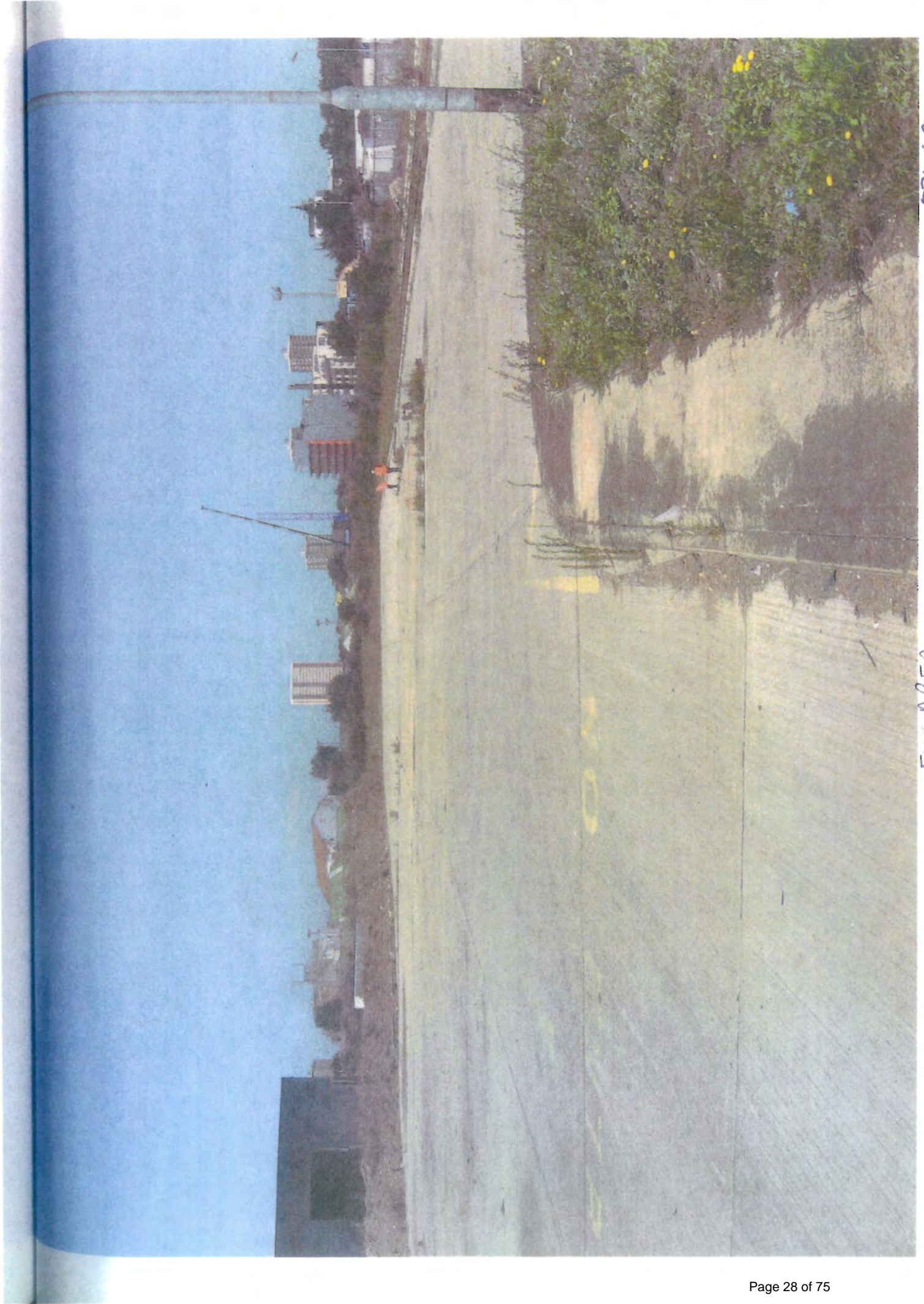
034.jpg

AREA 7 - HIKE MASTER AREA



035.jpg

FWS AREA



036. J19

EWS AREA



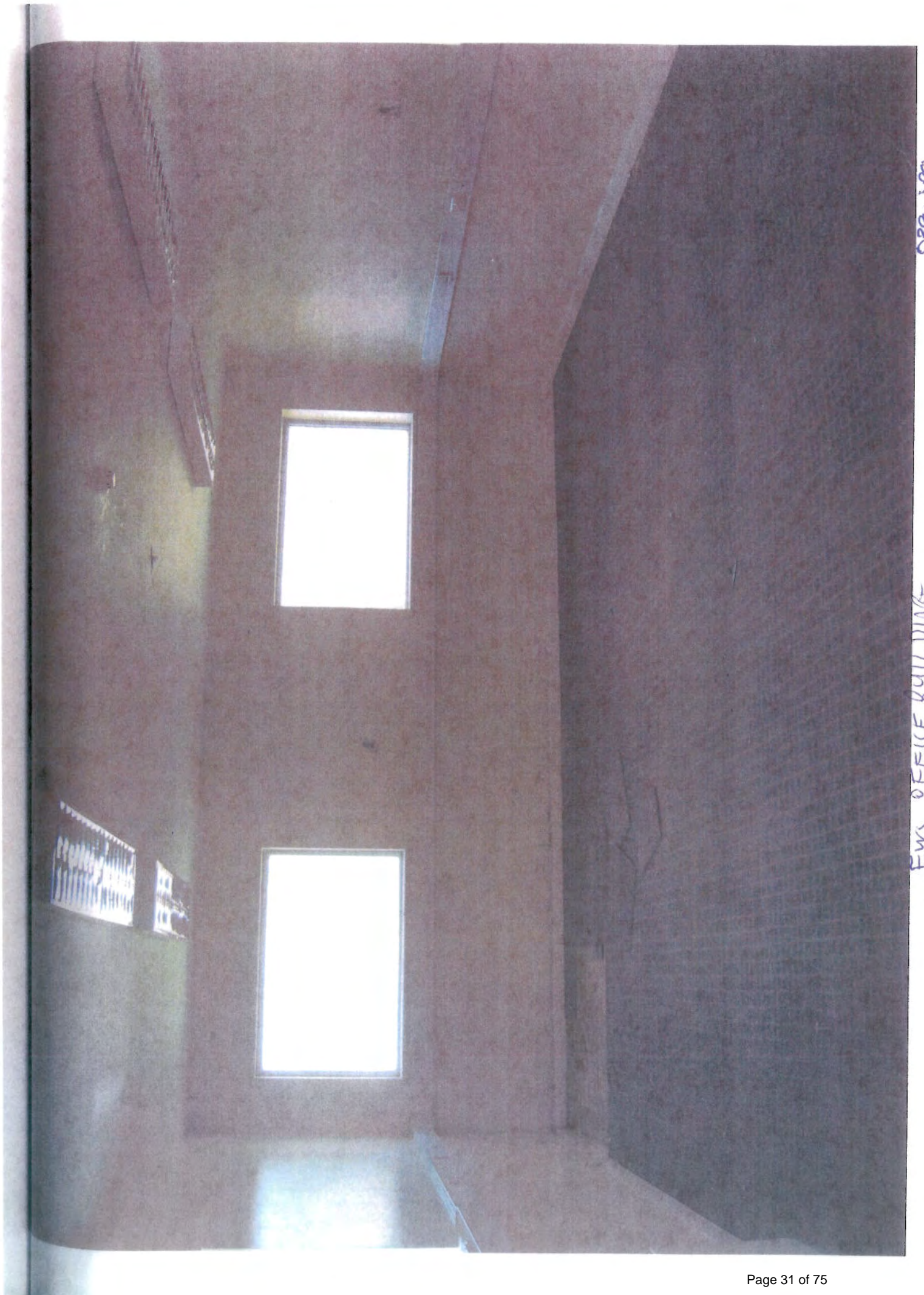
037-5f9

EWS AREA. LOOKING NW



