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Level 3

Project Procedure for Land Negotiations (Temporary and Permanent)

Endorsement and Authorisation

Endorsed by:

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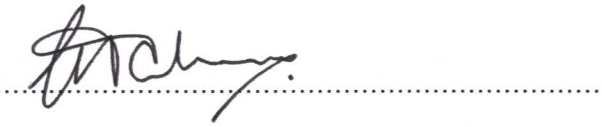

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Accepted for issue by:

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Issue record

Issue	Date	Comments
One	September 2005	Initial Issue
Two	1 June 2008	Phase 2A / Engineering re-organisation responsibility change

Compliance

This Network Rail standard is mandatory and shall be complied with by Network Rail and its contractors if applicable from 26 August 2008.

When this standard is implemented, it is permissible for all projects that have formally completed GRIP Stage 4 to continue to comply with the Issue of any relevant Network Rail Standards current when GRIP Stage 4 was reached and not to comply with requirements contained herein, unless the designated Standard Owner has stipulated otherwise in the accompanying Briefing Note.

Reference documentation

Not Applicable

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Contents

1 Purpose 4
2 Scope 4
3 Roles and responsibilities 4
4 Abbreviations 4
5 Background 4
6 Future Approach 6
6.1 Overview 6
6.2 Key Activities (Planned and Urgent Works) 6
7 Key Stakeholders 9
8 Critical Success Factors 9
9 Key Contacts 9

Appendix A - RACI for GRIP Products for Planned and Urgent Works (Temporary Access) 10
Appendix B - RACI for GRIP Products for Emergency Works 11

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1 Purpose

The objective of the revised approach is to provide a consistent, cost effective and transparent approach to dealing with property negotiations. This standard sets out the procedures to be adopted in negotiations on future land deals, recognising that, wherever possible, it will be Network Rail's preference to agree reasonable terms through negotiation.

2 Scope

This Project Procedure applies to all persons, including contractors, engaged by Infrastructure Investment Civils Renewals to carry out works on Network Rail infrastructure. The benefits will be:

a) a reduction in the overall amount that Network Rail has to pay for land access:

b) a reduction in risk to programme in those situations where negotiations have become protracted:

c) clarity of roles and responsibilities.

3 Roles and responsibilities

For planned and urgent works a matrix of the roles and responsibilities for gaining temporary access is provided in Appendix A. Appendix B includes a RACI for emergency works.

4 Abbreviations

DM	Development Manager
OPS	Territory Estates Operational Property Surveyor
PM	Project Manager
TCE	Territory Civil Engineer
NLCM	National Liability and Clearance Manager
PREE	Principal Renewals and Enhancement Engineer

5 Background

Historically, negotiations for the temporary and permanent use of land required for civil engineering projects have been carried out on an ad hoc basis. In some cases, and in some geographic areas, the contractor has carried out negotiations direct with landowners. In other cases, the contractors have sought the services of land agents to carry out negotiations on their behalf. Other projects may have sought the services of Railway Estates or engaged agents to deal on behalf of Network Rail.

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