

(By email)

Our reference: MGLA130122-1550

Date: 4 March 2022

Dear

Thank you for your request for information which the Greater London Authority (GLA) received on 13 January 2022. Your request has been considered under the Environmental Information regulations (EIR) 2004.

You requested:

Copies of any correspondence between the GLA/Mayor's Office and the Department for Transport regarding the proposed Beam Park station between 2015 and the most recent possible date.

Please find attached the information we hold within the scope of your request. Please note that some of the content at pages 25, 36 and 43 and the email attachments "Beam Park Station Business Case – Network Rail" and "Beam Park Station – Proposal for assessment of financial and operational impacts on the c2c franchise" are considered to be exempt from disclosure by virtue of the disclosure-exception provisions found under regulation 12(4)(d) and 12(5)(e) of the EIR.

- Regulation 12(4)(d) is engaged when the request relates to material that is still in the course of completion, unfinished documents or incomplete data. If the information in question falls into one of these categories, then the exception is engaged.
- Regulation 12(5)(e) applies when disclosure would adversely affect the confidentiality of commercial or industrial information where such confidentiality is provided by law.

Regulation 12(4)(d) is engaged when the request relates to material that is still in the course of completion, unfinished documents or incomplete data. If the information in question falls into one of these categories, then the exception is engaged.

This provision has been applied to withhold material in the course of completion. Guidance¹ published by the Information Commissioner clarifies:

"The fact that the exception refers to both material in the course of completion and unfinished documents implies that these terms are not necessarily synonymous. While a particular document may itself be finished, it may be part of material which is still in the course of completion. An example of this could be where a public authority is formulating and developing policy."

¹ [eir material in the course of completion.pdf \(ico.org.uk\)](https://ico.org.uk/for-organisations/guide-to-the-information-commissioner/eir-material-in-the-course-of-completion.pdf)

GREATER LONDON AUTHORITY

This same guidance also clarifies that material which is still in the course of completion can include information created as part of the process of formulating and developing a policy, decision or recommendation. In this instance it is necessary that officers should have the necessary space to undertake discussions relating to the package of funding and anticipated outcomes to the project and protecting the integrity of the decision-making process, and the free and frank exchange of ideas, options and suggestions that form part of that process.

Under the application of Regulation 12 (5)(e) (confidentiality of commercial or industrial information), we consider that the redacted information is commercial or industrial in nature. The redacted information includes a business case containing details financial assessments, including project estimates, and commercial modelling/methodology.

The information is covered by the common law obligation of confidentiality, the information is not trivial in nature, nor is it in the public domain. The redacted Information is therefore to be protected by confidentiality provided by law. Disclosure of the information would inevitably harm the confidential nature of it and therefore the exemption at Regulation 12(5)(e) is engaged in respect of disclosure of the redacted information.

Regulation 12 (4) (d) and 12(5)(e) constitute as qualified exemptions from our duty to disclose information under the EIR, and consideration must be given as to whether the public interest favouring disclosure of the information covered by this exemption outweighs the public interest considerations favouring maintaining the exemption and withholding the information.

The GLA acknowledges that there is a public interest in the delivery of Beam Park Station as a key component of the regeneration at Barking Riverside, and because of our committed package of funding to the project and the recent position of DfT on this subject². However, it is not in the public interest to release information which would be likely to prejudice the position of the GLA and our partners in future negotiations and any potential procurement exercise. We therefore find that the public interest is therefore balanced in favour of non-disclosure of the redacted information because of the harm its release would cause.

The remaining redactions are applied to the names / and or contact details of members of staff and are exempt from disclosure under Regulation 13 (Personal information) of the EIR. Information that identifies specific employees constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject.

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA130122-1550.

Yours sincerely

Information Governance Officer

² [Beam Park Station](#)

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If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

[REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 12 October 2021 15:57
To: [REDACTED]
Subject: RE: Beam Park station- Levelling Up Fund bid

Hi [REDACTED]
I am fine thanks as I hope you are.
I have to apologise to you as this is an error on our part. My understanding is that the Levelling-Up fund evaluations are ongoing/following governance processes although I am not close to this. I can assure you that no other correspondence from the Department on this subject has carried this inaccurate information.
By all means contact the Department for Levelling Up, Housing & Communities (latterly MHCLG) for an update. Apologies once again.

[REDACTED]
[REDACTED] South, East & London Market, Department for Transport
4/14 | [REDACTED]
Working days [REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 12 October 2021 15:02
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: Beam Park station- Levelling Up Fund bid

Hi [REDACTED]
I hope you're well?
A quick query- the Rail Minister's response to our Deputy Mayor for Transport, Heidi Alexander, notes that the Beam Park station Levelling Up Fund bid was unsuccessful. We haven't been formally been notified of this and aware that no other applicants have had the outcome of their bid confirmed.
Are you happy for me to drop MHCLG an email on this? We're getting a number of queries internally on this point in the Minister's letter.
Also, we hope to be in touch in the next couple of weeks to pick up from our last meeting.
Many thanks,

[REDACTED]
Senior Development Manager | Strategic Projects and Property
GREATER LONDON AUTHORITY
169 Union Street, London, SE1 0LL
[REDACTED]
www.london.gov.uk

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[REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 22 September 2021 11:04
To: [REDACTED]
Subject: This afternoon

Hi [REDACTED] – hope you are okay.
Are you okay for GLA to lead this afternoon's meeting please?

[REDACTED]



Department for Transport

[REDACTED] South, East & London Market
4/14, Great Minster House
33 Horseferry Road, London, SW1P 4DR

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[REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 21 September 2021 10:31
To: [REDACTED]
Subject: RE: Wednesday's Beam Park station meeting- proposed agenda

Morning [REDACTED]
Sorry things have gone a bit mad this morning – are you free at midday?

[REDACTED]
[REDACTED] South, East & London Market, Department for Transport
4/14 | [REDACTED]
Working days [REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 20 September 2021 18:29
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Wednesday's Beam Park station meeting- proposed agenda
Yes, that would be great- thanks [REDACTED]

[REDACTED]
Senior Development Manager | Strategic Projects and Property
GREATERLONDONAUTHORITY
169 Union Street, London, SE1 0LL

[REDACTED]
www.london.gov.uk

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 20 September 2021 18:28
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: Wednesday's Beam Park station meeting- proposed agenda
Hi [REDACTED] - can I call you in the morning? PS I am fine and hope you are too!

[REDACTED]
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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Monday, September 20, 2021 6:25:41 PM
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: Wednesday's Beam Park station meeting- proposed agenda

Hi [REDACTED]
I hope you're well?
Just thinking ahead to our meeting on Wednesday- We've pulled together the draft agenda below for your review?
Do you also know which time we're going ahead with, as there are still two holds in the diary?
Happy to chat anything through beforehand if useful.

Many thanks,

[REDACTED]
Agenda for Meeting on Beam Park station

1. Introductions (all)
2. Impact of station non-delivery (GLA/LBH)
3. DfT setting out their position (DfT)
4. Unlocking the delivery of the station (all)
5. AOB

[REDACTED]
Senior Development Manager | Strategic Projects and Property
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169 Union Street, London, SE1 0LL

[REDACTED]
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Department for Transport

Heidi Alexander
Deputy Mayor for Transport
City Hall
London
SE1 2AA

From the Minister of State
Chris Heaton-Harris MP

Great Minster House
33 Horseferry Road
London
SW1P 4DR

Tel: 0300 330 3000
E-Mail: chris.heatonharris@dft.gov.uk

Web site: www.gov.uk/dft

Our Ref: MC/366721

14 September 2021

Dear Heidi,

Thank you for your letter of 6 September about Beam Park station.

I appreciate you taking the time to raise your concerns with me.

There appears to be a misunderstanding at the Greater London Authority (GLA) about the Department's position regarding Beam Park station. Let me set the record straight. The Department is supportive of stimulating growth through the use of the railway. Our concern is to ensure we are held immune from the financial risk caused by a new station at Beam Park. The GLA's current financial offer does not cover the full risk we believe Beam Park station imports.

We were aware through published strategy and planning documents of the proposals for a new local-authority promoted station at Beam Park but had not been asked to participate in formal discussions prior to December 2017, when the GLA sought a meeting with us to discuss the new station concept. We facilitated a meeting where we learned more about the proposal and discussed both c2c's and the Department's concerns. Officials were not provided with the draft business case in advance of the meeting but responded to a presentation.

We gave advice and guidance at this meeting as to how to progress with the business case, already signalled then as being "very poor", whilst highlighting the need to involve the Department as a key stakeholder going forward. We were particularly concerned that significant operating costs created by the new station appeared not to have been taken into account. The business case was subsequently supplied to us and after initial analysis we concluded that the business case needed revision, notably around operating costs and the assumption the new station could be served without additional trains or any performance impact. We clarified our position to the GLA in a letter in March 2018.

The industry advice to promoters of new stations makes clear the importance of the Department's authorisation for a new station if a franchised train operating company is anticipated to serve it, which is the case with Beam Park. This need for the Department's approval and the value of getting it at an early stage before proceeding to the more detailed and costly business case stage was discussed at the December 2017 meeting with the GLA.

The GLA's response to our March 2018 letter made it clear that there was no intention to review the business case on their side, despite our grave concerns, but instead to progress with the scope and programme for opening. The next time the Department was contacted by the GLA was in mid-2020, by which point the expenditure to deliver a new station at Beam Park was approved by the GLA with, fundamentally, no further consultation with the Department and no response to the concerns we had raised.

I would therefore take this opportunity to emphasise it is not that the Department withdrew support for the development of the station, but that support was never given in the first instance. If the GLA is satisfied the new station presents value for money and is an acceptable use of public funds, the Department's position is to look for a commitment to hold the Department immune from any financial risk we believe the new station presents.

