

# Investing in Growth





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# Foreword

**Network Rail is open for business. Our goal is to increase the numbers of passengers and freight customers using the railway and to enhance the impact our services and stations have on the communities and businesses we connect. We want to attract partners who can invest resources and share the social and economic benefits generated by the railway.**

This brochure showcases our successful collaborations with public and private sector investor partners. While safe and efficient delivery remains a core priority, we also commit to establishing clear investment objectives with all our partners, so we're focused on unambiguous outcomes from the outset.


We hope this overview exhibits the breadth of investment opportunities available across the rail industry and provides contacts you need to take the next step towards partnering with us. Whether you're considering the benefits of investing in new freight interchange or connection, a new passenger station and retail facilities, or the location of a housing development, we want to work with you.


## What else is Network Rail doing to continue to be open for business?

This brochure is part of a refresh of Network Rail's "Open for Business" mantra. We've continued to listen to existing and potential investor partners and implement changes to make collaboration easier, including:

-  Introducing professional business development staff to work with investors.
-  Launching the 'Standard Challenge' process and providing free access to railway standards for suppliers.
-  Introducing the concept of contestability to bring new players into the supply chain.
-  Revising a suite of corporate commercial legal agreements.
-  Implementing a customer relationship management system to ensure consistent communication with investors.



Since then, these improvements have been built upon. For example:

 Network Rail's Business Development and Corporate Finance team worked with Cellnex and regional asset protection and investment staff in the Southern Region to enhance mobile data connectivity for passengers.

 The Rail Investment Centre of Excellence has expanded on contestability through "High Street Working" and the creation of worksites separated from operational railways. These initiatives open opportunities for new suppliers and help reduce costs for investors.

Network Rail's Corporate Commercial team has also introduced a new streamlined, national register for our legal agreements held with investors; this provides one version of the truth and aids analysis and continuous improvement.

The Rail Investment Centre of Excellence is now exploring further opportunities to refresh and extend this work. Current key deliverables include:

-  Expanding the use of the customer relationship management system to improve customer focus in interactions with funders.
-  Testing a new approach to 'asset protection' services by linking engineering checks more closely to risk levels to provide a more seamless experience for customers.


If you would like more information about a specific project featured in this brochure or want to discuss your investment proposals, please get in touch (see contacts page).




**Jeremy Westlake**  
Chief Financial Officer, Network Rail


# Doncaster iPort


iPort is a significant multimodal logistics hub located outside Doncaster, South Yorkshire. Network Rail worked with the developer, Verdion, to connect its rail freight terminal to the UK's national rail network, including the East Coast Main Line and the South Yorkshire Joint Line.


 **Cost:** This is a multimillion-pound investment over a number of years. The funding for the iPort development comes from Verdion, a pan-European logistics real estate specialist, and the Healthcare of Ontario Pension Plan (HOOPP).


## Key benefits:

 iPort offers 6m sq ft of logistics and industrial space operating 24/7 on 800-acre site and is one of the UK's most advanced logistics hubs.

 It is expected to create approximately 5000 new jobs spanning the construction and operational stages with over £500m of local investment overall.

 400 acres of green space and nature reserves have been created for public use.

 Phase 2 of its rail freight terminal has now doubled the size and capacity of its existing operations.


 These benefits collectively make a pivotal project for the region's economic development while maintaining a focus on sustainability.




# Meridian Water




The Meridian Water Station is a key component of the larger Meridian Water regeneration project in Enfield, London. Network Rail was the lead partner in the design and construction of this new station, which was completed in 2019.


 **Cost:** Enfield Council invested £40m of the total £46m for this project.

## Key Benefits:

 A modern station providing improved connectivity to London Liverpool Street, Stratford, Stansted Airport, and Cambridge.

 The station is part of a £6bn regeneration project that aims to deliver 10,000 homes and 6,000 jobs over 25 years.

 The project includes new parks, roads, bridges, footpaths, and cycle links.


 This development enhances transport links and supports the broader goals of urban renewal and economic growth in the Enfield area.







# Blocwork Nottingham


The Blocwork Nottingham Station project, known as 'The Barnum', is a significant Build to Rent (BTR) development adjacent to Nottingham's railway station. For this project, completed in 2023, Network Rail provided underutilised land adjacent to the operational railway and worked with the developer, Blocwork, to facilitate the project.


