



## TfL Commitment 1: Settlement

October 2013

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### 1. Context

Concerns have been raised as to how TfL proposes to deal with settlement. Initial studies of the route suggest that the predicted settlement caused by the tunnelling to build the NLE will, at most, cause only slight damage to some residential properties.

### 2. Proposed commitment

- all owners of property within the 'limits' which includes those properties predicted to experience 10mm or more of settlement (identified as part of TfL's Transport & Works Act Order Application for the Northern line Extension, April 2013) will receive a building defects survey by a qualified chartered building surveyor or engineer commissioned by TfL at TfL's cost;
- a settlement monitoring regime will be put in place before, during and after the works;
- owners will be contacted shortly before construction is due to start in their area so a defects survey can be conducted;
- this will record property condition immediately prior to tunnel construction. There will be a written and photographic record and a copy will be available to the property owner;
- on completion, where necessary a second survey will establish the difference between the two assessments. The owners will be entitled to claim full compensation in accordance with the Compensation Code, to cover the reasonable costs of remedying defects that result from the works;
- TfL is also willing to enter into a 'Settlement Deed' at the property owner's request. The Deed would regulate the timescales relating to the survey process and the rectification of any damage, as set out above; and

- If the Transport & Works Act Order is granted to TfL, TfL will then write to all property owners within the 'limits' to offer them a Settlement Deed.

For properties outside the 'limits', TfL will carry out the above procedure on a case by case basis. This will be determined by the property location and exact details of the proposed works at the start of tunnelling.

A handwritten signature in black ink that reads "Richard de Cani". The signature is written in a cursive style and is underlined with a single horizontal stroke.

**Richard de Cani**  
**Director of Transport Strategy & Planning**  
**Transport for London**

For further information please refer to [tfl.gov.uk/nle](http://tfl.gov.uk/nle) or click on the following links:

- Factsheet B. Tunnelling and ground movement (PDF 129KB).
- Draft settlement deed.
- The land and property Proof of Evidence (122 KB).
- TWAO Deposited Plans and Sections (sheet numbers 1 – 7 illustrate the area of 'limits') (PDF 6.7MB).