In a further letter to the GLA in September 2020, following the contact made in mid-2020, the Department confirmed its concerns about the development of the station in light of the significant funding risks around the operational costs of the station, and the performance impact this would have on the network. We made it clear to the GLA that the Department could take no financial risks associated with this station. The GLA's offer of a £10 million ceiling over a 10-year period is not acceptable to the Department; the offer would need to be unlimited in both time and cost. The GLA business case was prepared and approved prior to the COVID pandemic and passenger volumes are now significantly lower than those previously forecast.

You may be aware that the GLA's Housing Infrastructure Fund bid and more recent Levelling Up Fund bids for central Government support for Beam Park station have not been successful, reflecting wider views about the relative value for money the new station offers.

One of the reasons for the poor business case for Beam Park is its proximity to neighbouring c2c stations approximately a mile either side and the amount of demand it abstracts from them, increasing the railway cost base whilst not creating new revenue. The longer journey time for Essex commuters caused by Beam Park station calls reduces the attractiveness of the railway to help stimulate new housing developments in Essex, which serve and stimulate London's economy but are outside the GLA's area of housing responsibility.

We have a concern to understand how the GLA takes account of this loss of potential when considering new stations within the GLA area to stimulate housing growth. The Beam Park work we have seen to date does not seem to consider this strategic issue.

The Department fully supports the housing development in the Beam Park and wider Dagenham and Rainham area, and continues to work alongside the Ministry of Housing, Communities and Local Government to assist strategy and planning. We will provide support to develop and enhance the existing stations and would encourage local stakeholders and the GLA to focus their attention on opportunities to improve access to these stations. Dates have already been circulated for initial meetings to progress this approach.

Thank you again for your letter and for raising your concerns with me. I hope this information is helpful.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Chris', with a stylized flourish extending to the right.

Chris Heaton-Harris MP

Minister of State for Transport

[REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 08 September 2021 13:55
To: [REDACTED]
Subject: RE: catch up

Just finishing on a call – can I ring you in a few minutes?

[REDACTED]
[REDACTED] | [REDACTED] South, East & London Market, Department for Transport
4/14 | [REDACTED]
Working days [REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 08 September 2021 13:24
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: catch up

Hi [REDACTED]
Are you free for a quick call this afternoon at all?
Best,

[REDACTED]
[REDACTED]
Senior Development Manager | Strategic Projects and Property
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169 Union Street, London, SE1 0LL
[REDACTED]
www.london.gov.uk

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The GLA stands against racism. Black Lives Matter.

Chris Heaton-Harris MP
Minister of State
Department for Transport
Great Minster House
33 Horseferry Road
London SW1P 4DR

Date: 6 September 2021

Dear Chris,

RE: BEAM PARK STATION

I am writing to you regarding the recent decision by the Department for Transport (DfT) to withdraw support for the delivery of Beam Park station in Havering, London.

The station is at an advanced level of design, is fully costed and is pivotal to significant new housing and the wider regeneration of London Riverside, London's largest Opportunity Area. Given the amount of work that has been done by various parties, I was surprised to learn that DfT seems prepared to put this major regeneration scheme in jeopardy.

Greater London Authority (GLA) officers have worked with the London Borough of Havering, Network Rail, the regional franchise holder c2c, Transport for London, DfT and other stakeholders for several years and there has been a shared commitment to see the station being brought into service as soon as possible. Detailed designs are in place and construction is due to commence later this year. The GLA has negotiated in good faith and made a substantial financial offer that covers any expected risks to DfT, which makes this decision even harder to understand.

As you know, London has been grappling with a housing crisis for many years - with tens of thousands of new homes needed every year to meet the city's need. It is therefore critical that essential transport infrastructure is provided which allows land to be developed to its full potential. Beam Park station directly supports over 5,000 homes, in an area that is ideally placed to help meet London's housing need.

The case for Beam Park station has been set out in numerous strategic planning policy documents including the London Plan (2021), the London Riverside Opportunity Area Planning Framework (2015), the draft Havering Local Plan and the draft Barking and Dagenham

Local Plan. Given the existence of a Grampian condition on the planning consent, a decision to not progress with Beam Park station would directly restrict the number of homes which can be occupied on the Beam Park site. It also undermines the plan-making process, the evidence base which sits behind these plans and the extensive consultation exercises carried out in their development.

As well as unlocking homes for over 13,000 residents, the station is needed to form a civic heart and local centre for Beam Park, acting as a catalyst for the regeneration of the surrounding area, which has high levels of deprivation. The new station would bring environmental benefits by encouraging modal shift away from the car and would support a reduction in parking provision. The housing projects unlocked by the station would mean investment of over £1 billion into the local area, delivering two new primary schools, a three-hectare park, community and health centres and over 60,000 sq ft of commercial space, directly creating over 250 jobs.

The GLA has agreed to fund the delivery of the station and has also agreed to indemnify DfT against any deficit for the first 10 years of operation up to a cap of £10 million. This offer is based upon independent financial modelling which indicates that, following a period of operational deficit for approximately 7 years, the station will become revenue positive.

Given the importance of the station to transport connectivity and the wider regeneration of London Riverside, I am asking you to review the DfT's position as communicated by your officials to the GLA.

I would be very grateful if I could meet with you, along with my colleague Tom Copley (London's Deputy Mayor for Housing and Residential Development) to discuss the project in more detail. Tom is also writing to the Housing Minister to set out his concerns.

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Heidi Alexander', with a stylized, flowing script.

Heidi Alexander
Deputy Mayor for Transport

Subject: RE: Beam Park update with GLA

Thanks!

We will look at these points and come back to you.

Regards

██████████ Pronouns: ██████████ | ██████████ South East and London, Passenger Services, Department for Transport
2/21 GMH | ██████████ |

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▶ tube.tfl.gov.uk>

Subject: RE: Beam Park update with GLA

Afternoon

Further to your email below, I have now had chance to seek the views of colleagues on the draft letter you provided. I have listed some points below where it would be helpful to have further clarification in advance of formal issue.

- . The first paragraph of the letter states that DfT cannot support the project “based on the information provided to date”. The independent modelling carried out sets out a range of scenarios under which the station would become profit making. Please could you clarify whether there is any further information that could be provided that would change DfT’s position at this stage?
- . The independent modelling tested sensitivities around a low, medium and high impact of Covid on passenger demand. The second paragraph of the letter seems to suggest otherwise. Could you expand on this point? It isn’t clear which sensitivities DfT is referring to here when it is stated that they are not “at the levels anticipated”.
- . The second paragraph also refers to the omission of additional rolling stock. If you recall, GLA has agreed to fund the additional stock required to neutralise performance disbenefits and the costs associated with its provision are incorporated in the independent financial modelling.
- . Finally, the letter refers to the Peabody and Clarion schemes, but not the LBH and Notting Hill Genesis A1306 schemes, the delivery of which are also heavily dependent on the new station. Any alternative transport solutions will need to cater for these developments too. Please could the letter also reference the Beam Park scheme itself and the need for improved connectivity across the site if the current Grampian condition is to be challenged.

I would be happy to discuss any of these points further if useful. I am currently on leave but have copied colleagues who are familiar with the scheme and can respond on my behalf if necessary.

Many thanks

Head of Development | Strategic Projects and Property
GREATERLONDONAUTHORITY

169 Union Street, London, SE1 0LL
020 7983 [REDACTED]

www.london.gov.uk

From: [REDACTED] <[REDACTED]@dft.gov.uk>

Sent: 30 July 2021 12:20

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED]

[REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED]

[REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Beam Park update with GLA

Dear [REDACTED]

Please find attached as discussed on Monday a draft letter that we propose to send to you formally in due course. Please let us know if there are any comments on the content that may help land the message appropriately with wider stakeholders as we discussed on Monday. Otherwise if you are content we can finalise and send this across formally.

Once again thanks for you and your team's help on this.

Regards

[REDACTED]



Department for Transport

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Pronouns: [REDACTED]

[REDACTED] South East and London, Passenger Services

2/21 GMH, Great Minster House
33 Horseferry Road, London, SW1P 4DR

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Department for Transport

Head of Development
Strategic Projects and Property
Greater London Authority
City Hall
London
SE1 2AA

South, East & London Market

Great Minster House
33 Horseferry Road
London
SW1P 4DR

Tel: [REDACTED]
E-Mail: [REDACTED]@dft.gov.uk
Web site: www.gov.uk/dft

30 July 2021

Dear [REDACTED]

Beam Park station – DfT position

Further to our meeting on Monday 26 July I am writing to you to confirm the Department's position with regards to the proposed construction of Beam Park station. Whilst we continue to be supportive of housing developments and employment opportunities in the area, we cannot support the development of this new station, based on the information received to date.

We now live in a time of post-pandemic uncertainty and rail passenger demand forecasts remain uncertain for the foreseeable future. They are not, we believe, at the levels anticipated in your business case for the new station and, together with the omission of key operational requirements such as additional rolling stock to maintain line performance, the Department is concerned the scheme will require ongoing operational subsidy.

Whilst the Department recognise that the development and operation of the new station would be fully funded by the GLA over the first 10 years, the Department is not in a position to accept any liabilities for the ongoing operation of the station and would need a commitment to ongoing funding for as long as the station remains loss-making. We understand the challenge this may present, given the uncertainty around post-Covid passenger demand and recognise this may make the business case poor value.

We recognise this may mean you cannot continue with the planned new station. The Department believes there are alternative solutions to provide the transport and accessibility needs to service the housing developments in this area which will require the engagement of a variety of stakeholders. A wider comprehensive sub-regional review of access corridors for public transport would be encouraged, particularly around Rainham and Dagenham Dock stations, to determine how this will support existing and future housing needs. As you are aware, these stations are only 2 miles apart on the c2c network, in between which the new Beam Park station is planned. Case studies elsewhere suggest that funding to improve accessibility of existing stations would be more effective in promoting use of the national rail network rather than a new station. We would welcome the opportunity to work together in developing a wider strategic plan, incorporating the needs of the nearby Peabody and Clarion housing developments.

