

From: [redacted]
To: [redacted]
Subject: [redacted]
Date: 29 October 2013 10:13:54

MBN thanks for this.
The photos show that there were many existing "installations" and buildings on NR land (outer area).
For example photos 11 and 12 show an operational Tarmac batching plant.
There seems to be no requirement for LLDC to reinstate this batching plant but it is not clear why.
Do this batching plant exist on a temporary licence to NR that required Tarmac to remove the plant at the end of the lease?

Does a similar logic apply to other areas eg former ES group photos 22 - 30?

So are you able to confirm that the only requirement for above ground reinstatement is within the DBS "Inner Area" (apart from a clause in the DBS/JODA lease dated 4 April 2011 that specifically states that "to avoid any doubt if as at the Term Commencement Date that building known as the Cerus building has not been demolished the Tenant shall have no obligation to reinstate the same".)

Regards,

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

Direct: 020 3285 [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: 29 October 2013 11:55
To: [redacted]
Cc: [redacted]
Subject: DBS re: DBS
Lamparter 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 occupancies under tenancies and leases 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] Surveyor,
Property,
5th Floor,
1, Evesham 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: 29 October 2013 13:27
To: [redacted]
Subject: Bow East

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

From: [redacted] DBS is wanting to see us on Monday to further explore options for removing the 50,000 tonnes of stockpiles 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 depot?

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 handover?

Regards,

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

Direct: 020 3285 [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: 29 October 2013 10:40
To: [redacted]
Cc: [redacted]
Subject: DBS re: DBS
Lamparter 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 12.6.2013, 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 as a p.

I hope that this is of assistance to you.

[redacted]
[redacted] Surveyor,
[redacted]

5th Floor,
1, Evershot 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: 23 December 2013 09:29
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 3 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 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: 23 December 2013 16:21
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]

Portfolio Surveyor,
Property,
5th Floor,
1, Evershot St.,
London,
NW1 2DN
T: [redacted] (Internal)
M: [redacted]
E: [redacted]@networkrail.co.uk
www.networkrail.co.uk/property

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From: [REDACTED]
To: [REDACTED]
Subject: BOW EAST
Date: 22 November 2013 09:03:14

Interesting, but also rather different to the condition survey photos you sent.
DBS also obviously changed their facilities between Jun 2007 and Apr 2011.

Are you able to comment on the queries included within my messages of Friday 25 and Tue 29?

FW: we are currently prioritising the handing back of the NR outer lease area including a functional "north" access road by the due date.

We are also prioritising inspection and de-silting of existing road drainage system.

We continue to discuss the scope and timing of reinstating the DBS area directly with DBS. This includes options for putting back something slightly different than before that is more appropriate for their future purposes.

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

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From: [REDACTED] (mailto:[REDACTED]@networkrail.co.uk)
Sent: 22 November 2013 17:30
To: [REDACTED]
Subject: BOW EAST

Hi [REDACTED]

I apologise for your info, and aerial photo taken at some stage before July 2007.

[REDACTED]

Network Rail 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

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: [redacted]
Date: 29 November 2013 16:19:31

Hi [redacted]
10:00 is OK for me, but I will see if our building surveyor can make that time and date. I will advise you a.s.a.p.

[redacted]
Portfolio Surveyor,
Property,
5th Floor,
1, Evesham 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: 29 November 2013 16:00
To: [redacted]
Cc: [redacted]
Subject: Re: Building Surveyor

So Monday 16 it is. Can you do 09:00 or 10:00?
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 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: 29 November 2013 16:02
To: [redacted]
Cc: [redacted]
Subject: Re: Building Surveyor

Hi [redacted]
Not available on 11th December.

From: [redacted] [mailto:[redacted]@londonlegacy.co.uk]
Sent: 29 November 2013 16:09
To: [redacted]
Cc: [redacted]
Subject: Re: Building Surveyor

How about Wed 11 14:00hrs?
If that is also not an option we will fix Monday 16 as early as possible.
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 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: 29 November 2013 16:09
To: [redacted]
Cc: [redacted]
Subject: Re: Building Surveyor

Hi [redacted]
Thursday 12th is not possible.

[redacted]
Portfolio Surveyor,
Property,
5th Floor,
1, Evesham 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: 29 November 2013 16:04
To: [redacted]
Cc: [redacted]
Subject: Re: Building Surveyor

We can certainly do 16th but would prefer Thur 12 if possible just to give us a slightly more time if there are things that get flogged up for us to do.

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 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: 23 November 2013 13:27
To: [redacted]
Cc: [redacted]
Subject: Bow Lake Network

Hi [redacted]
Thanks for your E mail. Friday 13th December is not a good day for me. I would suggest Monday 16th December instead. Please let me know if that date is OK with you.

[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 November 2013 11:47
To: [redacted]
Cc: [redacted]
Subject: Bow Lake Network

[redacted]
Any feedback for us on utility needs please?

The hand back date is no later than 31 Dec 2013.
In view of a general 2 week site closure over the Christmas period we would prefer to hand back before then.
We would like to invite you to a pre-hand back inspection on Friday 13 December with a view to giving you back the area on Friday 20 December.
Are you available on 13 Dec and what time would suit?

The objective is to review progress on clearance of spoils heaps (should be clear)
Inspect condition of hard standings generally.
Identify any potential barriers to proposed handback on 20 Dec.

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

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From: [redacted]
Sent: 23 November 2013 10:28
To: [redacted]
Cc: [redacted]
Subject: RR - Bow Lake - Utility Assessment

[redacted]
We need NR to clearly define your expectations for water and power provisions to match previously existing or your future predicted consumption so that we can make appropriate applications. We need capacities and locations please. We have no information about what was there before and we have asked UKPN and Thames Water if they know. However they will treat the re-connections as new supply applications and thus will need all the usual size, capacity, location and estimated consumption information in order to progress. You have also indicated that your proposed post Games operations will be somewhat different from pre-Games. We have established that for both power and water there are suitable feeder routes in close proximity so the lead times should be reasonable.

We attach a copy of the UKPN connection application form that sets out the information that is needed for the provision of electrical supplies. Thames Water will need similar detail.

So just to clarify that whilst LLDC has agreed to bear the reasonable costs arising for these connections (on a no betterment basis) NR will be the customer/ end user and be responsible for future consumption Bills.
The LLDC funded supply location is understood to be just to the North of the East Road (former Cert lane) on NR property between Pudding Mill Lane and the former North Access Road.
It is necessary for NR to clarify their predicted operational utility requirements.
So we find ourselves as a middleman on this process.

FYI we are going through a similar process with DBS for their "inner" area.

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



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From: [redacted]
To: [redacted]
Cc: [redacted] (Building Surveyor Commercial Property)
Subject: Bow East - London Legacy SUBJECT TO CONTRACT
Date: 29 November 2013 17:18:21
Re: Bow East Lane.dwg
Attachments: WP_20131106_006.1.dwg
WP_20131106_006.1.dwg
Importance: High

Hi [redacted]
Thanks for your E mail. I agree with your comments contained in your E mail regarding the East Road (Cart Lane) as you describe it. Network Rail agrees that the road constructed for the Olympics has an equivalent function to the road that existed there previously, which was on a slightly different alignment and not so wide. Therefore, Network Rail has no requirement for you to move that road. However, we do require you to re-instate the drainage lighting and kerbs, as mentioned previously.

Regarding the north road shown by the dotted pink line on the attached plan, I agree that the L.L.D.C. are not to re-instate the kerbs and lighting on that road, as we propose to move the road to an alignment close to the Greenway, to accommodate the proposed Freight use by Freightliner and DBS. I agree in principle with your proposal that instead the L.L.D.C. make a payment to N.R. equivalent to the cost of re-instating North Road kerbing and lighting. I have an action to produce a plan showing the proposed new route of the road. I suggest that we can discuss this payment at the proposed site meeting. I accept your comments regarding the liability for the cost of the new road.

