

1. Would you like to say anything about significance of adjacent land ownership?

Bill (WSP): In the work we've done some developers look at TfL land and say 'what about building a deck over it'? In reality, TfL would need to go along some sort of public procurement route and typically developers don't want to be in open competition. To progress a particular overbuild idea TfL are sympathetic to situations where some sort of land ownership adjacency can be evidenced. As a result I have looked for adjacent development sites, where it may be possible to extend the scale of a project. That's an important distinction and TfL are sympathetic to this situation.

Robin (TfL): We're always asked how we become more involved with projects? Where there's a smaller scheme we run that through LDP2 (GLA's approved contractors). There is a range of ways to bring sites to market. If people have a specific solution the team is open to have discussions.

Ivan (NR): We have a team who guide developers and interested parties to the relevant processes to overcome difficulties in development. Joint partnerships are still in their infancy and we're still learning. It's going to take some time to master this subject.

2. Robin (TfL): The strategy that you outlined is focused on adjacent land on car parks and depots - how much interest is there on overbuild on TfL?

Robin: There are a range of schemes that have an element of overbuild, some with station elements but not significant. We are looking at all those schemes as they come forward. Maybe there's another 10 -15 sites to be reviewed. They are more complex - they will be bigger stations and depots adjacent to stations. As we progress and get a greater degree of certainty on cost and impacts, our operational colleagues will come up with clear answers to help us move forward.

3. What do you think would be one thing that government could do to accelerate developments in the overbuild sector?

Patrick (Meinhardt): Planning restrictions being relaxed somewhat would be helpful. The key thing is to get sites enabled. To really encourage investment in infrastructure - investing in the land and building land value.

Robin (TfL): once we're past issues with making land available, we're still going to be dealing with issues around density, height and parking. We will

face challenges and will need support on that side as well in order to unlock these schemes.

4. In terms of offsite methodologies - how do you feel they make significant contributions?

Patrick (Meinhardt): mainly in 3 areas:

1. Constructing the encapsulation systems and transfer decks. The rail industry is well versed to use MMC to minimise time on site;
2. Standardising the encapsulation system to reduce risk;
3. Speed to get a return much quicker; reduce the amount of work significantly on site; you could also save time with the delivery; modular systems tend to be lighter than traditional - Reducing load on the transport deck.

BTR tends to suit MMC for many reasons.

5. Could TfL underwrite a developer's cost in respect to a failed planning application?

Robin: We could - it would depend on the site and what we're looking to do. if you're referring to the refund of the deposit of the scheme mentioned, if they're not successful at planning that's primarily part of the GLA's programme to make sure we're removing barriers for small developers. It depends on a site by site basis.

5. Implications of COVID-19? What do you think is the future for transport for London?

Robin (TfL): It's fascinating, the change in the last 11 weeks, for us as transport income has been cut 90%. We're doing a whole degree of modelling to predict and manage when we're getting back to normal levels. Work streams are in place to make sure we protect employees and people. It will look different.

Ivan (NR): Front line staff, the track infrastructure is maintained. How you manage the volumes even though volumes are not there? More people are reluctant. That's where we are. You're going to need more (not less) office space because you need social distancing.