Finally, please can I take this opportunity to thank you, [REDACTED] and your team for your ongoing professionalism throughout this project and your commendable drive to deliver the

scheme successfully amidst the changing circumstances. I recognise that our position will be a disappointment but please know that the team and I here will endeavour to work with you to facilitate easily-accessible and affordable transportation required for the new housing community within Havering and its borders.

Yours sincerely

[Redacted Signature]

DRAFT

[REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 28 July 2021 15:44
To: [REDACTED]
Subject: RE: Beam Park update

Hi [REDACTED]
The draft is doing the final rounds so we should be in a position to share with you hopefully tomorrow. Will let you know if there is going to be a delay.

[REDACTED] South, East & London Market, Department for Transport

4/14 |
Working days

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 28 July 2021 15:42
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Beam Park update

Hi [REDACTED]
Just following on from our meeting on Monday- do you know when you'll be in a position to share a draft letter? [REDACTED] is on leave all of next week so really keen to get letter by Friday morning.
Thanks very much,

[REDACTED]
Senior Development Manager | Strategic Projects and Property
GREATER LONDON AUTHORITY
169 Union Street, London, SE1 0LL

[REDACTED]
www.london.gov.uk

From: [REDACTED]
Sent: 19 July 2021 16:31
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Beam Park update

[REDACTED]
Thanks [REDACTED] speak on Monday.
Best,

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 19 July 2021 16:21
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Beam Park update

[REDACTED]
I will send an invite – see you next week.

[REDACTED] South, East & London Market, Department for Transport

4/14 |
Working days

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 19 July 2021 16:19
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Beam Park update

Hi [REDACTED]
Thanks for setting out dates- Please can we meet on Monday 26th at 10.00?
Thanks very much,

[REDACTED]
[REDACTED]
Senior Development Manager | Strategic Projects and Property
GREATER LONDON AUTHORITY
169 Union Street, London, SE1 0LL

www.london.gov.uk

From: [REDACTED] <[REDACTED]@dft.gov.uk>

Sent: 19 July 2021 16:15

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: Beam Park update

Hi [REDACTED] – hope you are well.

[REDACTED] has asked that we set up a meeting to update you on our progress. I can offer

Monday 26 July 1100 – 1100hrs

1500 – 1600hrs

Tuesday 27 July 1430 – 1530hrs

Let me know if any of these times suit, otherwise I will look for alternative dates/times.

[REDACTED]



Department for Transport

[REDACTED] South, East & London Market
4/14, Great Minster House
33 Horseferry Road, London, SW1P 4DR
[REDACTED]

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[REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 22 June 2021 09:56
To: [REDACTED]
Subject: RE: Beam Park station- follow up note

Hi [REDACTED]
[REDACTED] is the Director and [REDACTED] the Director General.
[REDACTED] South, East & London Market, Department for Transport
4/14 | [REDACTED]
Working days [REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 22 June 2021 09:54
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Beam Park station- follow up note
Hi [REDACTED]

Thanks for the phone call yesterday.
As discussed, I'm going to have to escalate the feedback that you gave me as Beam Park is a strategically important project to the GLA.
Are you able to let me know who your Director and Director General is so we know who the messaging is primarily coming from?
Many thanks,

[REDACTED]
Senior Development Manager | Strategic Projects and Property
GREATERLONDONAUTHORITY
169 Union Street, London, SE1 0LL
[REDACTED]
www.london.gov.uk

From: [REDACTED]
Sent: 21 June 2021 10:01
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Beam Park station- follow up note
Yes, no problem [REDACTED] speak then.
Best,
[REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 21 June 2021 09:51
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Beam Park station- follow up note
Hi [REDACTED]

Yes I did thanks, as I hope you did too.
Can I give you a quick call around 1030?

[REDACTED] South, East & London Market, Department for Transport
4/14 | [REDACTED]
Working days [REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 21 June 2021 09:35
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Beam Park station- follow up note
Hi [REDACTED]
Hope you had a lovely weekend?

Just to let you know that the GLA submitted a bid to the government's Levelling Up fund on Friday to request £9.1 million towards the construction of Beam Park station which is currently allocated to the TfL's growth funding. Despite TfL's support for the new station, they have asked us to explore alternative sources of funding due to their financial challenges brought about by the pandemic. The GLA don't see the position with TfL's growth funding as impacting the project and the timescales we're working to.

Happy to chat through in more detail.

Have you had a chance to discuss the indemnity note with your director yet?

Many thanks,

[REDACTED]
[REDACTED]
Senior Development Manager | Strategic Projects and Property
GREATERLONDONAUTHORITY
169 Union Street, London, SE1 0LL

www.london.gov.uk

From: [REDACTED]
Sent: 09 June 2021 13:40
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Beam Park station- follow up note

Hi [REDACTED]

Thanks for your response.

We're keen to discuss this with you as soon as possible so do let me know once you've met with your Director.

Best,

[REDACTED]
[REDACTED]
Senior Development Manager | Strategic Projects and Property
GREATERLONDONAUTHORITY
169 Union Street, London, SE1 0LL

www.london.gov.uk

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 08 June 2021 11:26
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Beam Park station- follow up note

Hi [REDACTED]

Thank you I had a great weekend as I hope you did.

Unfortunately my Director was not able to meet yesterday and his input is key to the way forward. I am trying to get a short slot with him and hope to be in touch soon. Unfortunately until that happens there is nothing more I am able to discuss with you.

[REDACTED]
[REDACTED] South, East & London Market, Department for Transport

4/14 | [REDACTED]

Working days [REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 07 June 2021 16:42
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Beam Park station- follow up note

Hi [REDACTED]

I hope you had a lovely weekend.

Are you able to provide any feedback following your meeting today? Or best to get a time in the diary to discuss further?

Many thanks,

[REDACTED]
[REDACTED]
Senior Development Manager | Strategic Projects and Property
GREATERLONDONAUTHORITY
169 Union Street, London, SE1 0LL

www.london.gov.uk

From: [REDACTED] <[REDACTED]@dft.gov.uk>

Sent: 24 May 2021 13:00

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tube.tfl.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Beam Park station- follow up note

Many thanks for this. We have an internal meeting to discuss next steps on 7 June so it will not be possible to arrange anything beforehand. I will send some dates across after 7 June when our attendees are confirmed.

[REDACTED] South, East & London Market, Department for Transport

4/14 | [REDACTED]
Working days [REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]

Sent: 19 May 2021 16:48

To: [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tube.tfl.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: Beam Park station- follow up note

Dear [REDACTED] and [REDACTED]

Following our last meeting, as discussed, please find attached GLA's proposed principles to inform the negotiation of an Indemnity Agreement.

Do let me know when is convenient to meet and discuss this document further?

Regarding the other outstanding elements;

- ☐ The Barking Riverside point is being picked up directly with TfL
- ☐ Network Rail are working through internal governance processes to get their letter signed off- I'm expecting for the letter to be sent to DfT at the start of June

Many thanks,

[REDACTED]
Senior Development Manager | Strategic Projects and Property
GREATERLONDONAUTHORITY
169 Union Street, London, SE1 0LL

www.london.gov.uk

NHS health information and advice about coronavirus can be found at nhs.uk/coronavirus

The GLA stands against racism. Black Lives Matter.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Beam Park Station
Date: 13 April 2021 18:54:00
Attachments: [image002.jpg](#)
[image003.jpg](#)

Yes please [REDACTED]

Please include [REDACTED] and I.

Thanks

Kind Regards

[REDACTED] [REDACTED] | **Senior Development Manager | Housing & Land**
GREATER LONDON AUTHORITY, 169 Union Street, London, SE1 0LL
T: 020 7983 [REDACTED] M: [REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>

Sent: 13 April 2021 18:45

To: [REDACTED] <[REDACTED]@c2crail.net>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>

Subject: Re: Beam Park Station

Shall I send out invite?

Get [Outlook for iOS](#)

From: [REDACTED] <[REDACTED]@c2crail.net>

Sent: Tuesday, April 13, 2021 6:27:01 PM

To: [REDACTED] <[REDACTED]@dft.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>

Subject: Re: Beam Park Station

Works for me. [REDACTED]

[REDACTED]
Asset and Property Director

Trenitalia c2c Ltd, 2nd Floor, Cutlers Court, 115 Houndsditch, London EC3A 7BR

M: [REDACTED]

W: www.c2c-online.co.uk



On Tue, 13 Apr 2021 at 16:57, [REDACTED] <[REDACTED]@dft.gov.uk> wrote:

[REDACTED]

We can do 4 May 3-4.

[REDACTED]

[REDACTED] | [REDACTED] South, East & London Market, Department for
Transport
4/14 | [REDACTED] |
Working days [REDACTED]

From: [REDACTED] [mailto:[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 13 April 2021 16:51
To: [REDACTED] [REDACTED] <[REDACTED][dft.gov.uk](mailto:[REDACTED]@dft.gov.uk)>
Cc: [REDACTED] [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[REDACTED][c2crail.net](mailto:[REDACTED]@c2crail.net)>
Subject: RE: Beam Park Station

Hi [REDACTED] [REDACTED]

Would either of these work:

- 4th May 3-4pm
- 5th May between 2 and 5pm?

Thanks

Kind Regards

[REDACTED] [REDACTED] | Senior Development Manager | Housing & Land

GREATERLONDONAUTHORITY, 169 Union Street, London, SE1 0LL

T: 020 7983 [REDACTED] M: [REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED][dft.gov.uk](mailto:[REDACTED]@dft.gov.uk)>
Sent: 12 April 2021 17:04
To: [REDACTED] [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Cc: [REDACTED] [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[REDACTED][c2crail.net](mailto:[REDACTED]@c2crail.net)>
Subject: Re: Beam Park Station

Sorry [REDACTED] [REDACTED]

[REDACTED]

Get [Outlook for iOS](#)

From: [REDACTED] [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Sent: Monday, April 12, 2021 4:56:11 PM
To: [REDACTED] [REDACTED] <[REDACTED][dft.gov.uk](mailto:[REDACTED]@dft.gov.uk)>
Cc: [REDACTED] [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[REDACTED][c2crail.net](mailto:[REDACTED]@c2crail.net)>
Subject: RE: Beam Park Station

Hi [REDACTED] [REDACTED]

Thanks for letting me know.