I hope this is of assistance to you.

[redacted]
[redacted]
Porfirio Sturveyor,
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: 07 November 2013 14:24
To: [redacted]
Cc: [redacted]
Subject: Re: Bow East - London Legacy SUBJECT TO CONTRACT

[redacted]
Regarding the east road this was reconstructed and realigned by ODA pre Games. Please see yellow/orange highlighted area on the attached.
You will recall we drove along it on our site tour but a couple of photos attached as aide memoir. This replacement road was constructed by ODA as the original road was not fit for purpose for Games use (Pre Games logistics or Games). It is our understanding that it serves the equivalent function to the original East road (Cart lane) and being newer and in better condition with enhanced new drainage compared with the original there can be no practical benefit to removing it and reinstating to the original inferior condition. We consider it's retention partially discharges our obligation under the Undertaking to hand the land back in no worse condition than in the Schedule of Condition. Please confirm your agreement to this. Meanwhile we are attempting to obtain as built records off the ODA database prior to hand back.

The road on NR property that we agree we are obliged to reinstate is the former North road shown dotted pink which needs to connect with Cart Lane. We note your preference that we do not reinstate the kerbs and lighting on this alignment. LLDC agree in principle to make a contribution towards a relocated North Road to be delivered by NR after 31 Dec 2013 equivalent to the reasonable cost savings from LLDC not making good the original North road kerbing and lighting. However the decision to relocate the North Road is purely a Network Rail proposal presumably designed to enhance future commercial returns from prospective tenants. Hence LLDC accepts no responsibility or liability at all in connection with the design and construction of any alternative North Road scheme.

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 November 2013 17:00
To: [redacted]
Cc: [redacted]
Subject: Bow East - London Legacy SUBJECT TO CONTRACT
Importance: High

Hi [redacted]
Thanks for your E mail and I refer to our telephone conversation held today. I can confirm that in view of the proposed Freight use of the Strategic Freight site involving the transportation of materials by rail, Network Rail wishes to move the north road to go curve around and then alongside the Greenway. This means that Network Rail would not wish to see a full re-instatement of the north road. We would need the drains to be cleaned so that they are fully working and any holes in the road surface fully filled in so that the surface is flat and in the condition which is evidenced by the photographic schedule of condition. I can confirm that Network Rail does not want the kerbs re-instated on the north road.

For the east road, as shown on the attached plan, Network Rail requires that the road be fully re-instated, including the surface, cleaning the drains and filling in any holes in the surface to the standard outlined above.

I have no objection in principle to Network Rail opening negotiations with the L.L.D.C. to come to an agreement for a payment to N.R. by the L.L.D.C., in respect of works that are required to the S.F.S. area, including the kerbs on the north road and lighting. The L.L.D.C. has stated that it would prefer to make a payment to N.R., rather than delay the hand back of the site to Network Rail, so that the L.L.D.C. could carry out such works. The L.L.D.C. would prefer Network Rail or the FOC'S to carry out any works. I will seek the advice of a Building Surveyor for this.

Please can you let me know when you expect the services to be restored to the site?

Please can you advise me when you expect the grant of a right of way to the entrance to the site to Network Rail, to take place? I will need to appoint a solicitor to act for Network Rail and I shall be pleased if you will advise me who is to act for the L.L.D.C. Thanks for your assistance.

[redacted]
[redacted]
Porfirio Sturveyor,
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: 01 November 2013 17:21
To: [redacted]
Subject: Fw: Bow East - London Legacy

[redacted]
Here is the Drawing that was tabled at our joint meeting with DBS.

It would be helpful to understand your aspirations for future use of your areas as a matter of increasing urgency as we do not want to reinstate kerbs where you apparently no longer need them. Regarding lighting reinstatement it might be preferable to make a contribution in lieu of reinstatement so you can put them where you want. It is imperative that we move very quickly on this as Bam have been tasked by LLDC to complete original "north road" reinstatement (slabs kerbs and drainage) on NR land over the next six weeks.

Our understanding of a meeting between LLDC and DBS yesterday is that LLDC /DBS will seek to agree a payment in full and final settlement of LLDC's obligations as regards reinstatement (excluding reinstatement of the existing drainage system and removal of material stockpiles) of the Bow East Inner Area. This is to include putting back something slightly different and potentially more cost effective than before that is more appropriate for DBS future purposes and retaining as far as possible some of the existing WUT access road. There is tight deadline to conclude this.

It should be noted that our reinstatement obligations on DBS land is considered more onerous as both DBS and LLDC are currently both competing for limited available working space. On the NR lease area we can work independently.

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

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From: [Redacted] [mailto:[Redacted]@morgan Tucker.co.uk]

Sent: 16 September 2015 15:36

To: [Redacted]

Cc: [Redacted]

Subject: RE: Bow East - London Legacy

Hi [Redacted]

Thanks for getting back to me.

I have attached as built survey of the site. With regards to a meeting I'm currently free on the 14th, 16th and 17th of October

Regards

[Redacted]

Director
Morgan Tucker
Consulting Engineers

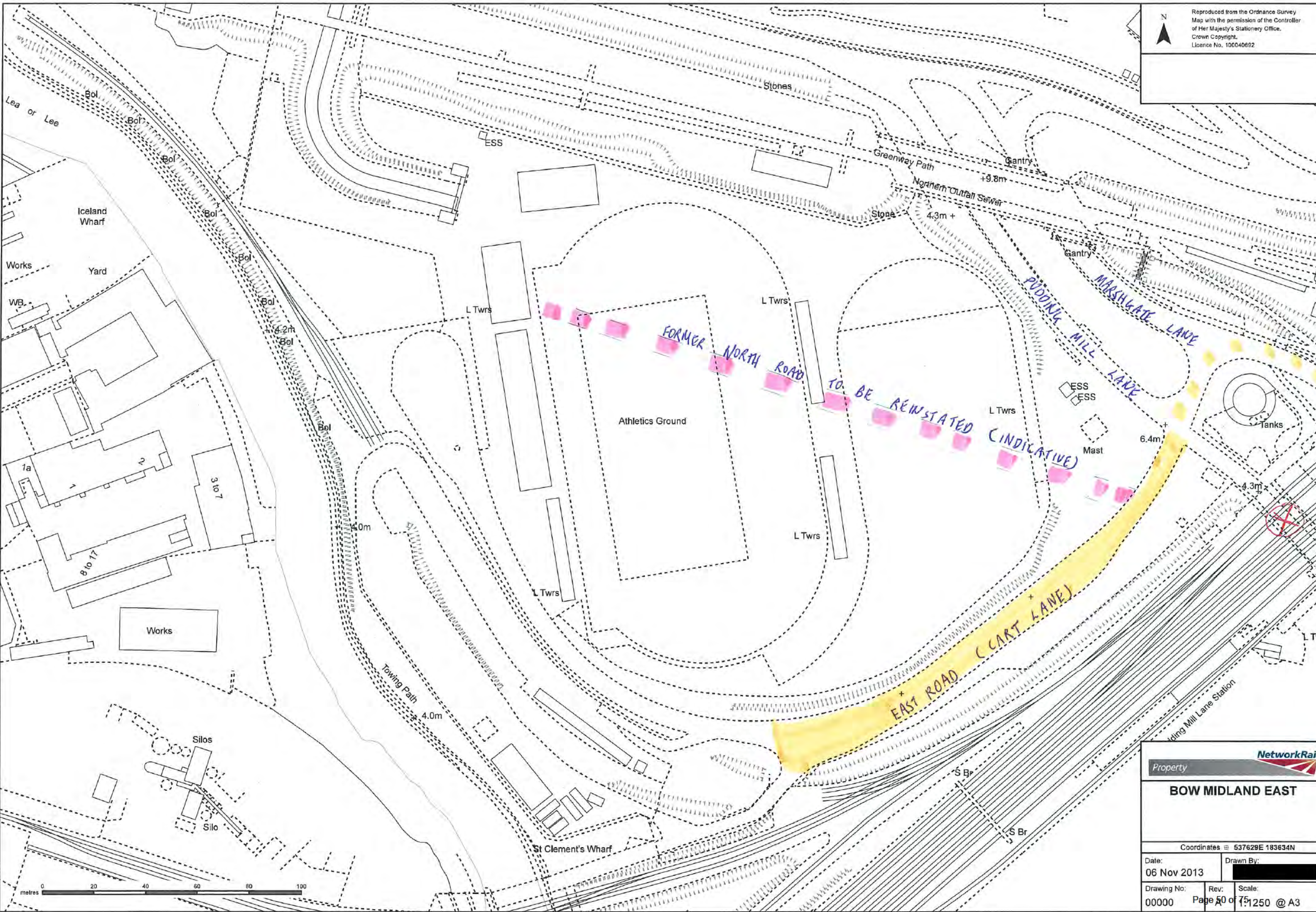
Newark office -
65 Northgate Newark Nottinghamshire NG24 1HD
Tele - [Redacted]
Mob - [Redacted]

