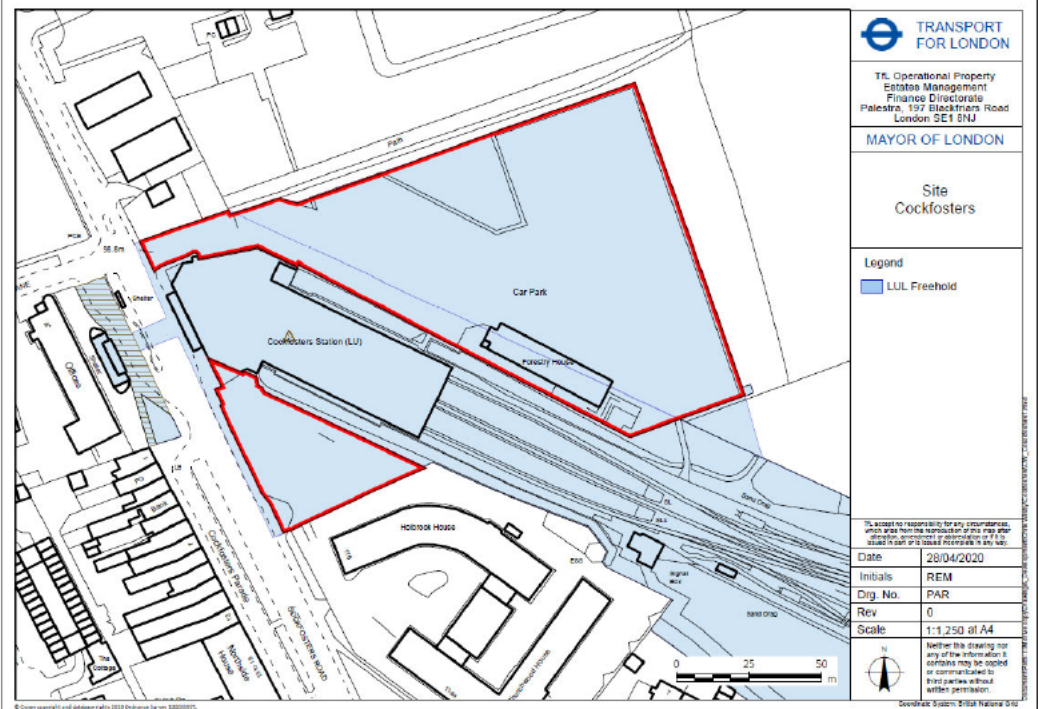


Asset Name	Cockfosters Station and Car Park	Date	29/4/2020
Information about proposed disposal	<p>This is a re-consultation of a Mayors Opinion carried out and approved in October 2019</p> <p>This updated Mayors Opinion now includes a small parcel of land at the entrance to the site that was not included with the previous red line.</p> <p>Land to be leased to enable a residential led redevelopment of the NCP car park to the north of the station and redevelopment of the small car park to the south of the station on Cockfosters Road. The proposal will provide new mixed tenure housing (c 350 homes) in line with the Mayors commitment to provide housing. In March 2019, TfL and Grainger plc formed a long-term joint venture partnership under the name 'Connected Living London' (CLL) which aims to deliver thousands of good quality, professionally managed homes for rent across London. The JV aims to deliver homes at pace, boosting the number of new homes available in the capital whilst generating ongoing revenue for TfL to reinvest into the transport network.</p> <p>The new development will take account of existing and future operational needs. This will include the re-provision of the Train Crew Accommodation and associated staff parking. On-going protection of assets, infrastructure and operations will be safeguarded by specific contractual clauses within the legal documents. It is anticipated that the construction of the site will commence in 2021. Discussions have been held with LUL, TfL Surface and PCO as part of this and the commitments made remain valid.</p> <p>In demising the additional piece of land as part of the lease to CLL, TfL Property Development will ensure that LUL have all the relevant rights and reservations across this area embedded within the lease – to ensure that operational access will not be impeded in any way.</p>		
	Property Name & Address	TfL Asset Owner	LUL
	Unique Ref (PAR)	CD Team	Property Development
	Borough	CD Sponsor	Ben Tate
	Zone (TfL)	Project Manager	Lee Campbell
	Site Area	TfL Legal Contact	Katie Sullivan
Details of disposal	The land will be offered to TfL's Build to Rent Joint Venture partner Grainger PLC on a long leasehold basis. TfL will retain the freehold.		

PAR plan



## Author of the request



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Lee Campbell, Senior Property Development Manager  
Commercial Development

29/4/20  
Date



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Ben Tate, Head of Property Development  
Commercial Development

29/4/20  
Date

## Authority Approval Signatures Sheet – Surface Transport

Site name:

## 1.2 Consultee

Surface Transport confirms that we do not have any operational need or other requirements for, or existing operational interest in the asset(s).

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Surface Transport

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Date

## Authority Approval Signatures Sheet – London Underground

Site name:

## 1.2 Consultee

London Underground confirms that we do not have any operational need or other requirements for, or existing operational interest in the asset(s).

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London Underground

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Date

## 2 Approval

**Authority Approval:** The Director of Commercial Development considers that TfL does/does not require the above asset(s) for the purpose of the discharge of any of its functions.

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Graeme Craig, Director of Commercial Development

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Date**BACKGROUND**

Under paragraph 12(1) of Schedule 11 to the Greater London Authority Act 1999, Transport for London ('TfL') may dispose of any property which, in the opinion of the Mayor, is not required by TfL for the discharge of any of its functions.

By virtue of delegated authority dated 12 September 2002, the Mayor authorised TfL to give opinions under paragraph 12(1) on his behalf.

Other than in the case of the grant of periodic tenancies or tenancies for a term not exceeding two years, TfL is obliged to notify the GLA of its intention to exercise the delegated authority to give an opinion under paragraph 12(1) prior to doing so.

In respect of land, TfL's Standing Orders authorise the Commissioner, the Chief Finance Officer and the Director of Commercial Development to give the opinion.