 **Cost:** The project cost was approximately £55m.

## Key benefits:

 348 Build to Rent homes, including studios, one, two, and three-bedroom apartments.

 Residents benefit from a gym, residents' lounge, private dining room, co-working spaces, free WiFi, and a roof terrace.

 The development was pre sold to Grainger plc, a residential landlord.


 The project revitalises a significant area of brownfield land, contributing to urban renewal and environmental improvement and enhances the rental housing market in Nottingham.






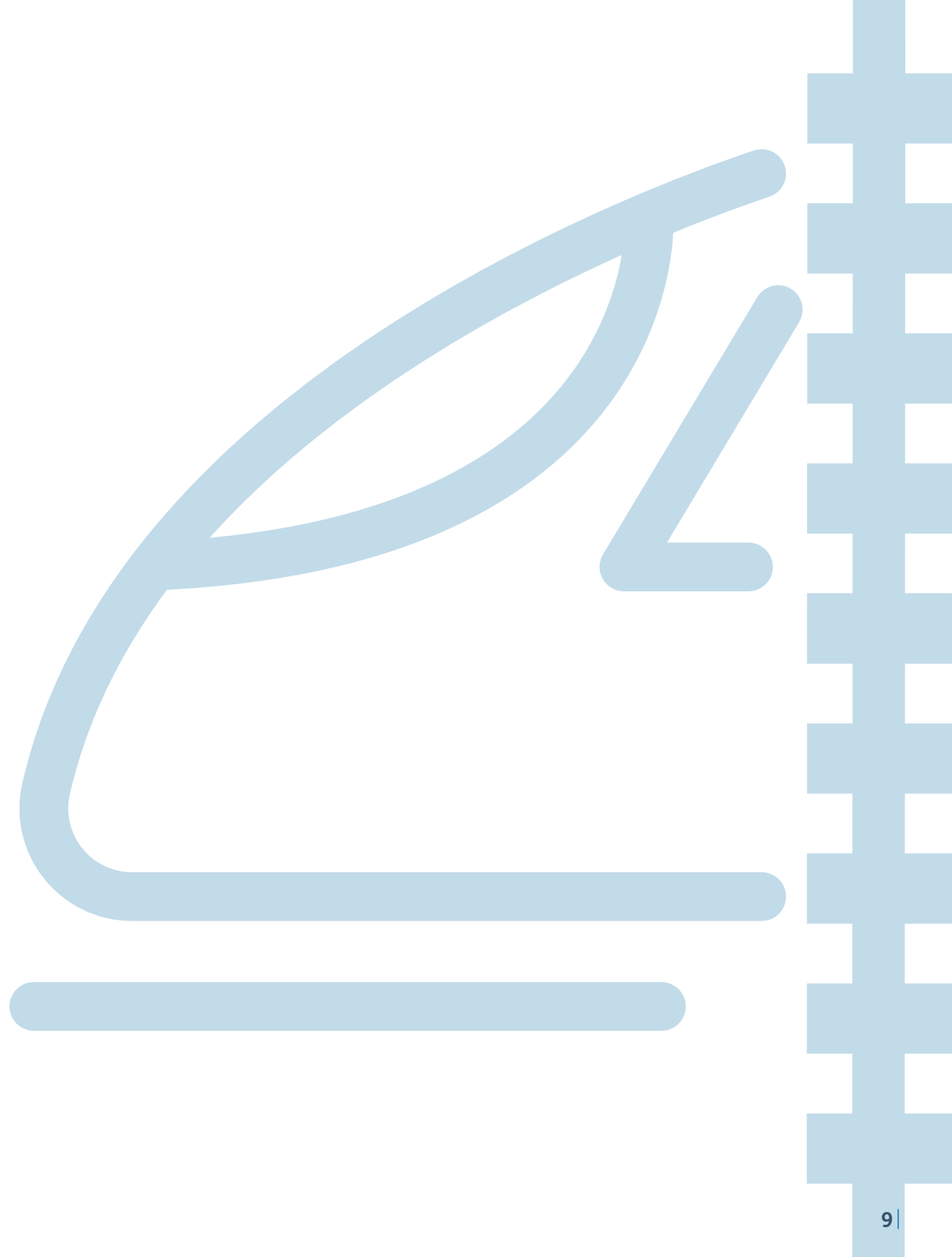
# Bletchley Depot

The Bletchley Depot project is a significant redevelopment aimed at enhancing rail maintenance facilities near Milton Keynes. Network Rail is ensuring that the redevelopment aligns with broader industry improvements and operational standards, and is working alongside other partners such as West Midlands Trains and Porterbrook to deliver the project. It is under construction and expected to be completed in Q4 2025.