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Property		
BOW MIDLAND EAST		
Coordinates: 537629E 183634N		
Date:	06 Nov 2013	Drawn By:
Drawing No:	00000	Page 50 of 75
Scale:	1:1250 @ A3	



C
1
8
1



15

F. KELLEHER
PLANT HIRE LTD

QUATT
PLANT
ENVIRONMENTAL C

020 8519 6165

From: [REDACTED]
To: [REDACTED]
Subject: RE: BOW EAST PLAN
Date: 02 December 2013 16:02:40

My colleague resident on site is on leave today.
I have asked him to pop out to double check tomorrow.

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 3288 [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED] [londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)

Web: www.londonlegacy.co.uk

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www.QueenElizabethOlympicPark.co.uk

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

Sent: 02 December 2013 15:47

To: [REDACTED]

Cc: [REDACTED] (Building Surveyor Commercial Property)

Subject: BOW EAST PLAN

Importance: High

Hi [REDACTED]

I refer to the attached latest Ordnance Survey plan of Bow East. Please can you urgently confirm if the two very small buildings marked ESS and the Mast located near the entrance have been removed from the site, or are they still there. This is important as I have to plot the proposed location on the new plan. Thanks for your assistance.

[REDACTED]

[REDACTED]

Portfolio Surveyor,

Property,

5th Floor,

1, Eversholt St.,

London,

NW1 2DN

T – [REDACTED] ([REDACTED] Internal)

M – [REDACTED]

E – [REDACTED] [networkrail.co.uk](mailto:[REDACTED]@networkrail.co.uk)

www.networkrail.co.uk/property

From: [REDACTED]
Sent: 06 November 2013 15:48
To: [REDACTED] Saunders [REDACTED] Cox Jennifer
Subject: BOW EAST PLAN
Importance: High

Hi Everyone,
I attach for your info a more up-to date plan of Bow East.

[REDACTED]

[REDACTED]
Portfolio Surveyor,
Property,
5th Floor,
1, Eversholt St.,
London,
NW1 2DN

T - [REDACTED] ([REDACTED] Internal)
M - [REDACTED]
E - [REDACTED]@networkrail.co.uk

www.networkrail.co.uk/property

From: [REDACTED]
Sent: 06 November 2013 14:51
To: [REDACTED]
Subject: RE: ADB BOW EAST
Importance: High

[REDACTED]
Blank O.S. Plan now attached.
Regards,

Property



[REDACTED]
Geomatics Analyst
1 Eversholt Street
Desk 44, Floor 5
London, NW1 2DN

T [REDACTED] ([REDACTED] Internal) [REDACTED]
E landinformation@networkrail.co.uk

www.networkrail.co.uk/property

From: [REDACTED]
Sent: 01 November 2013 17:12
To: Land Information
Subject: ADB BOW EAST
Importance: High

Hi,

I would urgently like an up-to date OS plan showing the current layout of the Bow East yard, which is the area shown on the attached plan. I do not want any colouring on the plan at this stage. Thanks for your assistance.

██████

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

T – ██████████ (██████████ Internal)

M –

E – ██████████ [networkrail.co.uk](mailto:██████████@networkrail.co.uk)

www.networkrail.co.uk/property

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www.londonlegacy.co.uk.

From: [redacted] (Building Surveyor Commercial Property)
To: [redacted]
Cc: [redacted]
Subject: BOW EAST MEETING
Date: 10 December 2013 16:37:06

The vehicle registration is [redacted]



Property Construction Building Surveyor
6 Burrell Street, London, SE1 0UN
M: [redacted]
E: [redacted]
www.networkrail.co.uk/property

From: [redacted]
Sent: 10 December 2013 16:24
To: [redacted] (Building Surveyor Commercial Property)
Cc: [redacted]
Subject: BOW EAST MEETING
Importance: High

Hi [redacted]
I understand from [redacted] that he needs details of your vehicle Registration number in advance for the meeting on Friday at 14.00 hours. Please can you supply?
He will advise us of the meeting point soon.

[redacted]
Portfolio Surveyor,
Property,
5th Floor,
1, Eversholt St.,
London,
NW1 2DN
T: [redacted] (Internal)
M: [redacted]
E: [redacted]
www.networkrail.co.uk/property

From: [redacted] (mailto:[redacted]@londonlegacy.co.uk)
Sent: 9 December 2013 11:46
To: [redacted]
Cc: [redacted] (Building Surveyor Commercial Property); [redacted]
Subject: RE: BOW EAST MEETING

No probs.
Hi Vis trousers not required.

We will double check and confirm the current ID required (depending on meeting venue).

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

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: 9 December 2013 11:46
To: [redacted]
Cc: [redacted] (Building Surveyor Commercial Property); [redacted]
Subject: RE: BOW EAST MEETING

Hi [redacted]
Thanks for your E mail. I agree to myself and [redacted] of N.R. coming to meet you without a N.R. only meeting on site first, due to your security arrangements. However, I expect that myself and [redacted] will need to have a private discussion during the course of the meeting, out of earshot, at some stage during the meeting.

Regarding the security arrangements, I presume that a Network Rail or Railway photo card will suffice to gain entry to the site and that a passport is not required. Please confirm.

Do we need Hi-Vis trousers to go on site? Please let me know.

As there is not to be a N.R. pre-meeting, I suggest that we amend the start time of the meeting to 14.00. Please confirm that this is OK for you. Thanks for your assistance.

[redacted]
Portfolio Surveyor,
Property,
5th Floor,
1, Eversholt St.,
London,
NW1 2DN
T: [redacted] (Internal)
M: [redacted]
E: [redacted]
www.networkrail.co.uk/property

From: [redacted] (mailto:[redacted]@londonlegacy.co.uk)
Sent: 9 December 2013 09:01
To: [redacted]
Cc: [redacted] (Building Surveyor Commercial Property); [redacted]
Subject: RE: BOW EAST MEETING

Just to clarify that we will need to join you and escort you on the 13:30 site visit as the area and access to it remains under Barn pc control.
Full PPE (hard hat hi-vi jacket (yellow or red) gloves and eye protection) and photo ID will be required.
If you wish for a private preview / discussion the area can be observed from the elevated platform of DLR Rudding Mill Lane station.

Please arrange visitor passes and confirm rendezvous arrangements.
We easily could walk in from BAM PML south plaza office (former pass office) which would also be a good location to meet after the inspection.
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]
Sent: 05 December 2013 19:53
To: [redacted] networkrail.co.uk
Cc: [redacted] networkrail.co.uk
Subject: Bow EAST PLAN

Agreed
Thanks
We will reissue outlook invite.