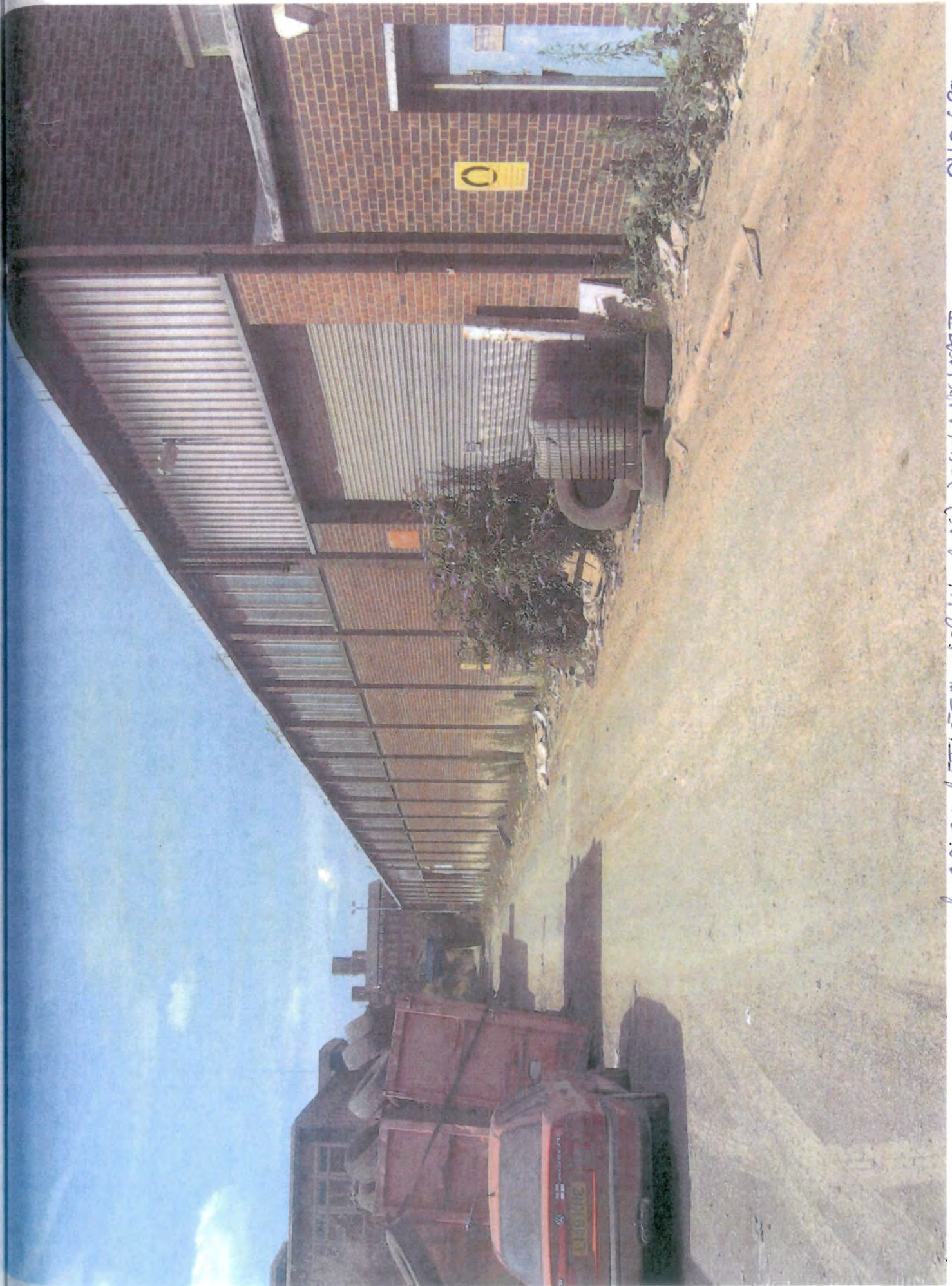
038.jpg

EWS OFFICE BUILDING



039.3pg

EWS OFFICE BUILDING



040.5P9

Roadway between CRW and Dockland Waste



042.jpg

FORMER CORNY BUILDING