I don' t suppose Friday 30th would work? Either 11 - 12 or between 2 and 4pm?

Thanks

Kind Regards

██████████ | Senior Development Manager | Housing & Land

GREATERLONDONAUTHORITY, 169 Union Street, London, SE1 0LL

T: 020 7983 ████████ M: ██████████

From: ██████████ <██████████@dfg.gov.uk>

Sent: 12 April 2021 15:32

To: ██████████ <██████████@london.gov.uk>

Cc: ██████████ <██████████@london.gov.uk>; ██████████
<██████████@c2crail.net>

Subject: RE: Beam Park Station

Hi ██████████

Unfortunately the two dates that ██████████ has offered do not work for us. Do you want to offer dates for the following week?

██████████

██████████ | ██████████ South, East & London Market, Department for
Transport

4/14 | ██████████ |

Working days ██████████

From: ██████████ [mailto:██████████@c2crail.net]

Sent: 12 April 2021 15:26

To: ██████████ <██████████@london.gov.uk>

Cc: ██████████ <██████████@dfg.gov.uk>; ██████████
<██████████@london.gov.uk>

Subject: Re: Beam Park Station

Hi ██████████

I can do the following dates and times;

☐ 26/4 – anytime between 2 and 4pm - free

☐ 27/4 – 2 - 3pm - unavailable

☐ 28/4 – 11 - 12 - unavailable

☐ 29/4 – 2 - 4pm - free between 2-3pm

Kind regards,

██████████

████████████████████

Asset and Property Director

Trenitalia c2c Ltd, 2nd Floor, Cutlers Court, 115 Houndsditch, London EC3A 7BR

M: [REDACTED]

W: www.c2c-online.co.uk



On Mon, 12 Apr 2021 at 14:50, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

I hope you are well?

Over the last few weeks we have been working closely with Mott MacDonald and c2c to produce a draft technical note which reviews the cost and revenue implications of the proposed new station.

We'd like to meet you and [REDACTED] ideally in the week of 26th April, to run you through the findings and discuss next steps.

We can do the following:

- 26/4 – anytime between 2 and 4pm
- 27/4 – 2 - 3pm
- 28/4 – 11 - 12
- 29/4 – 2 - 4pm

Would you mind coordinating with your colleagues and let me know if any of these appointments work for you please?

[REDACTED] – can you please confirm if you are able to make the above dates/times?

Thanks for your help

Kind Regards

[REDACTED] | Senior Development Manager | Housing & Land

GREATERLONDONAUTHORITY, 169 Union Street, London, SE1 0LL

T: 020 7983 [REDACTED] M: [REDACTED]

NHS health information and advice about coronavirus can be found at nhs.uk/coronavirus

The GLA stands against racism. Black Lives Matter.

GREATER LONDON AUTHORITY NOTICE:

The information in this email may contain confidential or privileged materials. For more information see <https://www.london.gov.uk/about-us/email-notice/>

[REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 15 March 2021 12:20
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Beam Park - revenue modelling

No worries – happy to leave you too it!

[REDACTED]
[REDACTED] South, East & London Market, Department for Transport
4/14 | [REDACTED]
Working days [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@tube.tfl.gov.uk]
Sent: 15 March 2021 11:59
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Cc: [REDACTED] <[REDACTED]@tfl.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Beam Park - revenue modelling

Hi [REDACTED]
Following a conversation with [REDACTED] last week, I have asked for a 1 hr meeting on Wednesday this week.
The purpose of the meeting will be to review the methodology for translating the alternative tph scenarios into a revenue model.
The nature of the meeting will be extremely technical, so in the interests of not clogging up diaries, I have asked that only a small group to attend:-

[REDACTED] leading the modelling work on behalf of c2c]
[REDACTED] [leading the timetable development on behalf of c2c]
[REDACTED]

Myself

I thought it best to make you aware that the meeting is taking place and that the intention will be to review outputs with the wider GLA / DfT group at a subsequent session.

Please let me know if you have any questions.

Thanks,

[REDACTED] CEng MIET | Head of Engineering – City Planning
Transport for London | Engineering

Mobile: [REDACTED] E-mail: [REDACTED]@tube.tfl.gov.uk

On behalf of

**GREATER
LONDON
AUTHORITY**

[REDACTED]

From: [REDACTED]
Sent: 08 January 2021 14:59
To: [REDACTED]
Subject: RE: Beam Park follow-up

Hi [REDACTED]

Happy new year!

Could we possibly go for 25th Jan but at 1.30 – 2.30 please?

Thanks

Kind Regards

[REDACTED] [REDACTED] | Senior Development Manager | Housing & Land
GREATER LONDON AUTHORITY, 169 Union Street, London, SE1 0LL
T: 020 7983 [REDACTED] M: [REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 05 January 2021 10:56
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@c2crail.net>
Subject: Beam Park follow-up

Hi both

I have checked diaries this end and can offer the following dates/times:

Tuesday 19 Jan – 1230 – 1330hrs
Wednesday 20 Jan – 1230 – 1330hrs
Monday 25 Jan – 1300 – 1400hrs
Tuesday 26 Jan – 1300 – 1400hrs

Can you both let me know if any of these are good for you please? Can I suggest that we only go ahead with this follow-up if there is something new to review or discuss.

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Beam Park follow-up
Date: 05 January 2021 10:39:08
Attachments: [image001.png](#)

Hi [REDACTED]

Happy groundhog day!

It was useful for the GLA to share the work they had commissioned, however this alone is not sufficient for us to take a view. We now need to await responses from c2c's, see the Mott's study and understand the position of NR colleagues so we can take stock of what evidence we have. I am outstanding to get a further date in the diary, but will check diaries our end for 3rd or 4th week of January, if that timing still works.

[REDACTED]

[REDACTED] | [REDACTED] South, East & London Market, Department for Transport

4/14 | [REDACTED] |

Working days [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 29 December 2020 10:28

To: [REDACTED] <[REDACTED]@dft.gov.uk>

Cc: [REDACTED] <[REDACTED]@tube.tfl.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Beam Park follow-up

Hi [REDACTED]

I hope you are well and enjoying some time off over Christmas.

Thank you again for meeting us on 17th December. As discussed, we have demonstrated our timetable and performance modelling methodology and the reasons for assuming that no extra rolling stock would be required in order to facilitate Beam Park.

[Regulation
12(4)(d)]

[REDACTED]. What are the aspects which need to be considered in order to deem this an acceptable service pattern?

Some feedback on this whilst the Mott MacDonald work is ongoing and in advance of our next meeting would be really useful.

Thanks

Kind Regards

[REDACTED] | Senior Development Manager | Housing & Land

GREATER LONDON AUTHORITY, 169 Union Street, London, SE1 0LL

T: 020 7983 [REDACTED]

M: [REDACTED]

From: [REDACTED]

Sent: 08 December 2020 09:34

To: [REDACTED] <[REDACTED]@dft.gov.uk>

Subject: RE: Beam Park follow-up

Thanks [REDACTED] I will do.

Kind Regards

[REDACTED] | Senior Development Manager | Housing & Land

GREATER LONDON AUTHORITY, 169 Union Street, London, SE1 0LL

T: 020 7983 [REDACTED]

M: [REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>

Sent: 08 December 2020 09:24

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Beam Park follow-up

Good morning [REDACTED]

Could you please forward next week's invite to [REDACTED] as I do not have his e-mail address.

Thanks.

[REDACTED]

[REDACTED] | [REDACTED] South, East & London Market, Department for Transport

4/14 | [REDACTED] |

Working days [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 04 December 2020 10:11

To: [REDACTED] [mailto:[REDACTED]@dft.gov.uk]

Cc: [REDACTED] [mailto:[REDACTED]@tube.tfl.gov.uk]

Subject: RE: Beam Park follow-up

Morning [REDACTED]

Thanks for your email.

Can we please go for Thursday 17 December – 1400 – 1500. Can you please share a Teams invite?

[REDACTED] who completed the modelling work which [REDACTED] summarised in our meeting this week will attend.

We hope to discuss the modelling on the 17th and discuss some of the points [REDACTED] raised.

Thanks

Kind Regards

[REDACTED] [REDACTED] | **Senior Development Manager | Housing & Land**

GREATER LONDON AUTHORITY, 169 Union Street, London, SE1 0LL

T: 020 7983 [REDACTED]

M: [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@dft.gov.uk]

Sent: 03 December 2020 09:49

To: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Subject: RE: Beam Park follow-up

[REDACTED]

Sorry, we can no longer do 0900 on 17 December.

[REDACTED]

[REDACTED] | [REDACTED] **South, East & London Market, Department for Transport**

4/14 | [REDACTED] | [REDACTED]

Working days [REDACTED]

From: [REDACTED] [REDACTED]

Sent: 03 December 2020 09:14

To: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Subject: Beam Park follow-up

Hi [REDACTED]

Hope it is okay to go through you for this? I have checked diaries our end and for w/c 14 December, can only offer the following:

Wednesday 16 December – 1000 – 1100hrs

Thursday 17 December - 0900 – 1000hrs

Thursday 17 December – 1400 – 1500hrs

Please let me know if any of these are convenient.

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] <[REDACTED]@networkrail.co.uk>; [REDACTED]
Subject: RE: Beam Park station
Date: 22 September 2020 10:04:00
Attachments: [Beam Park Station - Timeline to GRIP 6 - 21.09.20.xlsx](#)
[image001.png](#)

Hi [REDACTED]

Please now find the programme attached – this shows key steps to take us through to GRIP 6.