From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: 05 December 2013 09:15 PM
To: [redacted]
Cc: [redacted] (Building Surveyor Commercial Property) [redacted]@networkrail.co.uk
Subject: Bow EAST PLAN

Hi [redacted]
I would suggest a meeting on site at 14.00 hours on Friday 13th December. Myself and the Network Rail Building Surveyor [redacted] are available to meet at that time. We would need to view the site beforehand at say 13.30 before the meeting with yourself. Please let me know if this time and date is OK with you. Thanks for your assistance.

[redacted]
[redacted]
Building 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: 05 December 2013 16:57
To: [redacted]
Subject: Bow EAST PLAN

Hi [redacted]
Thanks for supply this info quickly.

I need to change the date of the meeting proposed for Monday 16th December, as what I had arranged for the 13th December has now been moved to 18th December. Please contact me a.s.a.p. to discuss the options. Thanks for your assistance.

[redacted]
[redacted]
Building 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 December 2013 16:01
To: [redacted]
Cc: [redacted]
Subject: Bow EAST PLAN

[redacted]
Please see attached photos and plan.
There is no evidence of "the mast"
It appears that one of the two ESS squares is a permanent timber clad substation that will serve your future needs (so you appear to have permanent power ready to connect on your property). The other (if it ever existed) has gone. We do not know which it is or exactly where it is, without a topo survey. However we are checking with UKPN and will advise further.
Generally ODA/LOCOG did not timber clad temporary Games substations.
However the good news is that there appears to be plenty of space to run a road on either side of it.
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 3286 [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: 05 December 2013 09:47
To: [redacted]
Cc: [redacted] (Building Surveyor Commercial Property)
Subject: Bow EAST PLAN
Importance: High

Hi [redacted]
I refer to the attached latest Ordnance Survey plan of Bow East. Please can you urgently confirm if the two very small buildings marked ESS and the Mast located near the entrance have been removed from the site, or are they still there. This is important as I have to plot the proposed location on the new plan. Thanks for your assistance.

[redacted]
[redacted]
Building 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: 05 December 2013 15:48
To: [redacted]
Subject: Bow EAST PLAN
Importance: High

Hi Everyone,
I attach for your info a more up-to-date plan of Bow East.

[redacted]
[redacted]
Building 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: 07 November 2013 14:51
To: [REDACTED]
Subject: ADB BOW EAST
Importance: High

See O.S. Plan now attached.
Regards,


Property
[REDACTED]
1 Evershot Street
Desk 44, Floor 5
London, NW1 2DN
T: [REDACTED] (Internal)
E: [REDACTED]@networkrail.co.uk
www.networkrail.co.uk/property

From: [REDACTED]
Sent: 07 November 2013 17:12
To: Land Information
Subject: ADB BOW EAST
Importance: High

Hi,
I would urgently like an up-to-date OS plan showing the current layout of the Bow East yard, which is the area shown on the attached plan. I do not want any colouring on the plan at this stage. Thanks for your assistance.

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

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Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Kings Place, 90 York Way London N1 9AG
.....

From: [REDACTED]
To: [REDACTED] <[REDACTED]@networkrail.co.uk>
Cc: [REDACTED]
Subject: RE: Bow East handback pre-insection
Date: 12 December 2013 16:54:11

[REDACTED] / [REDACTED]

We will be meeting at the Accreditation Office at South Plaza (Adlington Meeting Room). The nearest station is Pudding Mill Station.

After our initial sit down it is the intention to walk through to Bow East for the site inspection. Full PPE will be required for the visit.

If you have any issues please contact me on the number below

Regards

[REDACTED]
[REDACTED]

-----Original Appointment-----

From: [REDACTED]
Sent: 29 November 2013 16:22
To: [REDACTED] <[REDACTED]@networkrail.co.uk>
Cc: [REDACTED]
Subject: Bow East handback pre-insection
When: 13 December 2013 14:00-15:00 (UTC) Dublin, Edinburgh, Lisbon, London.
Where: meeting place tbc

Joint site visit at 14:00 followed by discussion.
Full PPE required.

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: [redacted]
Date: 13 December 2013 12:34:12

[redacted] will be dealing with this matter on behalf of LLDC.
I understand that he has been tasked to check that this has not already been covered under existing Agreements before drawing up a new one.

The urgency is understood.

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: 13 December 2013 11:58
To: [redacted]
Cc: [redacted]
Subject: Bow East

Hi [redacted]
I refer the highlighted section of my E mail below dated 25.10.2013. I cannot find any progress on this so far and we only have one week left to document this. Can you now instruct your solicitor to grant N.R. a right of way. Thanks for your assistance.

Property 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: 13 October 2013 11:27
To: [redacted]
Subject: Bow East

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

FI [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 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]

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: 13 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.

Property 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: 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 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 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: 23 October 2013 16:21
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]
[redacted] 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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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] (Building Surveyor Commercial Property)
Subject: BOW EAST ROAD LAYOUT
Date: 13 December 2013 18:13:10
Attachments: BOW EAST ROAD LAYOUT PLAN.pdf
Importance: High

Hi [REDACTED]
I attach a plan showing a possible route of a new road.

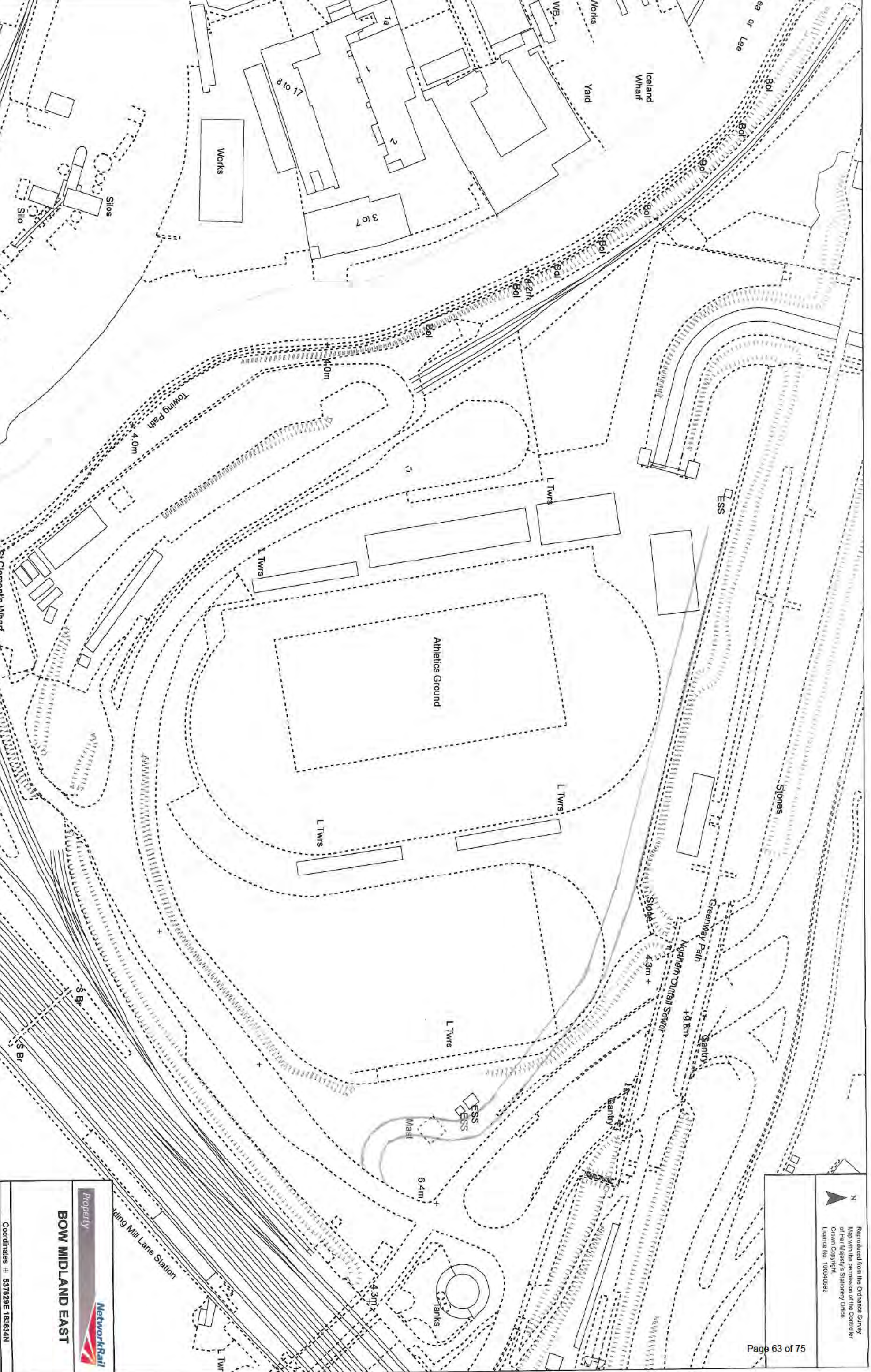
I hope that this is of assistance to you.