 **Cost:** The project is being privately financed by Porterbrook with an investment of approximately £70m.


## Key benefits

 The project enables the introduction of new, eco-friendly trains with no upfront costs to the rail industry and offers a lower total lifetime cost compared to traditional funding methods.




# Brent Cross West Station

Brent Cross West is a new mainline station on the Midland Main Line, that provides improved connectivity to central London. This station, completed in 2023, involved close collaboration between Network Rail and Barnet Council, with Network Rail acting as a key programme partner.

 **Cost:** Barnet Council secured £419m through collaboration with central government partners, including the Ministry of Housing, Communities and Local Government, HM Treasury, and the Greater London Authority.

## Key benefits:

 The station includes four platforms, step-free access, bike storage, and a new transport interchange. It also features sustainable design elements like a roof canopy with glazed panels and timber columns.


 This project enhances transport links and supports the broader regeneration goals of the Brent Cross Cricklewood area.



# Luton Airport Dart (Direct Air-Rail Transit)




The Luton Direct Air-Rail Transit (DART) is a fully automated people mover that connects Luton Airport Parkway railway station to London Luton Airport's terminal in under four minutes. It provides direct, fully accessible rail access to the airport from over 60 other railway stations. Network Rail, in collaboration with Luton Rising (the airport's owner) and other stakeholders, ensured seamless integration of the DART with the existing rail network for easy passenger connectivity.

 **Cost:** London Luton Airport invested approximately £290m, of which £27.5m was spent directly on station improvements.

## Key benefits:

 By helping increase the attractiveness of rail access to the airport, it supports the Luton 2040 vision of a carbon-neutral town.


 During construction, it also supported around 500 jobs across a range of disciplines, created 80 full-time posts for local apprentices, graduates and other new entrants, and provided a construction skills training hub for 720 people, of whom over 40% were drawn from traditionally under-represented groups.







# Barking Riverside

The Barking Riverside Station was built in 2022 as part of a major extension of the London Overground and the development of new homes in the surrounding area. Transport for London (TfL) and a joint venture company called Morgan Sindall Infrastructure and VolkerFitzpatrick took the lead on this project with Network Rail acting as a key programme partner, integrating it with the existing rail network.

 **Cost:** TfL invested approximately £8m in the station, with a further £200m spent on developing the surrounding area.

## Key benefits:


 The extension includes a 4.5km railway line, a 1.5km viaduct, and a new station with step-free access. The station is integrated into the main square of the Barking Riverside development, providing essential transport links for the 10,800 new homes being built.

 This project significantly enhances connectivity in East London, supporting urban growth and providing vital infrastructure for the new community.




# Headbolt Lane


Headbolt Lane station, which opened in 2023, is a significant development aimed at improving regional connectivity in Kirkby, Merseyside. Network Rail delivered the station in partnership with Liverpool City Region Combined Authority (LCRCA), Knowsley Council, Merseyrail, and Northern Rail.

 **Cost:** Liverpool City Region Combined Authority has invested around £80m in this project from the Transforming Cities Fund.

## Key benefits:

 The station serves as an interchange between Merseyrail services and Northern rail services, improving access to Liverpool city centre and beyond.


 Headbolt Lane is the first station on the Merseyrail network to benefit from battery technology, eliminating the need for additional infrastructure investment to allow for electric trains.

 The project has created employment opportunities for local residents and improved active travel links, including walking and cycling routes.




# Wolverhampton Station

The Wolverhampton Railway Station redevelopment, completed in 2021, was delivered by Network Rail in partnership with local stakeholders. It was part of the larger Wolverhampton Interchange Project, aimed at enhancing the city's public transport infrastructure.

 **Cost:** The station involved investment of approximately £25m from the City of Wolverhampton Council and West Midlands Combined Authority.

## Key benefits:

 The station redevelopment interconnects bus, tram, and train services, improving overall accessibility and commuter experience.

 It is now contributing to the regeneration of Wolverhampton's commercial district as well as enhancing the overall quality of public transport.







