

Jacob Gemma

From: Lewis Gareth (Op Property)
Sent: 11 June 2019 17:45
To: NEVYAN MARKOV
Cc: Richard Morris; Williams Tim; Oliver Harman
Subject: RE: Tramlink - Track Renewal at Harrington Road

Nevyan

Thank you.

I shall now submit a paper for approval to proceed. As and when this is to hand, I shall instruct our solicitor to draw up a licence for forwarding to your solicitor.

Regards,

Gareth

Gareth Lewis [REDACTED] | Operational Property Manager | Operational Property | Estates Management

[REDACTED] auto [REDACTED] | Mobile: [REDACTED]
5th Floor, South Wing, 55 Broadway, London, SW1H 0BD | Email: [REDACTED] [tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)



From: NEVYAN MARKOV
Sent: 10 June 2019 12:46
To: Lewis Gareth (Op Property)
Cc: Richard Morris ; Williams Tim ; Oliver Harman
Subject: Re: Tramlink - Track Renewal at Harrington Road

Hi Lewis,

I can agree on the proposed with two more extra months over and above the 12 months for the initial licence.

Should you need the extra time to cover unforeseen events and force major.

If you send over the draft of the license to Oliver Harman from Jury O'Shea (cc) so he can review we revert with a comment.

Oliver, could you advise on your fees for the above matters ?

Kind regards,

Nevyan Markov for and on behalf of MARKOV'S Signature Limited

On 10 Jun 2019, at 12:20, Lewis Gareth (Op Property) <[REDACTED]@tfl.gov.uk> wrote:

Nevyan

Subject to contract and formal approval.

Thank you for coming back to me. The contents of your e-mail have been discussed with the project team and I would comment as follows:

- The licence fee of [REDACTED] for a period of occupation of 12 months can be recommended for formal approval. The project team would require the option of a small extension period. It is not envisaged that this will be required but will cover unforeseen difficulties. Any extension would be subject to a further fee of [REDACTED] per month.
- Tramtrack Croydon Limited will reimburse the owner's reasonable and proper legal costs incurred in progressing and completing the licence.
- Tramtrack Croydon Limited's contractor will be required to have public liability insurance in respect of the occupation of the subject area.
- I am not sure why such a notice period is necessary. Our access and egress to and from the site would be from the bottom of Harrington Road, as indicated on the plan. Any work you wish to do to your other land will presumably be done from Love Lane. Further, we require to be on site on 1st July and would therefore wish the licence to commence on 1st July 2019.
- The contractor will provide appropriate surveillance for the work site. It will be his responsibility to protect the materials and equipment on the site.

If the above is agreed, I will need to submit a paper for formal approval and once this is approved, solicitors can then be instructed. Please advise if you would require our solicitors to prepare the draft licence.

Regards,

Gareth

Gareth Lewis [REDACTED] | Operational Property Manager | Operational Property | Estates Management
[REDACTED] (auto [REDACTED] | Mobile: [REDACTED]
5th Floor, South Wing, 55 Broadway, London, SW1H 0BD | Email: [REDACTED] [tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)

From: NEVYAN MARKOV <[REDACTED]>
Sent: 03 June 2019 13:29
To: Lewis Gareth (Op Property) <[REDACTED]@tfl.gov.uk>
Cc: Richard Morris <[REDACTED]> Williams Tim <[REDACTED]@tfl.gov.uk>
Subject: Re: Tramlink - Track Renewal at Harrington Road

Gareth,

Thank you for the revised offer. We had an extensive discussion with Richard, and we can only accept the following terms:

- Licence to use the marked blue land for 12 months, which is an extended long stop date for the price of [REDACTED] the licence price to be paid in advance on completion of the legal contract.
- All legal cost to be covered by TFL;
- We require that TFL will acquire insurance policy for the duration of the licence which is adequate to cover any liabilities which may arise from claims against the landlord due to TFL using the land for the term of the licence.
- We need three weeks' notice of TFL commencing works on site so we can erect a permeant fence to the public pathway.
- TLF to provide adequate site surveillance for the duration of the licence.

I should be grateful if you would confirm whether or not you wish to proceed on this basis.