[REDACTED]
Portfolio 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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.....

Map of Bow Midland East showing proposed building envelopes, works, and infrastructure. Includes labels for Athletics Ground, Towing Path, and various buildings.



Property

BOW MIDLAND EAST

Coordinates # 537529E 183634N

Date: 06 Nov 2013

Drawn By: [Redacted]

Drawing No: 00000

Rev: A

Scale: 1:1250 @ A3

North arrow pointing up.

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Page 63 of 75

From: [redacted]
To: [redacted] (Building Surveyor Commercial Property)
Cc: [redacted]
Subject: [redacted] - WITHOUT PREJUDICE
Date: 16 December 2013 11:55:26
Attachments: [redacted]

Thank you for your summary which we generally accept as a good record of our discussion with the following exceptions:

With reference to item 3 below we have the following observations.
At the site meeting, it was observed that the area north of the existing OPF was largely overgrown scrub land and unusable. There was evidence of an existing low level balustrade / handrail that must have existed pre-Games. There was a small area of land outside the OPF up to the existing handrail that was theoretically usable. There is no evidence that there was ever a security fence at this location as the scrub land forms a barrier.

By reference to condition survey photo 26 the area covered by it has been highlighted and marked up on the attached plan. It can be seen that there was an existing security fence shown on the attached by a Green line that was partially coincident with the existing OPF shown by a blue line on the sketch. However, it can also be seen on the record plan that the former fence digressed to the south. It is evident from the photograph that the land to the north or west of the green fence line may have been leased, but was not actually used pre-Games. The existing OPF therefore forms considerable betterment in terms of both fencing specification and alignment (greater usable area) compared to the former pre-Games fence.

We therefore consider it unreasonable to ask LLDC to undertake any fencing work to the north or west of the green line.

There is potential contradiction between your introduction. I note that you wish to hand back the site to N.R. on 31.12.2013, but this can only take place if the works outlined below have been carried out. And item 15 below 15) As there are a number of items of works that the L.L.D.C. proposes to carry out after hand back of the site to N.R., I suggest that we complete a short agreement to document the obligation of the L.L.D.C. to carry out these works.

We consider that NR can take back and use the site whilst LLDC complete the snagging identified below. The key issue is for LLDC to fully secure the site (item 5) before Marshgate Lane becomes a public access.

Item 8; it is noted that this may be subjective as it is inevitable that following initial cleaning as the slabs are at the same level as surrounding unpaved ground and are not kerbed or drained, they will inevitably be contaminated by surface water run off. They will however provide an acceptable formation for your future tenant to adopt and modify to their own needs.

Item 9 will require LLDC agreement that the estimate reasonably reflects what LLDC would have expended in reinstating the former North Road.

Thanks and regards

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

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From: [redacted] (mailto:[redacted]@networkrail.co.uk)
Sent: 17 December 2013 15:21
To: [redacted]
Cc: [redacted] (Building Surveyor Commercial Property); [redacted]
Subject: [redacted] - WITHOUT PREJUDICE
Importance: High

Hi [redacted]
I refer to the meeting held on site today attended by myself and [redacted] of N.R. There has been progress with the clearing up of the site, but 1 lot remains to be done. I will attend a site meeting with you next Friday at 11.00 hours to see the condition of the site. I note that you wish to hand back the site to N.R. on 31.12.2013, but this can only take place if the works outlined below have been carried out. If the site is not ready to hand back, then Network Rail proposes to charge the L.L.D.C. an amount equivalent to £19.00 per sq. metre per annum, for the short period before hand back to N.R.