# Thanet Parkway Station



Thanet Parkway is a new railway station located between Ramsgate and Minster, designed to improve connectivity and support economic growth in East Kent. This project was completed with Network Rail acting as the lead partner, in 2023.

 **Cost:** Kent County Council, the South East Local Enterprise Partnership, Thanet District Council, and the Department for Transport together invested approximately £43m in the new station and supporting works.

## Key benefits:


 The station includes two 250-metre platforms, step-free access, lifts, stairs, CCTV, ticket vending machines, waiting shelters, seating, and hearing loops. It also offers parking for 293 vehicles, including spaces for Blue Badge holders and electric vehicle charging points.

 This project enhances transport links and supports the broader goals of urban renewal and economic growth in the area.





# Brighton Main Line (BML) Wireless

Cellnex UK was awarded a 25-year contract by Network Rail to provide continuous cellular internet, mobile reception, and fibre services along the Brighton Mainline route and is due to complete in 2025.

 **Cost:** The project is part of a broader investment funded through a partnership with Cellnex UK and Three UK.

## Key benefits:

 The infrastructure includes towers for broadcasting mobile signals, equipment boxes for telecoms gear, high-capacity fibre cables, and bespoke radio equipment to ensure uninterrupted coverage in tunnels and cuttings.


 The project aims to provide uninterrupted connectivity for passengers and communities along the 51-mile route from London to Brighton, supporting Network Rail's vision of "Putting Passengers First" and the UK Government's Digital Strategy.




# Solum Twickenham Gateway




The Solum Twickenham Gateway project is a transformative development built above a live railway line in 2022 at Twickenham Station. Network Rail worked closely with Kier as part of the Solum joint venture so that the project met both transportation and community needs.


 **Cost:** The project involved an investment of approximately £54m from the Solum joint venture, with approximately £8.5m invested in station-related works.

## Key benefits:

 A new railway station, modern facilities with lifts to platforms, a larger ticket office, and additional cycle parking.

 121 high-quality residential homes.

 A new public space with shops and amenities.


 This project exemplifies innovative urban development, integrating housing and transport infrastructure to create a vibrant community hub.







# Bristol Temple Quarter

The Bristol Temple Quarter project is being delivered in a collaborative effort involving multiple partners, including Bristol City Council, the West of England Combined Authority (WECA), Homes England, and Network Rail. It will deliver a significant upgrade to the station's infrastructure to support its role as the region's largest transport hub. The improvements are aimed at preserving the heritage of Brunel's historic station while creating a modern gateway to the city. It is due to be completed by 2032.

 **Cost:** WECA has invested approximately £94.7m for the initial phases.

## Key benefits:

 The overall investment is expected to bring a £1.6bn annual boost to the regional economy.


 The project will deliver 10,000 new homes and create 22,000 new jobs, contributing to sustainable and inclusive economic growth in Bristol.




# Reading Green Park Station




Reading Green Park is a new railway station on the Reading to Basingstoke line, designed to improve connectivity for the south of Reading. Network Rail provided technical support for this project, working in partnership with Reading Borough Council and Great Western Railway.

 **Cost:** Berkshire Local Enterprise Partnership, Great Western Railway, the Department for Transport, Network Rail, and a local developer invested approximately £21.4m in this scheme.

## Key benefits:

 The station includes two fully accessible platforms, an overbridge with stairs and lifts, a bus interchange, cycle parking, and two car parks with Blue Badge spaces.


 This project enhances transport links and supports the broader goals of urban renewal and economic growth in the area.







# Ashley Down Station

The Ashley Down Station project is part of a broader initiative to reintroduce passenger services on the Henbury Line in Bristol. The construction was carried out by Network Rail and their contractor BAM Nuttall and was completed in September 2024.

 **Cost:** The project was funded by the West of England Combined Authority, in partnership with Great Western Railway, Network Rail and Bristol City Council at a cost of approximately £19m.

## Key benefits:

 The station provides better rail services enhancing the local connectivity.


 It has step-free access, covered shelters, a footbridge with lifts connecting the platforms.







# Northumberland Line


The Northumberland Line project is a significant rail upgrade initiative. It is being delivered by Network Rail in partnership with Northumberland County Council and is due to open for passenger services in stages over the winter of 2024–25.