Kind regards,

NEVYAN MARKOV DIRECTOR
MARKOV'S SIGNATURE LIMITED

M: [REDACTED]
P: [REDACTED]
F: [REDACTED]
E: [REDACTED]
12 Poplar View,
East Line Business Park,
Wembley,
London,
HA9 7RD,
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On 24/05/2019, 15:49, "Lewis Gareth (Op Property)" <[REDACTED]@tfl.gov.uk> wrote:

Nevyan, Richard

Subject to contract and formal approval

I have discussed your e-mail with our Project Manager. We are not able to fund items of work that are unrelated to our transport undertaking. Expenditure has to be justified in the context of the transport undertaking and as such, we are able to pay appropriate fees for the occupation of land in connection with carrying out works to the network. I am therefore instructed to offer a sum of [REDACTED] as consideration for the occupation of the blue land for a period of twelve months. If required, this sum could be paid in total at the beginning of the period of occupation. We would, in addition, still be responsible for your reasonable and proper legal fees in completing a licence agreement to cover this but occupation would need to start not later than 1st July 2019.

I should be grateful if you would confirm whether or not you wish to proceed on this basis so that the necessary approvals and instructions can be progressed.

Thank you,

Gareth

Gareth Lewis [REDACTED] | Operational Property Manager | Operational Property |
Estates Management
[REDACTED] (auto [REDACTED] | Mobile: [REDACTED]
5th Floor, South Wing, 55 Broadway, London, SW1H 0BD | Email: [REDACTED]@tfl.gov.uk

-----Original Message-----

From: NEVYAN MARKOV <[REDACTED]>
Sent: 22 May 2019 17:33
To: Lewis Gareth (Op Property) <[REDACTED]@tfl.gov.uk>

Cc: Richard Morris <[REDACTED]> Williams Tim <[REDACTED]> [tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)>
Subject: Re: Tramlink - Track Renewal at Harrington Road

Gareth,

We had a discussion, and we could accept all points except the point on the fence.
If you are not prepared to do the works then we would like to have the sum of money to cover the cost of installation, if this is accepted in principle, I'll advise on the price, this also means that you don't have to do inside fence for your security.
Please advice.
Kind regards,

Nevyan Markov for and on behalf of MARKOV'S Signature Limited

> On 22 May 2019, at 09:48, Lewis Gareth (Op Property) <[REDACTED]> [tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)> wrote:
>
> Nevyan, Richard
>
> Further to the below, the Project Team has confirmed that the materials relating to the work we are undertaking are ready to be delivered. We therefore need to commit to a storage/work site location in the near future and would be pleased to commence occupation of the blue land as soon as possible, paying for the extra period of storage in addition to the 9 months required to do the work.
>
> Would you please let me know if this is of interest as the Project Team will have to commit to storage space elsewhere if you do not wish to proceed.
>
> Happy to discuss, thanks,
>
> Gareth
>
> Gareth Lewis [REDACTED] | Operational Property Manager |
> Operational Property | Estates Management
> [REDACTED] (auto [REDACTED]) | Mobile: [REDACTED] 5th Floor, South
> Wing, 55 Broadway, London, SW1H 0BD | Email: [REDACTED] [tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)
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>
> -----Original Message-----
> From: Lewis Gareth (Op Property)
> Sent: 08 May 2019 17:15
> To: NEVYAN MARKOV <[REDACTED]>
> Cc: Richard Morris <[REDACTED]> Williams Tim
> <[REDACTED]> [tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)>
> Subject: RE: Tramlink - Track Renewal at Harrington Road
>
> Subject to contract and without prejudice
>
> Nevyan
>
> Thank you for getting back to me. I have discussed your e-mail with the Project Team and would comment on the points you raise as follows:
>
> 1. There would be legal issues with TfL installing structures on boundaries of land where we have no legal interest. We are therefore unable to agree to this proposal.
>
> 2. You will appreciate that as a public body, TfL's expenditure needs to be accounted for and justified. I have no details relating to the timing, extent of area, nature of use, etc.,

regarding the use of land you refer to and there will almost certainly no longer be a budget in respect of whatever the works in question related to. Never-the-less, if it is possible to reach agreement on the proposed use of the "blue land", I am instructed to offer [REDACTED] for this item in order to complete an agreement.