Kind Regards

[REDACTED] | Senior Development Manager | Housing & Land
GREATER LONDON AUTHORITY, 169 Union Street, London, SE1 0LL
T: 020 7983 [REDACTED] M: [REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 21 September 2020 17:23
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@c2crail.net>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tube.tfl.gov.uk>; [REDACTED] <[REDACTED]@networkrail.co.uk>; [REDACTED] <[REDACTED]@networkrail.co.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Beam Park station

Thanks [REDACTED]

[REDACTED]
[REDACTED] | [REDACTED] South, East & London Market, Department for Transport
4/14 | [REDACTED]
Working days [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 21 September 2020 17:03
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Cc: [REDACTED] <[REDACTED]@c2crail.net>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tube.tfl.gov.uk>; [REDACTED] <[REDACTED]@networkrail.co.uk>; [REDACTED] <[REDACTED]@networkrail.co.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Beam Park station

Hi [REDACTED]

My apologies for my late reply.

The business case is something we are hoping to discuss with you on Thursday. Jacobs last produced a detailed business case for the project in 2014 (attached for reference).

GLA has its own form of business case which was used to secure approval for internal funding for the project earlier this year, the non-confidential part of which can be found here:

<https://www.london.gov.uk/decisions/dd2452-beam-park-station>

We're keen to work with you to agree any further information required as part of the RNEP process.

For reference, I also attach:

- A short agenda for our meeting
- The draft scope for Mott MacDonald's review of financial and operational impacts of the station on the c2c franchise which I understand has been shared with you already
- Letter of Support – Network Rail, March 2019

We're also preparing a programme showing the key steps from now to entry of the station implementation agreement. We'll send this to you shortly.

Kind Regards

[REDACTED] | Senior Development Manager | Housing & Land
GREATER LONDON AUTHORITY, 169 Union Street, London, SE1 0LL

T: 020 7983 [REDACTED] M: [REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>

Sent: 15 September 2020 15:47

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@c2crail.net>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tube.tfl.gov.uk>; [REDACTED] <[REDACTED]@networkrail.co.uk>; [REDACTED] <[REDACTED]@networkrail.co.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>

Subject: RE: Beam Park station

[REDACTED]

Ahead of next week's meeting, are you able to share an up-to-date business case please?

[REDACTED]

[REDACTED] | [REDACTED] South, East & London Market, Department for Transport

4/14 | [REDACTED]

Working days [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 15 September 2020 09:50

To: [REDACTED] <[REDACTED]@dft.gov.uk>

Cc: [REDACTED] <[REDACTED]@c2crail.net>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tube.tfl.gov.uk>; [REDACTED] <[REDACTED]@networkrail.co.uk>; [REDACTED] <[REDACTED]@networkrail.co.uk>

Subject: RE: Beam Park station

Thanks [REDACTED]

Can we please go for 1pm on 24th. I'll send a Teams invite to everyone copied.

In the meeting, and in light of your letter, we would like a clear steer and detailed guidance on the steps GLA needs to take to assist your review of the timetable, the risk profile and viability of the scheme. We'd like clarity on the information you require from us to assist this process as well as agree the timescales for your review and any governance requirements.

We will share our programme for the station project ahead of the meeting and we'd like to discuss and agree how the DfT's review fits into this wider programme.

As noted, the timely delivery of the station is critical to unlocking the regeneration of this part of London. This regeneration will bring new homes and jobs, both critical for economic recovery. As such, we are keen to work closely with you to agree a streamlined and pragmatic approach to securing DfT's buy-in to the project.

I look forward to meeting again on 24th.

Kind Regards

[REDACTED] | Senior Development Manager | Housing & Land

GREATER LONDON AUTHORITY, 169 Union Street, London, SE1 0LL

T: 020 7983 [REDACTED] M: [REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>

Sent: 14 September 2020 15:10

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@c2crail.net>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tube.tfl.gov.uk>

Subject: RE: Beam Park station

Hi [REDACTED]

I do not have anything this week unfortunately, but can offer the following for next week:

Tuesday 22 September 1100 – 1200hrs

Wednesday 23 September 1400 – 1500hrs

Thursday 24 September 1300 – 1400hrs

Let me know if any of these work for you.

Thanks.

[REDACTED]

[REDACTED] | [REDACTED] South, East & London Market, Department for Transport

4/14 | [REDACTED] |

Working days [REDACTED]

From: [REDACTED] [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 14 September 2020 14:57

To: [REDACTED] [REDACTED] <[REDACTED]@dft.gov.uk>

Cc: [REDACTED] <[REDACTED]@c2crail.net>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED]
<[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED]
<[REDACTED]@dft.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@tfl.gov.uk>

Subject: RE: Beam Park station

Hi [REDACTED]

Thanks for your letter

Can you please let me have a few dates/times when you and your team will be available for a further virtual meeting. We are keen to meet as soon as we can to discuss next steps.

Kind Regards

[REDACTED] [REDACTED] | Senior Development Manager | Housing & Land

GREATER LONDON AUTHORITY, 169 Union Street, London, SE1 0LL

T: 020 7983 [REDACTED] M: [REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@dft.gov.uk>

Sent: 14 September 2020 13:54

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

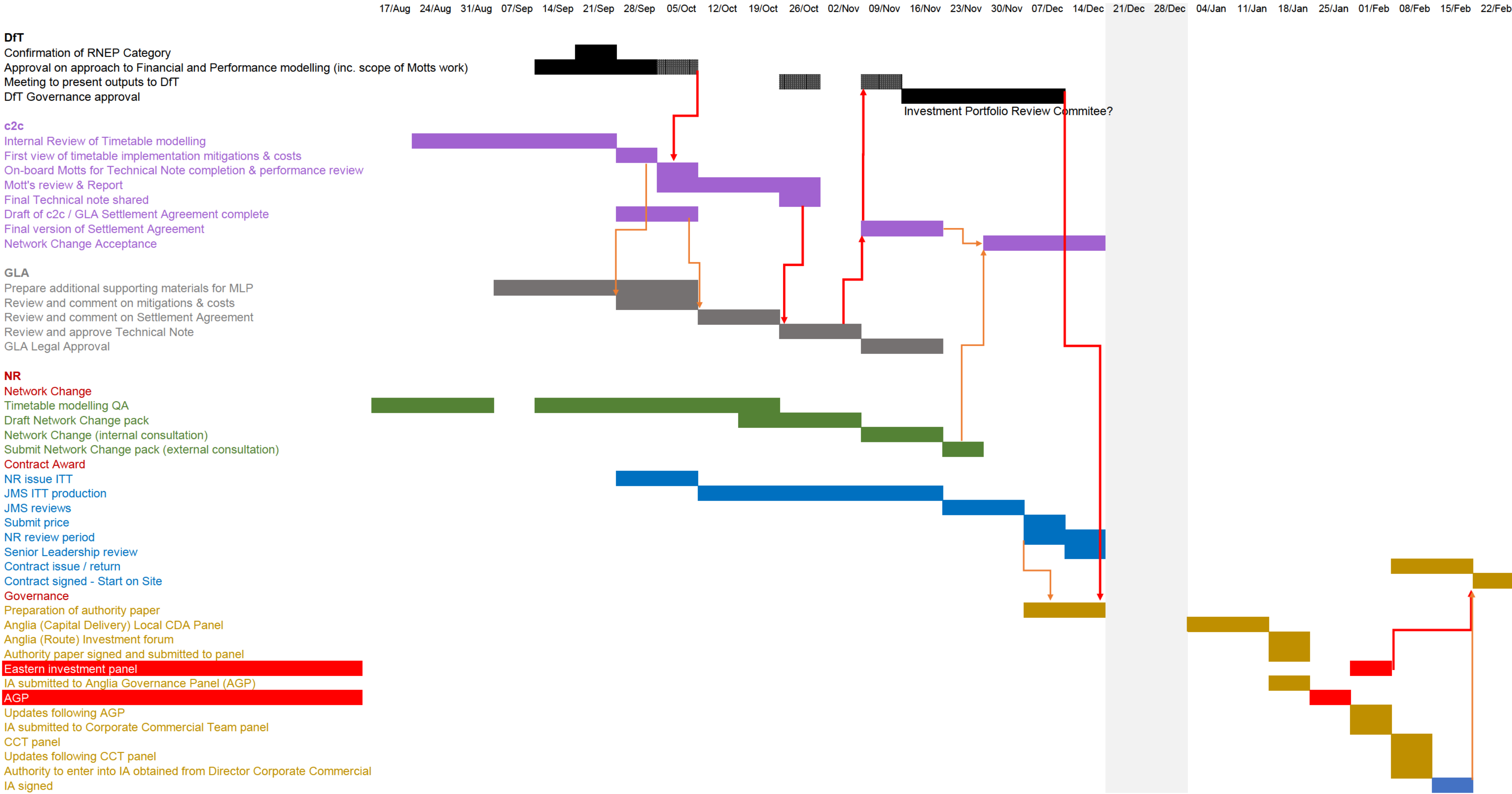
Cc: [REDACTED] <Steward@london.gov.uk>; [REDACTED] <[REDACTED]@c2crail.net>; [REDACTED]
<[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED]
<[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>

Subject: Beam Park station

Hi [REDACTED]

Response to your letter attached. Again, apologies for the delay in getting this to you.