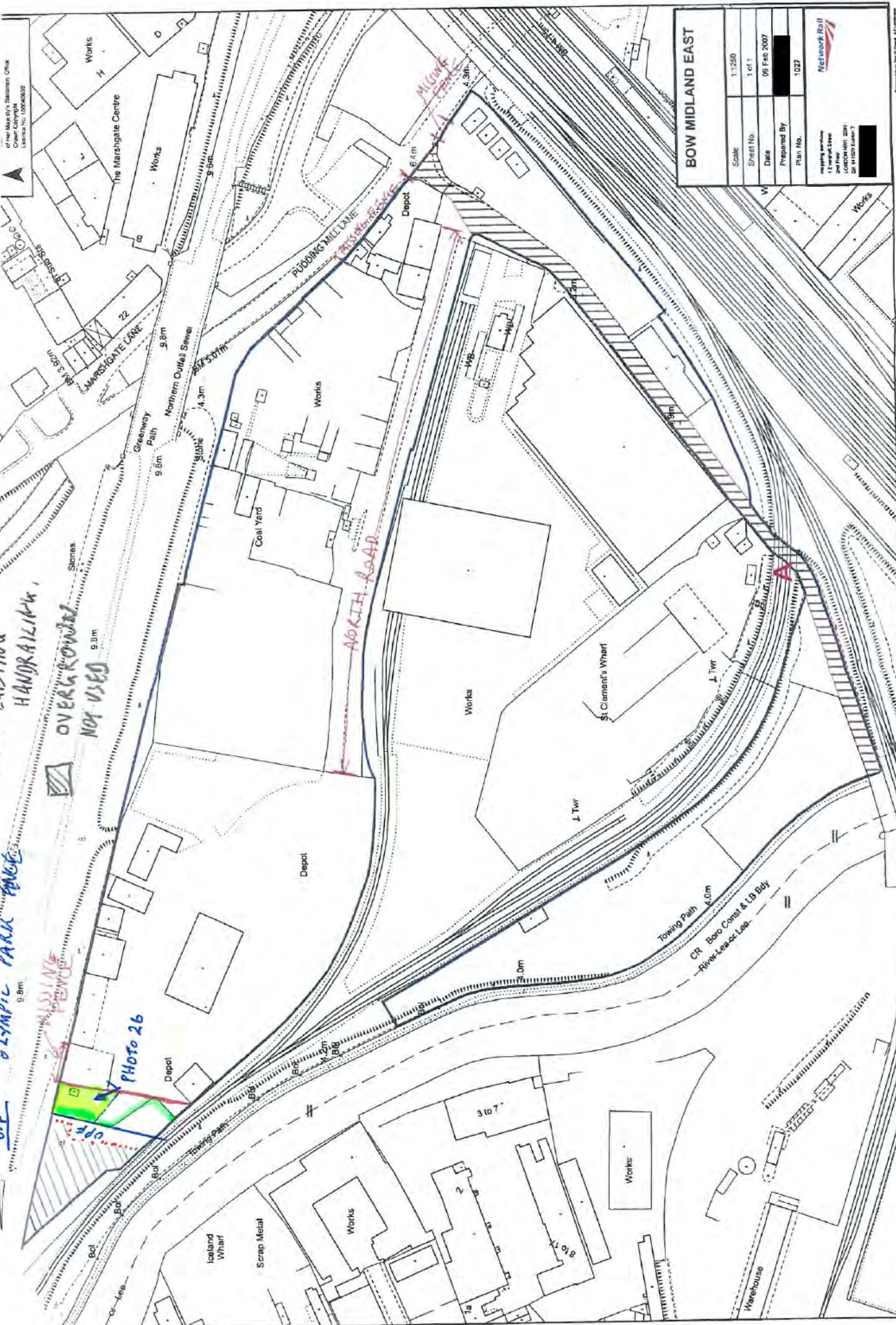
I have the following comments to make:-

- 1) Before hand back Network Rail requires a grant of the right of way over the former public roads leading to the site. This includes Marshgate Lane and you agreed to provide a plan showing the roads from where the current public road finishes to the entrance to the site. I note that you expect the roads to become public roads again at the end of February. The Network Rail solicitor is [redacted] of Addleshaw Goddard.
- 2) You will remove all spoil and materials from the site before hand back.
- 3) I note that the existing fence at the apex of the site is as shown by the red line on the attached plan. After internal consideration we have decided that we want the existing fence to be moved back to include all usable land within the site. You will need to erect a temporary Heras type fence before hand back and a permanent new fence soon after. A 2.4 metre high Weld Mesh or Steel Palisade fence is required. DB Schenker will have to comment on this, but I do not expect them to object to this proposal.
- 4) Adjoining that red line you will note from the plan that there is a section of missing fencing adjoining the Greenaway. You need to erect a Heras type fence, along the N.R. boundary before the site is handed back to N.R., with a permanent new fence soon thereafter. A 2.4 metre high Weld Mesh or Steel Palisade fence is required. DB Schenker will have to comment on this.
- 5) You will recall there is a section of missing fencing on both sides of the entrance, as shown on the attached plan. You need to erect a Heras type fence, along the N.R. boundary before the site is handed back to N.R., with a permanent new fence before the nearby roads become public roads again. A 2.4 metre high Weld Mesh or Steel Palisade fence is required. DB Schenker will have to comment on this.
- 6) We require the erection of an entrance gate at the entrance, as there was an entrance gate before. A double gate which is 2.4 metre high and made of steel palisade or Weld Mesh is required, before the adjoining roads become public roads again.
- 7) You need to clean the drains before hand back, with CCTV evidence produced proving that they are free from blockage.
- 8) You need to clean up the whole site and in particular clean off the mud and debris off the areas which have a concrete base.
- 9) [redacted] of N.R. is to produce an estimate of the cost of the kerbing and lighting for one side of the North Road, as shown on the attached plan. The L.L.D.C. is to make a payment to N.R. of the cost of this work.
- 10) Regarding the utilities it might be better for DB Schenker and Freightliner to fill out the applications forms for connection of the services, rather than Network Rail. I will seek their views on that. You do not wish to make the application and I understand why that is.
- 11) L.L.D.C. have agreed to pay all the connection fees for the connection of all services/ utilities to the site.
- 12) We need to know where the electrics are fed from. Please can you let me know.
- 13) I require that the L.L.D.C. continue to clean the main East roadway until either N.R. or DB Schenker take over this function. I will request that DBS take this over as they will become the sole user of the site, after hand back by the L.L.D.C. The DBS use by lorries taking spoil from the Crossrail tunnel to the site are creating a very muddy road.
- 14) Regarding the lineside gate next to the area used by DBS I understand that we require a N.R. padlock to be fitted to this gate. Please can you liaise with [redacted] to arrange this.
- 15) As there are a number of items of works that the L.L.D.C. proposes to carry out after hand back of the site to N.R., I suggest that we complete a short agreement to document the obligation of the L.L.D.C. to carry out these works. For swiftness I suggest that your solicitor produces such a document for comment by myself and the N.R. solicitor.

I look forward to receiving your comments. Thanks for your assistance.

[redacted]
[redacted] (Building Surveyor Commercial Property)
SBI 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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Chris Murray, Station Clerk
 Licence No: 10064802

BOW MIDLAND EAST	
Scale	1:1250
Sheet No	1 of 1
Date	09 Feb 2007
Prepared By	[Redacted]
Plan No.	1027
<small> Mapping services provided by: Ordnance Survey Licence No: 204 Licence No: 204 Licence No: 204 </small>	

EXISTING FENCE
OLYMPIC PARK FENCE
EXISTING HANDRAIL LINK
OVERLOOKING NOT USED
MISSING FENCE
PHOTO 26

ABRITH ROAD

MILKING FENCE



026.jpg

~~AREA~~ AREA AT REAR OF E1 GROUP

From: [redacted]
To: [redacted]
Cc: [redacted] (Building Surveyor Commercial Property)
Subject: 10000000 - Grand East - Olympic Site
Date: 18 December 2013 12:52:08
Attachments: [redacted].xlsx

I have checked the length of the form north road in the licence by reference to two points 75 metres apart on the Northern Outfall sewer (see attached).
On a pro-rata basis the length of the North Road shown on the lease plan was 210m rather than 275 as used in the estimate.
Street lighting columns need to be at circa 30m c/c (as provided along the former east Road) so we would have had to reinstate no more than 8 lighting columns.
On that basis LLDC propose the following contribution:
New kerb one side of the road only 210m @ £50 = £10 500
Lamp post 8 nr and 210m new cable in trench = £45 000 (similar to £60 000*210/275=£45 818)
Sub-total = £55 500
Contingency sum @ 10% = £5 550
Total = £61 050

LLDC undertake to pay this to Network Rail.
Please confirm your agreement.

Are NR content to document and process this as a variation to the LLDC/Network Rail Asset Protection Agreement?

Regards

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

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From: [redacted] (mailto:[redacted]@networkrail.co.uk)
Sent: 17 December 2013 12:56
To: [redacted]
Cc: [redacted] (Building Surveyor Commercial Property)
Subject: 10000000 - Grand East - Olympic Site
Importance: High

Hi [redacted]
Following our site visit Friday 13th December at the Olympic Site Bow, please see below the costing produced by [redacted] the Network Rail Building Surveyor.
For the Roadway approx 300 length and 5 metres wide, the erection of 16 lamp posts for one side of road and the installation of 275metres kerb to 1 side of road.

The proposed project includes:
1. New kerb one side of the road only 275m @ £50 = £13,750
2. Lamp post 16 nr and new cable in trench = £80,000
= £73,750
Contingency sum @ 10% = £ 7,375
Total £81,125

The estimate for the project is £81,125. Please will you confirm that the L.L.D.C. accepts this estimate and agrees to pay this amount to Network Rail. Thanks for your assistance.

Regards



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

www.londonlegacy.co.uk

From: [REDACTED]
To: [REDACTED]
Subject: RE: Bow east handover inspection
Date: 19 December 2013 13:59:32

All,

Same as last week, the plan is to meet at the accreditation centre. We can then drive around to Bow East

Thanks

[REDACTED]

-----Original Appointment-----

From: [REDACTED]
Sent: 19 December 2013 11:34
To: [REDACTED]
Subject: Bow east handover inspection
When: 20 December 2013 11:00-12:00 (UTC) Dublin, Edinburgh, Lisbon, London.
Where: Meet at Pudding Mill Lane south plaza car park

Same meeting place and PPE as before.
[REDACTED] to arrange passes and transport please.