 **Cost:** The total estimated costs of the upgrade is around £298.5m. Although the majority of this has been met by DfT and Network Rail, Northumberland County Council provided around £30m in local contributions. This was raised primarily from the first application of a Land Value Capture (LVC) funding model – a first in a regional rail reinstatement project.

## Key benefits

 The project will reintroduce passenger services between Ashington and Newcastle, significantly reducing journey times and improving public transport connectivity.


 Six new stations have been opened as part of the project. These will allow an enhanced public transport offer and provide additional connectivity within and beyond the region. Local bus companies have adjusted timetables and are promoting cross-mode journey opportunities. A new through-journey ticket agreement with Nexus allows passengers to use the bus, train and Metro seamlessly.

 Overall, new cross-industry partnerships have been created to realise the Northumberland Line project. It is now poised to bring significant improvements to public transport and subsequently the economy and the environment across the North East.




# Cowlairs and Irvine Electric Vehicle (EV) Charging

Scotland's Railway has ambitious plans to decarbonise its operations and as part of this, is pursuing a strategic objective to engage companies who can deliver innovative financing and delivery models. The projects at Cowlairs and Irvine depots to install 56 EV charging points and associated infrastructure, back-office software and DNO upgrades, were delivered by a local energy company, FOR:EV.

 **Costs:** FOR:EV paid all upfront costs and will maintain all assets as part of a 6-year commercial agreement where Network Rail will pay an agreed price for the energy used.

## Key benefits

 This is an example of using an innovative commercial arrangement involving no up front costs to the rail industry that helps Scotland's Railway to decarbonise its operations.





# Okehampton Interchange

Okehampton Interchange will be a new purpose-built station on the Dartmoor Line. It is being led by Devon County Council in collaboration with West Devon Borough Council, working in partnership with Network Rail. This new station will improve connectivity and support sustainable travel in West Devon, and is due to be completed in Spring 2026.

 **Cost:** Investment has included £13.4m funded by UK government.

## Key benefits:

-  The new station will have a single platform with step-free access, a footbridge, a lift, a bus stop, a 200-space car park with disabled parking and electric vehicle charging points, and sheltered cycle parking.
-  This project enhances transport links and supports the broader goals of urban renewal and economic growth.





# Quotes from our third-party investors

“ Living at Twickenham Gateway, I have everything I need on my doorstep – perfect location with great access to public transport. ”  
New Resident, Jim

“ Rail is the most sustainable public transport available, yet just one in five trips are made by train. With DART, working closely with Luton Rising and the airport, we hope to grow that number significantly for everyone’s benefit. ”  
Infrastructure Director of Govia Thameslink Railway

“ Over the last year, Meridian Water project has gathered real pace and many of the elements of this £6bn project have come together. With the station now open and service improvements to follow we are forging ahead with this scheme to deliver thousands of new homes and jobs for local people. ”  
Leader of Enfield Council





Having successfully delivered The Barnum, a Build to Rent scheme of 348 homes, with the Network Rail and Bloc joint venture, 'blocwork', we see this as a great opportunity to collaborate further and deliver a potential 2,000 much needed high-quality rental homes across the country, aligned to our city strategy.



Chief Executive at Grainger



These fantastic new facilities have given the people of Wolverhampton a railway station they can be truly proud of. Our customers can now enjoy a brighter, more convenient travelling experience for decades to come.



Customer Experience Manager West Midlands Railway



We are delighted to be working with Graham and Grainger on this project. Having been a former student at Nottingham University many years ago, I have really enjoyed putting the scheme together with our team that, once completed, will add to the vibrancy of this part of Nottingham and complete the redevelopment of the station which has become a great regional transport hub.



Blocwork Director



With over 100 Barnet residents employed on the Brent Cross project, we hope the station will provide a positive legacy for the community, providing a new, more sustainable way to travel in and out of the area.



Leader of Barnet Council

# Contact Information

If you have an idea for a project on the rail network, or would like to give feedback on any aspect of our work to remove barriers to investment, please get in touch:

## Eastern Region

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For Schemes that have a Network Rail wide impact or that require national coordination please contact:

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### Network Rail Regions

- Eastern
- North West & Central
- Scotland's Railway
- Southern
- Wales & Western

For further information please look at our website:  
<https://www.networkrail.co.uk/industry-and-commercial/third-party-investors>





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