043-579

FORMER DOCKLANDS WASTE BUILDING



FORMER DOCKLANDS WASTE/ENVS BUILDING 044-JPG



045-5PG

DICKLANDS WASTE AREA



046.5P2

DOCKLANDS WASTE



047.jpg

DOCKLAND WASTE



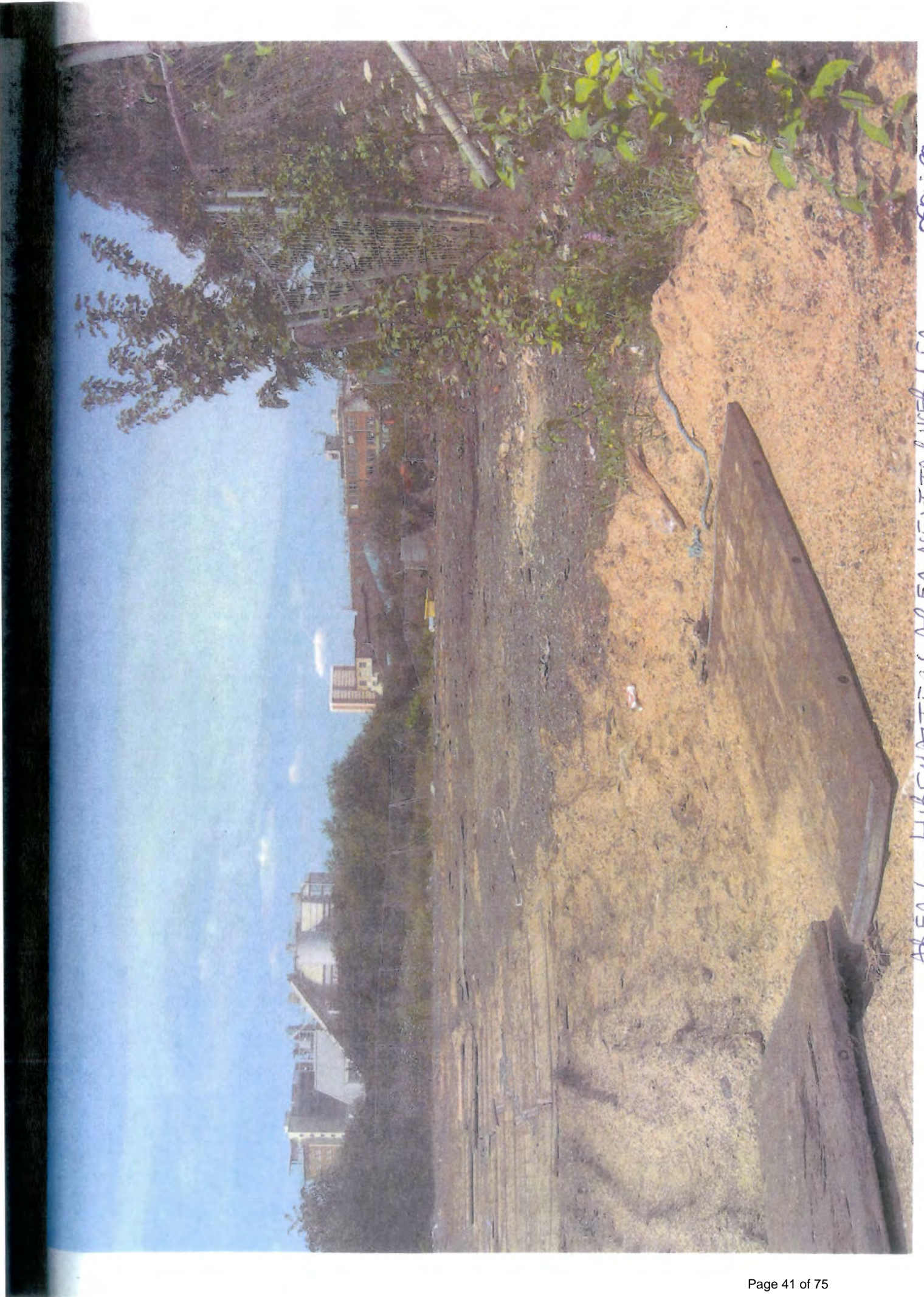
04-8-319

DOCK ANDS WASTE



049. J Per

DOCKLANDS WASTE



060: J P9

AREA 6 - HIREMASTERS AREA NEXT TO RIVER LEA



AREA 6 - HIRE MASTERY AREA NEXT TO RIVERLEA OS1.5A9