

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 and provide attractive and welcoming environments to our passengers.

In CP6 our plan is to deliver a "Sustainable Income Model" of investment and growth for our commercial assets, be more ambitious in terms of major developments (stations and over the railway) and increase our support to routes and major projects.

As the company drives towards deeper devolution, we will work ever closer with route colleagues, and, in an even deeper way, help the routes serve our passengers and improve the communities we work in.

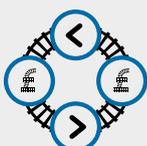
Our CP6 strategic goals



Use our property knowledge and expertise to support the safe operation 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 passengers', customers' and stakeholders' expectations by putting them at the heart of everything we do.

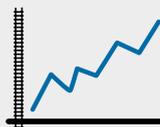
Create great places for passengers, customers, businesses and communities:



Release and develop land for homes.



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



Support wider economic growth facilitated by railway improvements/growth.



Optimise 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.

Supporting the routes to deliver for passengers

Route-based Property teams directly support route businesses and develop route-based land strategies to 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 Route Directors for Business Development to access funding for railway infrastructure.

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.

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.

Better every day

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

Creating social value and sustainability

Working with the Environment and Sustainable Development team in STE and Group Treasury, 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 NR estate, and we are keen to ensure our activities benefit Britain now and in the future.

Creating ambitious developments to help communities thrive

In CP6, we will show greater ambition to bring 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 below:

- 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.
- For more complex sites, partner with developers giving them the confidence railway issues will be addressed.
- Strengthen our capability to control scheme risks, and drive and manage long term major commercial developments, including land assembly.
- Pursue development of station car parks to provide new homes and improved station and parking facilities for passengers.