[REDACTED]



Secretary of State for MHCLG and the Mayor of
London

Floor 12, One Stratford Place
Montfichet Road
London
E20 1EJ

21 March 2019

Dear Secretary of State for MHCLG and the Mayor of London,

Beam Park Station – Housing Infrastructure Fund for Forward Funding

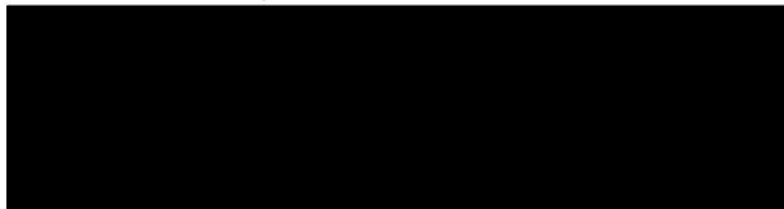
Network Rail is delighted to support the development of the Beam Park new station project and Greater London Authority's application to the Housing Infrastructure Fund for Forward Funding (HIF). We recognise the local and regional economic importance, helping bring much-needed homes and jobs to London Riverside, as well as improved transport links to this growing area.

Network Rail is committed to continue working closely with partners, Greater London Authority, Transport for London, Trenitalia c2c Limited and Countryside Properties (UK) Limited to develop and deliver the preferred option that meets the needs of passengers. We are using our planning and delivery (GRIP) process to assure that the new station meets the foreseen increase in demand occasioned by housing allocated in the local masterplan and likely successors in the future.

Presently, we are developing the outline design stage, including timetable modelling assessments, which will validate the likely cost and timetable for delivery. Support from the HIF would enable the project to commence the detailed design and construction phases. Should HIF be successful, this will significantly increase the likelihood for this project completing its remaining phases.

We believe that the Beam Park new station project demonstrates real value with measurable housing benefits. We look forward to a favourable announcement regarding this application to the HIF.

Yours sincerely



Director, Route Business Development & Sponsorship

CC



[Mott MacDonald Proposal - Regulation 12(5)(e)]

Beam Park Station Meeting

DfT/GLA/NR/c2c/

24/09/20, 13:00

Attendees:

██████ – c2c
██████████ – Network Rail
██████████ – Network Rail
██████████ – Network Rail
██████ ████████ – DfT
██████████ – DfT
██████████ – DfT
██████████ – DfT
██████████ – DfT
██████████ – DfT
██████ ████████ – GLA
██████ ████████ – TfL
██████ ████████ – GLA

Agenda

- Brief overview of project and progress to date
 - Strategic context
 - GRIP 4 and 5
 - Land agreements
 - Funding
 - Timetable modelling and impact assessment
- Interpretation of RNEP process and MLP guidance
- RNEP process and information requirements for this project
- Programme and approvals
- Next steps/actions
- Next meeting



Department
for Transport

Passenger Services
Rail Group
4th Floor
Great Minster House
33 Horseferry Road
London
SW1P 4DR

Tel: [REDACTED]
E-Mail: [REDACTED]@dft.gov.uk
Website: www.gov.uk/dft

Date: 14 September 2020

[REDACTED]
Senior Development Manager
Greater London Authority
City Hall
London SE1 2AA

Dear [REDACTED]

Beam Park Station

Thank you for your letter dated 24 July 2020 regarding Beam Park Station. I apologise for the delay in responding to you.

We agree that it would be good to meet to discuss the next steps of the development of the station scheme, however from our perspective and from the information we have at the moment, we would expect this scheme to be a category 2 Market Led Proposal.

The definition of the Market Led Proposals is given in the Government's guidance:

A Category 1 MLP is one which:

- Does not require public funding that is provided either directly or indirectly by central or local government such as government grants or public financing guarantees;
- Has no contractual requirements that involve government action such as changes to franchise agreements or usage guarantees;
- Involves no asset exclusivity requests, such as government guaranteed exclusivity for the scheme.

A Category 2 MLP is one in which one or more of the following is true:

- Public funding is provided either directly or indirectly by central or local government such as government grants or public financing guarantees;
- Contractual requirements involve government such as changes to franchise agreements or guarantees, such as usage guarantees; and
- Asset exclusivity is required, such as government guaranteed exclusivity for the scheme.

Source: Rail Market-Led Proposals Guidance, March 2018

While we can see that there is a considerable amount of potential third party funding for this scheme, it does appear to us that the scheme would have an impact on performance and capacity and therefore introduce additional indirect costs to the Government. We would also expect there to be contractual requirements, such as the need for a change to the franchise. This would require the Department, Network Rail and the TOC to take a system-wide view of the timetable, which would in turn require consideration of the risk profile and viability of the scheme. If the GLA do go ahead and build the station, we cannot guarantee that the Department would direct the franchisee to call at that station.

By way of background, when writing the guidance the Department anticipated that MLP category 1 schemes would be those schemes which were isolated from the main rail network. The example given in the guidance is of a scheme wholly within a port terminal. We would not ordinarily expect a proposal for a new station on a busy line to be a category 1 MLP scheme, because of the impact of that scheme on the rest of the rail network.

We would be happy to meet with you virtually to discuss the next steps.

Yours sincerely

A large black rectangular redaction box covering the signature area.Two small black rectangular redaction boxes covering contact information.

[REDACTED]

From: [REDACTED]
Sent: 30 July 2020 12:21
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Beam Park Station

Hi all,

Sorry to chase, I'm keen to arrange a follow up meeting to discuss next steps on Beam Park Station. Can you please send me you availability for a meeting next week and the week following that?

Thanks

Kind Regards

[REDACTED] | Senior Development Manager | Housing & Land
GREATERLONDONAUTHORITY, 169 Union Street, London, SE1 0LL
T: 020 7983 [REDACTED] M: [REDACTED]

From: [REDACTED]
Sent: 24 July 2020 12:12
To: [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]@tube.tfl.gov.uk
Subject: Beam Park Station

Good afternoon

Following our meeting earlier this month, please find attached a letter in relation to Beam Park station.

We are very keen to meet again to discuss next steps as soon as we can. Can you please suggest some dates/times for a follow up meeting.

Thanks

Kind Regards

[REDACTED] | Senior Development Manager | Housing & Land
GREATERLONDONAUTHORITY, 169 Union Street, London, SE1 0LL
T: 020 7983 [REDACTED] M: [REDACTED]

24 July 2020

[REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

Department for Transport

Dear Iain, [REDACTED] Simon,

Beam Park Station Market Led Proposal

It was good to meet you on 6th July. Thank you for your time and for sharing the Rail Market-Led Proposals guidance which we have now reviewed and commented on below.

Categorisation

From the guidance we have ascertained that the Beam Park Station project is a Category 1 MLP. Annex D of the guidance clarifies that Category 1 MLPs are wholly funded by alternative sources of funding. Alternative funding is defined as “funding that ultimately meets the cost of infrastructure derived from sources other than classic funding”. Classic funding is defined as “provided by central government grant or farebox revenue”.

Beam Park Station will be fully funded through alternative sources through a combination of:

- Third party investment – GLA’s developer partner at Beam Park (Countryside) is under contract to construct the station building and link bridge using its own funding;
- GLA’s own Land Fund investment – this is a commercial fund to support projects which boost affordable housing supply in London. The fund is repayable with interest and repayment will be met through the land receipts GLA secures from its development partner;
- GLA’s Housing Zones funding;
- TfL Growth Fund.

Final approval to secure the funding for the station was granted by the Mayor in March 2020 following full and careful consideration of the strategic benefits and financial implications. This includes approval to provide compensation to the TOC to mitigate any revenue or performance impacts which materialise as a result of introducing Beam Park Station into the network. Any compensation due to the TOC will be agreed through a settlement agreement in September 2020, following completion of timetable and revenue modelling. This given, the delivery and subsequent operation of the station will be at no cost to the TOC or DfT.

[REDACTED]

Strategic Importance

As set out in our meeting, Beam Park Station is of critical importance in driving regeneration and significantly boosting new housing supply in this part of east London.

Beam Park is a 29 hectare former industrial site in Dagenham, owned freehold by GLA Land and Property (GLAP). It is under a development agreement with Countryside who will deliver a minimum of 3,000 new homes, two new primary schools, a new central park and ancillary retail and leisure uses in partnership with London & Quadrant (L&Q), transforming the site from vacant ex-industrial land into a new community in the east of London.

Countryside secured planning consent in early 2019 and are now on site delivering the first phase of 640 homes. The development will be delivered through eight over-lapping phases up to 2030.

The planning consent includes a grampian condition whereby residential occupations are limited to phases 1, 2 and 3 until a new mainline train station at Beam Park is operational. In practice, this limits development to c1,290 homes until the station opens. The station must be operational by May 2022 to align with Countryside's phasing strategy and to maintain the pace of development on the site.

The new station will increase local Public Transport Accessibility Levels (PTAL) which unlocks potential to deliver additional density and additional homes on the site. The new station will also unlock potential for a further c2,200 homes on a number of neighbouring sites and will be a valuable amenity to local residents.

There is a strong strategic case for the new station; the station is critical to ensuring the timely delivery of the consented scheme at Beam Park, unlocking additional homes on the site and unlocking the development of neighbouring strategic sites in the area. The new station is identified as a key infrastructure component and development catalyst in the London Riverside Opportunity Area Planning Framework (September 2015) and it is at the heart of the Rainham and Beam Park Masterplan and Planning Framework (adopted by LB Havering as a material planning consideration in February 2016).

The importance of the station is reflected in the Mayor's commitment to fully fund the works and any agreed compensation for the TOC. The station is also referenced in the DfT's franchise agreement with the TOC, again underlining its importance and the shared intention to facilitate the project.

Progress to Date

Significant progress has already been made in planning for the station. As noted, a full funding package for the station was secured in March this year and will enable GLA to enter into the necessary implementation agreement with Network Rail later this year.

More recently, GLA has contracted with Network Rail to deliver GRIP 5 services. This stage will produce a detailed design for the trackside works as well as a final estimate for the construction works. Countryside will also commence construction of the station building this summer.

Timetable and revenue modelling are also close to completion and GLA's dedicated project manager remains in place to manage this process with Network Rail and the TOC. The Network Change process will commence in late summer.

The next critical work stream is to finalise the suite of land agreements between Network Rail, the TOC, GLA and Countryside to document the necessary land transfer arrangements and settlement agreement between GLA and the TOC.