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www.londonlegacy.co.uk

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: [REDACTED]
Date: 20 December 2013 17:46:15
Importance: High

Hi [REDACTED]
Thanks for your E mail. I can confirm that 2.4 metre high weld mesh fence and gates are acceptable to Network Rail at the entrance to the Bow East Site. Thanks for your assistance.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] (internal)
[REDACTED]
[REDACTED] networkrail.co.uk
www.networkrail.co.uk/property

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: 19 December 2013 10:59
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: BOW EAST - W/OUT PREJUDICE

To complete the fencing required under items 5 and 6 below we need to procure the materials.
Can you please formally confirm that 2.4m weldmesh similar to existing fencing at that location (see photo) will be acceptable.
Proprietary gates to match will be ordered complete with NR padlock.
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 3283 [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 December 2013 15:01
To: [REDACTED]
Cc: [REDACTED] (Building Surveyor Commercial Property); [REDACTED]; [REDACTED]; [REDACTED]
Subject: BOW EAST - WITHOUT PREJUDICE
Importance: High

Hi [REDACTED]
I refer to the meeting held on site today attended by myself and [REDACTED] of N.R. There has been progress with the clearing up of the site, but 1 lot remains to be done. I will attend a site meeting with you next Friday at 11.00 hours to see the condition of the site. I note that you wish to hand back the site to N.R. on 31.12.2013, but this can only take place if the works outlined below have been carried out. If the site is not ready to hand back, then Network Rail proposes to charge the L.L.D.C. an amount equivalent to £19.00 per sq. metre per annum, for the short period before hand back to N.R.

I have the following comments to make:-

- 1) Before hand back Network Rail requires a grant of the right of way over the former public roads leading to the site. This includes Marshgate Lane and you agreed to provide a plan showing the roads from where the current public road finishes to the entrance to the site. I note that you expect the roads to become public roads again at the end of February. The Network Rail solicitor is [REDACTED] of Addleshaw Goddard.
- 2) You will remove all spoil and materials from the site before hand back.
- 3) I note that the existing fence at the apex of the site is as shown by the red line on the attached plan. After internal consideration we have decided that we want the existing fence to be moved back to include all usable land within the site. You will need to erect a temporary Heras type fence before hand back and a permanent new fence soon after. A 2.4 metre high Weld Mesh or Steel Palisade fence is required. DB Schenker will have to comment on this, but I do not expect them to object to this proposal.
- 4) Adjoining that red line you will note from the plan that there is a section of missing fencing adjoining the Greenaway. You need to erect a Heras type fence, along the N.R. boundary before the site is handed back to N.R., with a permanent new fence soon thereafter. A 2.4 metre high Weld Mesh or Steel Palisade fence is required. DB Schenker will have to comment on this.
- 5) You will recall there is a section of missing fencing on both sides of the entrance, as shown on the attached plan. You need to erect a Heras type fence, along the N.R. boundary before the site is handed back to N.R., with a permanent new fence before the nearby roads become public roads again. A 2.4 metre high Weld Mesh or Steel Palisade fence is required. DB Schenker will have to comment on this.
- 6) We require the erection of an entrance gate at the entrance, as there was an entrance gate before. A double gate which is 2.4 metre high and made of steel palisade or Weld Mesh is required, before the adjoining roads become public roads again.
- 7) You need to clean the drains before hand back, with CCTV evidence produced proving that they are free from blockage.
- 8) You need to clean up the whole site and in particular clean off the mud and debris off the areas which have a concrete base.
- 9) [REDACTED] of N.R. is to produce an estimate of the cost of the kerbing and lighting for one side of the North Road, as shown on the attached plan. The L.L.D.C. is to make a payment to N.R. of the cost of this work.
- 10) Regarding the utilities it might be better for DB Schenker and Freightliner to fill out the applications forms for connection of the services, rather than Network Rail. I will seek their views on that. You do not wish to make the application and I understand why that is.
- 11) L.L.D.C. have agreed to pay all the connection fees for the connection of all services/ utilities to the site.
- 12) We need to know where the electric is fed from. Please can you let me know.
- 13) I require that the L.L.D.C. continue to clean the main East roadway until either N.R. or DB Schenker take over this function. I will request that DBS take this over as they will become the sole user of the site, after hand back by the L.L.D.C. The DBS use by lorries taking spoil from the Crossrail tunnel to the site are creating a very muddy road.
- 14) Regarding the inside gate next to the area used by DBS I understand that we require a N.R. padlock to be fitted to this gate. Please can you liaise with [REDACTED] to arrange this.
- 15) As there are a number of items of works that the L.L.D.C. proposes to carry out after hand back of the site to N.R., I suggest that we complete a short agreement to document the obligation of the L.L.D.C. to carry out these works. For swiftness I suggest that your solicitor produces such a document by myself and the N.R. solicitor.

I look forward to receiving your comments. Thanks for your assistance.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] (internal)
[REDACTED]
[REDACTED] networkrail.co.uk
www.networkrail.co.uk/property

.....
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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: BOW EAST
Date: 24 December 2013 12:43:11

Hi [REDACTED]

On Friday 20th December I attended a site meeting with [REDACTED] of the L.L.D.C. It was noticed that DB Schenker were storing some earth which is presumably awaiting transportation by rail, on the land leased by N.R. to DBS. Unfortunately the earth is stored quite high and at one point in particular it is touching and is pressing on the temporary fence adjoining the North Road. That temporary fence is located on the boundary of the area leased to DBS and the land currently leased to the L.L.D.C. The closeness is causing a problem as the L.L.D.C. have now cleared the land leased by N.R. to the L.L.D.C. and have cleaned the whole site and including the North Road. If your earth is stored close to the boundary of the North Road, then during periods of rain, the mud will flow from your area onto the North Road. In view of this I need DBS to keep the earth 4 metres away from the boundary fence, adjoining the North Road.

I understand that this was also requested in a site meeting on Friday between DBS and the L.L.D.C. Please will you confirm that you will arrange for the earth to be moved back to metres from the boundary fence. Thanks for your assistance.

Now that the North Road has been cleaned, please will you ensure that all vehicles visiting the land leased to DBS, DO NOT enter the site along the North Road. Thanks for your assistance.

Please note that it is proposed to erect a new permanent boundary fence, along the North Road in the first two months of the New Year. Also, a barrier to stop anyone using the North Road is expected to be put on site.

[REDACTED]

[REDACTED]
Portfolio 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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Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Kings Place, 90 York Way London N1 9AG
.....

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: [redacted]
Date: 30 December 2013 17:10:50
Attachments: [ALDC216](#)
[AccessRight](#)
Importance: High

Hi [redacted]
Thanks for your E mail. I attach a plan supplied by [redacted] of the L.L.D.C., which shows the road coloured light green, over which a right of way is to be granted by the L.L.D.C. to N.R. I hope that this clarifies the matter.

The L.L.D.C. does own the road coloured light green, as it compulsorily acquired the road for the Olympics. The road will become a public road again, but not until 2015, according to [redacted]

I hope this is of assistance to you.

[redacted]

Portfolio Surveyor,
Property,
8th 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: 30 December 2013 13:12
To: [redacted]
Cc: [redacted] Kay, Jonathan; [redacted]
Subject: RE: BOW EAST - W/1100 - PREJUDICE

Many thanks for your e-mail. I may be confused but therefore I do not see how LLDC can grant rights over land it has no interest in - therefore I would suggest that the licence should revert to the plan previously issued by [redacted]

Regards,

[redacted]
Principal Real Estate Lawyer

Queen Elizabeth Olympic Park

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
Website: www.londonlegacy.co.uk



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From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: 29 December 2013 12:00
To: [redacted]
Cc: [redacted] Kay, Jonathan; [redacted]
Subject: BOW EAST - W/1100 - PREJUDICE

Hi [redacted]
Thanks for your E mail. The plan has a red verge around the whole of the Bow East site, which is owned by Network Rail. The Network Rail owned land is shown by green colour. I hope this is of assistance.

The L.L.D.C. has never had any interest in the land hatched blue on the plan. It is a Network Rail operational area and part is let to an outside party.

Happy Christmas

[redacted]

Portfolio Surveyor,
Property,
8th 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: 29 December 2013 11:12
To: [redacted]
Cc: [redacted]
Subject: RE: BOW EAST - W/1100 - PREJUDICE

Dear [redacted]

I will have to wait until David's return from leave for instructions on this additional access right but upon a brief review I don't believe that LLDC has any interest in the land hatched blue - certainly post 31 December 2013. I'm not clear where the area "verged red" is located?

