

Property

The role of Property within Network Rail is to be the custodian of the company's real estate, supporting the delivery of a safe, reliable, efficient and improving rail network. At the same time we release value from the estate to fund the railway, create attractive and welcoming environments for our passengers and support communities through regeneration, providing new homes and space for businesses to thrive and grow.

In Control Period 6 (CP6) our plan is to deliver a "sustainable income model" of investment and growth for our commercial assets, be more ambitious in our major developments (stations and over the railway) and increase our support to routes and major projects.

As the company drives towards deeper devolution, regional property teams will enable us to work even closer with route colleagues to better serve our passengers and improve the communities we work in.

By embedding property expertise within each region, we are able to develop route-based land strategies that optimise the use of operational land, generate capital receipts to reinvest in the railway, release land for new homes, and improve conditions and access for our frontline staff. We will also work directly with the directors for business development to access funding for railway infrastructure.

Our CP6 strategic goals

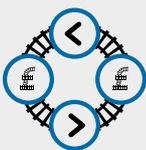
Create great places for passengers, customers, businesses and communities by:



Use our property knowledge and expertise to support the safe operation of and investment in the railway, to reduce costs and assist the railway to become more productive in meeting passenger needs.



Attract third party investment into improving and developing network assets for the benefit of passengers.



Adopt a sustainable income model by growing income to reinvest in the railway.



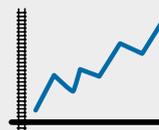
Exceed our passenger, customer and stakeholder expectations by putting them at the heart of everything we do.



Releasing and developing land for homes.



Working in a collaborative way to regenerate stations and other areas around the railway.



Supporting wider economic growth, facilitated by railway improvements/growth.



Optimising the use of operational land via route approved land strategies to free up land for new homes, generate capital proceeds and improve facilities for our people.

Creating ambitious developments to help communities thrive

In CP6, we will show greater ambition for bringing forward complex development sites, such as our large station estate, and through more over-site or over railway development seek to create new land. We currently have over 250 potential development sites being actively pursued across the country and will seek to partner with the public and private sector to deliver.

Our strategy for releasing land is outlined to the right:

- Release land from the operational railway where it is surplus, and through our planning and property expertise maximise the benefits achievable through the development lifecycle.

- Strengthen our capability to control scheme risks, and drive and manage long term major commercial developments, including land assembly.

- For more complex sites, partner with developers giving them the confidence railway issues will be addressed.

- Pursue development of station car parks to provide new homes and improved station and parking facilities for passengers.

Generating sustainable income to improve the station environment for passengers

In CP6, we will drive non-organic income growth through strategic investment in stations. This will create a long-term, sustainable income source for railway reinvestment, while also improving the station environment for our passengers, creating new and modern facilities, and delivering stations that surprise and delight.

Better every day

To support the delivery of our strategic business plan we have developed a Better Every Day programme established in two strands. One focuses on our people, their development, diversity and wellbeing, and the second on process improvements.

The role of stations

As passenger numbers increase, rail is playing a central role in urban life and the economic and cultural importance of stations is increasing. In CP6, we will continue to champion a master planning approach to station development to improve stations for passengers and help stations better integrate into the wider community.

Creating social value and sustainability

Working with Network Rail's Environment and Sustainable Development team, we are actively assessing the wider socio-economic benefits that our schemes deliver. Property plays a key role in the sustainability, design, build and operation of the Network Rail estate, and we are keen to ensure our activities benefit Britain now and in the future.