All relevant stakeholders are fully engaged in the project and are working collaboratively to drive the project forward.

Next Steps

As a Category 1 MLP the guidance indicates that this project can move straight to the "Deploy" stage. We would welcome a further meeting with you to understand any further information the Department requires and the next steps in any approval process the project needs to follow.

We look forward to working with you on this exciting and important project.

Yours sincerely

A large black rectangular box redacting the signature of the sender.A small black rectangular box redacting the name of the sender.

Senior Development Manager
Greater London Authority

[REDACTED]

From: [REDACTED]
Sent: 01 December 2020 15:43
To: [REDACTED]@dft.gov.uk
Cc: [REDACTED]

Subject: Beam Park Station
Attachments: Beam Park Ltr to DfT.doc

Dear [REDACTED]

As you may be aware, the Greater London Authority is seeking to deliver a new mainline train station at Beam Park to support the housing-led regeneration of this strategic site and catalyse housing growth in this wider corridor of East London.

In light of recent and forthcoming changes to rail franchise arrangements, we believe there is an opportunity to work closely with you and your team to incorporate this important project into future arrangements for this route.

Please find attached a letter for your attention with further details.

My colleagues and I are keen to meet you at your earliest convenience to discuss this further.

Kind regards

[REDACTED]

[REDACTED]
Head of Development | Strategic Projects and Property

GREATERLONDONAUTHORITY
169 Union Street, London, SE1 0LL

[REDACTED]
www.london.gov.uk

1 December 2020

██████████
Passenger Services Rail Markets Director
Department for Transport

Dear ██████████

Beam Park Station

I write to update you on the great progress made to date in delivering a new train station at Beam Park, Havering, and to request a meeting at your earliest convenience to discuss the new station and how this fits with future arrangements for existing rail franchises.

As you will be aware, GLA has been working closely and effectively with stakeholders over the last 3 years to progress plans for a new mainline train station at Beam Park on the Southend to Fenchurch Street line which is currently being operated by c2c.

The new station will serve residents in a new housing development at Beam Park as well as existing residents in the Dagenham area. Beam Park is a 29ha development site owned freehold by the GLA. Countryside, GLA's development partner for the site, has secured planning permission for 3,000 new homes, 2 new primary schools, ancillary retail and community facilities and a 3 hectare central park to serve the wider community.

Phases 1 and 2 are under construction and the construction and management of the scheme will generate significant numbers of new jobs; vital in supporting the post Covid-19 economic recovery.

The new station is a requirement of the planning consent and will unlock potential for a further c2,200 homes on a number of neighbouring sites, generating more jobs and further catalysing the regeneration of this corridor of East London.

GLA has secured a full funding package to deliver the station, securing Mayoral approval for the investment earlier this year. GLA has since contracted with Network Rail to deliver GRIP 5 services and work on this stage is well underway. This will produce a detailed design for the trackside works as well as a final estimate for the construction works.

GLA is also engaged in discussions with colleagues in DfT regarding the RNEP and governance processes required to secure the department's endorsement of the new station. To support this, Mott MacDonald has been appointed by c2c to independently review the financial and performance impacts of introducing the new station on to the network on behalf of the project team and DfT.

Based on modelling work already completed under GRIP 5, we believe these impacts will be minimal. As we have previously confirmed to your colleagues, GLA has secured Mayoral approval to compensate for net operating costs until the station becomes profitable, subject to agreeing parameters.

Direct Award arrangements

We now understand that because of the ongoing Covid-19 pandemic, changes have been, and will be made to existing franchise arrangements. We understand that since March 2020, TOCs (including c2c) are under emergency measures under which DfT is responsible for all cost and revenue risk associated with operating rail services.

We are also aware that discussions are ongoing regarding plans to bring current franchise agreements to a close and establish new Direct Award arrangements with TOCs. We understand from the Prior Information Notices recently published that the new Direct Award arrangements for c2c's franchise are anticipated to come into force from April 2021.

We are keen to understand the nature of this new model and discuss with you how Beam Park Station will be included in this agreement. In particular:

- The GLA and its partners are working hard to bring the station into operation from mid 2022. We would like to work with you to ensure the new agreement includes provisions for stopping services at Beam Park;
- We are aware that there are obligations imposed on c2c in connection with Beam Park under the current franchise agreement. Can the DfT confirm that equivalent obligations will be included in any Direct Award (as a minimum)? In addition, we would like to see, for example, an obligation to deliver an updated Train Service Requirement to include services to the new Beam Park station, once operational.
- Will the anticipated revenue and costs be modelled as part of the new Direct Award agreement and if so, how will Beam Park Station be included in this modelling?
- As noted, GLA has secured a funding package which includes potential compensation for operating losses, should they occur in the first years of operation and we are keen to work with you to agree how arrangements will be dealt with.

We believe that the move to Direct Award arrangements offers a unique opportunity for two public sector organisations to work closely together to deliver a new piece of transport infrastructure which will unlock and catalyse vital housing and employment growth in this corridor of East London.

The GLA is of course keen to ensure that the Beam Park station can progress to completion and operation as planned, regardless of the upcoming changes to franchise arrangements or any other circumstances in which the operation of the train line might transfer away from c2c. To that end, we would like to request that the Station Transfer Agreement which c2c will be entering into with the GLA (and other parties, including Network Rail) in the near future is designated as a Primary Franchise Asset (with a commitment not to de-designate it prior to the end of c2c's current franchise agreement) to ensure a smooth transfer to any successor operator.

GLA officers are available to discuss this at your earliest convenience and are ready to work with you quickly and effectively.

I have also copied this letter to Darren Shirley, Director of the DfT's Acceleration Unit, given the significant growth unlocked by this important strategic project. I know Darren is already in touch with Tim Steer, the GLA's lead for Transport and Infrastructure, and it would be good if GLA and TfL colleagues could brief Darren and his team on this project in due course, as well as on the GLA and TfL's significant pipeline of growth enabling transport schemes.

Yours sincerely

[REDACTED]

**Head of Development
Strategic Projects and Property
Greater London Authority**

Copied to:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 18 June 2020 18:13
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Beam Park: Station adoption process

Hi [REDACTED]

The GLA team can do:

Monday 6 July – 1100 – 1200
Wed 8 July - 1300 – 1400

Looking forward to meeting you.
Thanks

Kind Regards

[REDACTED] [REDACTED] | Senior Development Manager | Housing & Land
GREATERLONDONAUTHORITY, 169 Union Street, London, SE1 0LL
T: 020 7983 [REDACTED] M: [REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 18 June 2020 15:09
To: [REDACTED] <[REDACTED]@c2crail.net>
Cc: [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@networkrail.co.uk>
Subject: RE: Beam Park: Station adoption process

Hi [REDACTED]

We have:

Monday 6 July – 1100 – 1200
Wed 8 July - 1300 – 1400
Thur 9 July - 1300 – 1400

Rachael's remit has passed to [REDACTED] and I will also be joined by [REDACTED] from our Stations team. Please let me know if any of these dates suit, otherwise I will look at the following week.

[REDACTED]

[REDACTED] South, East & London Market, Department for Transport
4/14 | [REDACTED]
Working days [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@c2crail.net]
Sent: 18 June 2020 08:59
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Cc: [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@networkrail.co.uk>
Subject: Re: Beam Park: Station adoption process

Thanks [REDACTED] Forgot to ask but will the meeting also include [REDACTED] [REDACTED]
Best,
[REDACTED]

[REDACTED]
Asset and Property Director
Trenitalia c2c Ltd, 2nd Floor, Cutlers Court, 115 Houndsditch, London EC3A 7BR

M: [REDACTED]
W: www.c2c-online.co.uk



On Thu, 18 Jun 2020 at 07:50, [REDACTED] <[REDACTED]@dft.gov.uk> wrote:

Hi [REDACTED]

That should not be a problem. Let me talk to colleagues to agree who I need to include on the call.

[REDACTED]

[REDACTED] South, East & London Market, Department for Transport
4/14 [REDACTED]
Working days Monday and Tuesday only

From: [REDACTED] [mailto:[REDACTED]@c2craill.net]

Sent: 17 June 2020 19:25

To: [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>

Cc: [REDACTED]@london.gov.uk; [REDACTED] <[REDACTED]@networkrail.co.uk>

Subject: Beam Park: Station adoption process

Hi [REDACTED] and [REDACTED]

Hope you are both well.

I write on behalf of the Beam Park Steering Committee who would like to arrange a meeting with the DfT in either Wc 6th July or Wc13th July to establish the process and legal approvals needed to bring Beam Park onto the National Station Network.

Thanks in advance.

Kind regards,



Asset and Property Director

Trenitalia c2c Ltd, 2nd Floor, Cutlers Court, 115 Houndsditch, London EC3A 7BR

M: 

W: www.c2c-online.co.uk

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Beam Park Station Business Case
Date: 17 June 2019 17:08:00

[REDACTED]
Happy to come to you – can you send over address details? Would 10-11am be ok?
I'll also invite our Beam Park station project manager [REDACTED] who is on secondment from TfL.
I'll pull together a list of discussion points and send through tomorrow morning but I think points will include:

- strategic case for the station
- station delivery progress
- partnership working
- necessary DfT approvals/signoffs
- discussing the franchise agreement

Thanks

[REDACTED]
[REDACTED]
Head of Development | Strategic Projects and Property
GREATERLONDONAUTHORITY
169 Union Street, London, SE1 0LL
020 7983 [REDACTED]
[REDACTED]
www.london.gov.uk

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 14 June 2019 11:35
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Beam Park Station Business Case

That's fine – are you happy to come here?

Can you tell me a little more about what you would like to discuss? I am not an analyst myself so if it is mainly based around WEBTAG work I may need to see if someone else is available.