Regards,

[redacted]
Principal Real Estate Lawyer

Queen Elizabeth Olympic Park

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
Website: www.londonlegacy.co.uk



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From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: 29 December 2013 10:50
To: [redacted]
Cc: [redacted]
Subject: BOW EAST - W/1100 - PREJUDICE

Hi [redacted]

As requested I attach a plan showing the Network Rail land ownership in the Bow East area. Network Rail require an access right in the Licence to the land shown verged red and hatched blue on the attached plan. In addition Network Rail requires an access right to the track, which has been exercised for numerous years. Please will [redacted] amend the plan to show the areas verged red and hatched blue. Thanks for your assistance.

[redacted]
[redacted]
Planning Surveyor,
Property,
5th Floor,
1, Evesholt 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: 12 December 2013 12:10
To: [redacted]
Cc: [redacted] (Building Surveyor Commercial Property); [redacted]; [redacted]
Subject: RE: BOW EAST - WITHOUT PREJUDICE

Dear all

Just one point from me (re 15) below. I believe that [redacted] is going to add some wording into the licence that I've already drafted and issued.

Regards

[redacted]
Principal Real Estate Lawyer

Queen Elizabeth Olympic Park

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

DOI: 020 3288 [redacted]
Mobile [redacted]
Email: [redacted]@londonlegacy.co.uk
Website: www.londonlegacy.co.uk



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From: [redacted] [mailto:[redacted]@networkrail.co.uk]
Sent: 12 December 2013 12:10
To: [redacted]
Cc: [redacted] (Building Surveyor Commercial Property); [redacted]; [redacted]
Subject: BOW EAST - WITHOUT PREJUDICE
Importance: High

Hi [redacted]

Thanks for your E mail and thanks for all the progress made to clear the site in the last two months. However, the site is not quite ready for hand back to Network Rail and I will send you a separate E mail on this subject next week.

Regarding the points raised in my E mail of 13th December 2013 and your replies of 20.12.2013, I have the following comments to make:-

- 1) This is progressing with the issue of your proposal for a L.L.D.C. right of termination being a huge problem for N.R.
- 2) I agree that the spoil has been removed from the site apart from one very small pile.
- 3) Network Rail agrees that the fence at the apex of the site should remain in its existing position, as proposed by L.L.D.C.
- 4) I note your progress on these works. The temporary fence was not quite complete on my visit.
- 5) I note that the area will not be open to public access for a couple of months yet and that you will erect the new permanent fence on both sides on the entrance gate, BEFORE the area is open to the public. Also, the temporary fence on the south side of the entrance gate had not been erected yet.
- 6) I note that you will erect the new permanent gates to the N.R. requirement, BEFORE the area is open to the public.
- 7) I note that the drains and gullies have been cleaned and I await your C.C.T.V. evidence of the cleaned drains.
- 8) I agree that these works were almost complete on my inspection of the site.
- 9) I agree with your estimate of £81,060 which is approved by N.R. The L.L.D.C. will agree to pay this amount to N.R.
- 10) I note the position on the Utilities and I will contact DBS and Freightliner.
- 11) I note that the L.L.D.C. agree to pay the connection fees for the utilities and this will need to be documented before hand back of the property.
- 12) We were looking for information about where the supply originates from.
- 13) I note that the L.L.D.C. agrees to clean the East Road until arrangements are put in place for DB Sohenker to clean the road.
- 14) I note that you will arrange this with [redacted] of N.R.
- 15) I note that your solicitor will produce draft clauses for inclusion in the agreement.
- 16) I refer to our telephone conversation held on Friday following the meeting. I apologise for not raising the issue of the erection of fencing between the N.R. part of the site and the DBS part of the site. I note from the photos numbers 6, 7, 16 and 17 of the photographic schedule of condition dated 3rd August 2007, that there was a steel palisade fence between the two areas of land and therefore, Network Rail requires the L.L.D.C. to erect a steel palisade or weld mesh fence on the boundary. I note from our telephone conversation that you may prefer to make a payment to N.R. to cover the cost of erecting the fence, rather than actually erect the fence. Please will you confirm this. I note that there is a temporary fence on part of this boundary at the moment, but only where there is spoil stored on the DBS land.

I note that the L.L.D.C. will take up with DBS the issue of their spoil being too close to the temporary fence mentioned in 16) above. In one place the spoil is pressed against the temporary fence and is damaging the fence. I will also take up direct with DBS.

I note that we have agreed to meet on site again on Monday 6th January in the afternoon. I suggest a meeting at 14.30 hours. Thanks for all your assistance.

[redacted]
[redacted]
Planning Surveyor,
Property,
5th Floor,
1, Evesholt 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: 12 December 2013 12:10
To: [redacted]
Cc: [redacted] (Building Surveyor Commercial Property); [redacted]; [redacted]
Subject: RE: BOW EAST - WITHOUT PREJUDICE

Further to our site meeting this morning I can report the following by reference to the items you have listed below:

- 1) We have issued a draft for your comment.
- 2) Complete
- 3) We have responded and the existing fence will remain in place.
- 4) Agreed. This work has commenced and the site will today be fully secured by a temporary fence. The permanent fence will be completed during the first week of January.
- 5) Agreed. The site is secure (no public access). The fence and gate will be completed before the road is open to the public.
- 6) As 5 above.
- 7) Drains and gullies have been cleaned and photographed but not yet CCTV'd. A report will be issued. CCTV can be undertaken to check cleanliness between manholes but it is noted that there is no CCTV condition survey of the existing drains at handover. This can be completed immediately post handover.
- 8) This has been substantially done and agreed as a significant improvement on last week. The "final" cleaning of the access road was still in progress during inspection. It was not that complete cleanliness is not possible as all slabs are subject to silty run off water from adjacent soft ground at the same level and from the adjacent DBS stockpiles.
- 9) We have replied to the proposal and wait your comments.
- 10) Noted and Agreed. No change. Cannot be completed until a NR tenant is in place.
- 11) As 10 above.
- 12) This depends on 10 and 11 above and will be advised by the utility provider. We understand a suitable supply already exists on your land.
- 13) Noted and agreed.
- 14) Noted and agreed.
- 15) Noted and agreed. This will be managed by our [redacted]

So in summary it appears that the site is subject to the minor outstanding works listed above that we have undertaken to complete available for use and occupation by NR wef 1 January 2014. However we understand that you have not yet selected a future tenant from alternative bids submitted by DBS and Freightliner. LLDC does not seek an extension to the licence.

You have requested a further inspection following the Christmas closure on 6 January 2014.

Items 1 and 15 above are being managed by our [REDACTED] in my absence next week.

Regards

[REDACTED]

Project Sponsor: Structures, Bridges and Highways

Queen Elizabeth Olympic Park
London Legacy Development Corporation
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1 Stratford Place, Mountfitchet Road
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E20 1EJ

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From: [REDACTED] [mailto:[REDACTED]@networkrail.co.uk]
Sent: 19 December 2013 15:31
To: [REDACTED]
Cc: [REDACTED] (Building Surveyor Commercial Property); [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: DB N.EAST - WITHOUT PREJUDICE
Importance: High

I refer to the meeting held on site today attended by myself and [REDACTED] of N.R. There has been progress with the clearing up of the site, but a lot remains to be done. I will attend a site meeting with you next Friday at 11.00 hours to see the condition of the site. I note that you wish to hand back the site to N.R. on 31.12.2013, but this can only take place if the works outlined below have been carried out. If the site is not ready to hand back, then Network Rail proposes to charge the L.L.D.C. an amount equivalent to £19.00 per sq. metre per annum, for the short period before hand back to N.R.

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I look forward to receiving your comments. Thanks for your assistance.

[REDACTED]
Property Surveyor,
Property,
5th Floor,
1, Eveshot St,
London,
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, Mountfitchet Road, Olympic Park, London, E20 1EJ.
www.londonlegacy.co.uk

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