>

> 3.The Project Team have confirmed that they require a period of 9 months certain and are prepared to agree a licence fee of [REDACTED] per month on this basis.

>

> 4. Agreed, subject to the legal fees relating to the production and completion of a legal agreement on terms agreed and are proper and reasonable.

>

> I look forward to hearing from you.

>

> Regards,

>

> Gareth

>

> Gareth Lewis [REDACTED] | Operational Property Manager |

> Operational Property | Estates Management

> [REDACTED] (auto [REDACTED] | Mobile: [REDACTED] 5th Floor, South

> Wing, 55 Broadway, London, SW1H 0BD | Email: [REDACTED] [tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)

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>

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> -----Original Message-----

> From: NEVYAN MARKOV <[REDACTED]>

> Sent: 02 May 2019 11:44

> To: Lewis Gareth (Op Property) <[REDACTED]@tfl.gov.uk>

> Cc: Richard Morris <[REDACTED]> Williams Tim

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

> Subject: Re: Tramlink - Track Renewal at Harrington Road

>

> Hi,

>

> We have considered the proposal and in return I would like to propose the following for your consideration :

>

> 1. We would like you to install permanent continues fence along the public pathway at your cost.

> 2. Mr. Morris to be compensated for the historical unauthorised used of the land by TFL for the sum of [REDACTED]

> 3. We can issue licence to TFL to use the land for 6 months with further extension of 3 months at rate of [REDACTED] per week.

> 4. All legal cost in association with the above to be covered by TFL.

>

> I look forward to hearing from you.

>

>

> Kind regards,

>

> Nevyan Markov for and on behalf of MARKOV'S Signature Limited

>

>> On 2 May 2019, at 10:03, Lewis Gareth (Op Property) <[REDACTED]@tfl.gov.uk> wrote:

>>

>> Richard, Nevyan

>>

>> It would be good to know if our proposal is of interest or not in order that appropriate arrangements can be made.

>>

>> Could you update me with an e-mail or phone call. We would be very happy to come and meet again in order to progress matters.

>>

>> Regards,

>>

>> Gareth

>>

>> Gareth Lewis [REDACTED] | Operational Property Manager I

>> Operational Property | Estates Management

>> [REDACTED] (auto [REDACTED] | Mobile: [REDACTED] 5th Floor, South

>> Wing, 55 Broadway, London, SW1H 0BD | Email:

>> [REDACTED] [tfl.gov.uk<mailto:\[REDACTED\]@tfl.gov.uk>](mailto:[REDACTED]@tfl.gov.uk)

>> [\[cid:image003.jpg@01D4DD80.5B254AB0\]](#)

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>>

>> From: Lewis Gareth (Op Property)

>> Sent: 11 April 2019 12:49

>> To: Richard Morris <[REDACTED]> NEVYAN MARKOV

>>

>> Cc: Williams Tim <[REDACTED]@tfl.gov.uk>

>> Subject: Tramlink - Track Renewal at Harrington Road

>>

>> Richard, Nevyan

>>

>> I refer to our meeting on site on 21st March.

>>

>> You kindly agreed to review our request to occupy part of your land with your consultants in order to see if we could reach an agreement before you progress other plans for the land. Are you able to advise whether we will be able to progress an agreement?

>>

>> I attach a plan showing how the site would be accessed by Tramlink and the extent of area we would be interested in using. We may be able to bring forward the likely commencement of occupation to July of this year and would still require a duration of 9 months.

>>

>> If we are able to progress, I would be happy to come and meet again in order to discuss further.

>>

>> I look forward to hearing from you.

>>

>> Regards,

>>

>> Gareth

>>

>> Gareth Lewis [REDACTED] | Operational Property Manager I

>> Operational Property | Estates Management

>> [REDACTED] (auto [REDACTED] | Mobile: [REDACTED] 5th Floor, South

>> Wing, 55 Broadway, London, SW1H 0BD | Email:

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>> [\[cid:image003.jpg@01D4DD80.5B254AB0\]](#)

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