Regards

[REDACTED]
[REDACTED] | Head of London Policy, Regions Cities and Devolution, Department for Transport
2/17 | [REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 14 June 2019 10:50
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Beam Park Station Business Case

[REDACTED]
Can we go for the morning of 20th? This works for both [REDACTED] and I.
Many thanks

[REDACTED]
[REDACTED]
Head of Development | Strategic Projects and Property
GREATERLONDONAUTHORITY
169 Union Street, London, SE1 0LL
020 7983 [REDACTED]
[REDACTED]
www.london.gov.uk

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 13 June 2019 17:33
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Beam Park Station Business Case

[REDACTED]
Wednesday 26th is looking very free – or possibly Thursday 20th?
Regards

[REDACTED]
[REDACTED] | Head of London Policy, Regions Cities and Devolution, Department for Transport
2/17 | [REDACTED] |

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 13 June 2019 17:11

To: [REDACTED] <[REDACTED]@dft.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Beam Park Station Business Case

[REDACTED]
Thanks for coming back

I would very much like to arrange a meeting. Could you provide some dates and times at your earliest convenience and I will ask colleagues here to review their diaries accordingly. I'll circulate an agenda in advance so that the items we would like to discuss are made clear.

Thanks

[REDACTED]
[REDACTED]
Head of Development | Strategic Projects and Property
GREATERLONDONAUTHORITY
169 Union Street, London, SE1 0LL
020 7983 [REDACTED]

www.london.gov.uk

From: [REDACTED] <[REDACTED]@dft.gov.uk>

Sent: 13 June 2019 15:47

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Beam Park Station Business Case

[REDACTED]
Do you still want to have this meeting – it should be OK to set up now.

Regards

[REDACTED]
[REDACTED] | Head of London Policy, Regions Cities and Devolution, Department for Transport
2/17 | [REDACTED] |

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 23 May 2019 13:11

To: [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>

Cc: [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tube.tfl.gov.uk>; Simon Powell <[REDACTED]>

Subject: RE: Beam Park Station Business Case

Importance: High

[REDACTED]
Thanks for your email.

Whilst I understand the sensitivity around the HIF bids, I would ask if there is a discussion we can have around DfT approval processes. Network Rail and C2C have indicated that as part of progressing the station delivery work (the project is at GRIP4), it is important that DfT confirm that Beam Park station has its in principle approval to proceed. Clearly the current franchise agreement references delivery of the station and the fact that C2C are obliged to cooperate but I would like to understand whether additional DfT sign offs are necessary.

The HIF bid, should it be successful, represents a proportion of the funding package that GLA is pulling together to facilitate the delivery of this key piece of strategic infrastructure. Housing Zone and TfL Growth funding have been committed. There are several key strategic housing development and regeneration projects that are reliant on Beam Park station, including Beam Park itself; Clarion's adjacent housing site, Notting Hill's A1306 regeneration sites, the former Ford Stamping plant and both Barking and Dagenham and Havering Housing Zones. Cumulatively these sites are forecast to provide well over 10,000 homes in the local area. My concern is that the HIF bid assessment process may not commence until the Autumn on current programme. If we have to wait until this process is concluded before DfT is able to engage, there will be delays

to the Grip 4 process and a consequent delay in the delivery of housing on the sites mentioned above. Would we be able to arrange a high level meeting to discuss the issues, with an agenda to be agreed with DfT?
I look forward to hearing from you.

Many thanks

[REDACTED]
[REDACTED]
Head of Development | Strategic Projects and Property
GREATERLONDONAUTHORITY
169 Union Street, London, SE1 0LL
020 7983 [REDACTED]
[REDACTED]
www.london.gov.uk

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 22 May 2019 11:33
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>
Cc: [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Beam Park Station Business Case

[REDACTED]
As the development of Beam Park Station is part of a bid to the Housing Infrastructure Fund, we won't be able to meet directly until that bid has gone through an assessment process, led by MHCLG. Apologies for the delay in responding to you but we have to ensure that all the HIF applications are treated in the same way.

Regards

[REDACTED]
[REDACTED] | Head of London Policy, Regions Cities and Devolution, Department for Transport
2/17 | [REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 22 May 2019 11:25
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Cc: [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Beam Park Station Business Case

Hi all,

Sorry to chase you again but we'd very much like to meet you in the next couple of weeks.

Can you please provide a few date/time options?

Thank you

Kind Regards

[REDACTED] | Senior Development Manager | Housing & Land
GREATERLONDONAUTHORITY, 169 Union Street, London, SE1 0LL
T: 020 7983 [REDACTED] M: [REDACTED]

From: [REDACTED]
Sent: 15 May 2019 14:46
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Cc: [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Beam Park Station Business Case

Hi [REDACTED]

Sorry to chase, can you please confirm if one of the dates below works for you?

Thank you

Kind Regards

[REDACTED] | Senior Development Manager | Housing & Land
GREATERLONDONAUTHORITY, 169 Union Street, London, SE1 0LL
T: 020 7983 [REDACTED] M: [REDACTED]

From: [REDACTED]
Sent: 10 May 2019 11:54
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Cc: [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Beam Park Station Business Case

Thank you very much [REDACTED] and hi [REDACTED] and [REDACTED]
Please let me know if any of these dates work for you:

- 29 May before 3pm
- 3 June
- 4 June before noon

Kind Regards

[REDACTED] [REDACTED] | Senior Development Manager | Housing & Land
GREATER LONDON AUTHORITY, 169 Union Street, London, SE1 0LL
T: 020 7983 [REDACTED] M: [REDACTED]

From: [REDACTED] <[REDACTED]@dft.gov.uk>
Sent: 10 May 2019 06:44
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: RE: Beam Park Station Business Case

Hi [REDACTED]
Apologies for spelling your name incorrectly on the email below.
Best wishes

[REDACTED]
[REDACTED] | [REDACTED] South, East & London Market, Department for Transport
4/16 GMH | [REDACTED]

From: [REDACTED]
Sent: 09 May 2019 18:31
To: [REDACTED]@london.gov.uk
Cc: [REDACTED] [REDACTED] <[REDACTED]@dft.gov.uk>; [REDACTED] <[REDACTED]@dft.gov.uk>
Subject: FW: Beam Park Station Business Case

Dear [REDACTED],
Thanks for your email. My colleagues, [REDACTED] and [REDACTED] copied in on this email, are best placed to help you with this.
Could I suggest though that you come back with some alternative dates for meetings with much more notice please.

Best wishes

[REDACTED]
From: [REDACTED] [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 09 May 2019 11:07
To: [REDACTED] <[REDACTED]@dft.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tube.tfl.gov.uk>
Subject: Beam Park Station Business Case

Dear [REDACTED]
I sit within the GLA's housing and land team and am project manager for Beam Park. GLA's developer partner, Countryside, have planning consent to deliver 3,000 new homes on this former Ford site and have just started on site with phase 1. As you might be aware, the planning consent includes a Grampian condition which limits occupation of the new homes to c1200 until a new mainline station is delivered and operational to serve the site and its new residents.

As such, the timely delivery of the new station is critical. GLA has been working closely with Network Rail, c2c and TfL to progress this. We are now at GRIP 4 stage and quickly approaching network change submission. As part of this process, we plan to refresh the business case for the station and we believe DfT will have a role in reviewing and approving the business case.

We would like to have a short scoping meeting with you to understand what needs to be included in the business case. We would be happy to meet you wherever is most convenient for you. Can you please let me know if either of these dates work for you:

- This Friday afternoon
- 13th after 3pm

Thank you
Kind Regards

[REDACTED] [REDACTED] | Senior Development Manager | Housing & Land



Department for Transport

[REDACTED]
Senior Development Manager
Housing & Land
Greater London Authority
169 Union Street
London
SE1 0LL

Dear [REDACTED]

Beam Park Station proposal – business case

Thank you for meeting us on 19 December 2017 to discuss the proposed station at Beam Park and for sharing a copy of the original Jacobs business case with us following that. We recognise that the proposed station is an important element of plans for the redevelopment of the Beam Park area.

As far as we are aware, this is the first time the business case has been shared with the Department. Had this been shared with us at an earlier stage in its development, we would have had the opportunity to discuss with you how the advice available to promoters of new stations might raise particular issues that need to be considered in plans for Beam Park. Following our meeting you were intending to rework the business case to take into consideration the issues we identified. To support you in your work we would like to point you towards the following guidance in case you are not already aware of it:

- **Network Rail's 'Investing in Stations'** (<https://www.networkrail.co.uk/industry-commercial-partners/third-party-investors/>)
- **Campaign for Better Transport's 'Expanding the Railway'**
- **Association of Transport Coordinating Officers' 'Rail Guide'**

From an initial review of the business case as it stands, it appears to us that the value for money case is very poor. Our concerns, some of which were discussed when we met, are as follows:

- There is minimal new rail usage as a result of the development;

[REDACTED]
Department for Transport
Great Minster House
33 Horseferry Road
London
SW1P 4DR

Web Site: www.dft.gov.uk

8 March 2018

- Beam Park station is forecast to be heavily abstractive from Rainham, which would see a 40% reduction in usage;
- Jacobs' statement that 'the resulting analysis of monetised costs and benefits show a benefit/cost ratio (BCR) of 0.92 which indicates poor vfm on transport-economic grounds;
- Operational costs have been given minimal consideration and the need for additional rolling stock is not acknowledged, as we discussed. C2c advise that an additional train in service is likely to be required;
- No account has been taken of the performance implications of placing a new station between two stations which are already closely spaced, and so where trains would be unable to accelerate up to line speed. This would result in a notably longer journey time for the whole three-station section;
- We believe the revenue has been overstated (lower background growth than 2015) and the operating costs understated.

Based on the current business case, it unfortunately therefore appears that the provision of this station would have a detrimental effect on this section of the rail network. As such it is difficult to see how the Department could support it.

We would of course be happy to consider any revised business case once you have had the opportunity to develop it further.

Yours sincerely,

