



Main Summary

	2017		2024		Comments on Costs & Principal Risk
	Total	Risk	Total	Risk	
Anticipated Stage 2 Target Cost including final cost and inflation	£10,802,164	£1,380,000	£15,324,276	£699,753	Updated cost estimate following design review and amendments to design to meet current design standards.
Surveys & Studies	£75,000	£0	£100,000	£0	Allowance to carry out new ecology surveys and trapping of reptiles.
Network Rail possession Costs	£100,000	£20,000	£115,000	£23,000	Delays to works extending possessions costs, risk allowed for further possessions.
Network Rail Project Management Costs	£623,000	£60,000	£717,000	£69,000	Delays to works extending Project Management costs. Until programme is confirmed we are not able to programme and confirm timing and number of possessions.
TOC Compensation	£52,000	£7,500	£60,000	£9,000	Event or working method resulting in additional delays and compensation charged to TOC
HS1 Insurance	£1,200,000	£250,000	£500,000	£250,000	Previous quotations were around £1m but did not cover the full risk required by HS1. This remains a significant risk to the project
Bridge Commuted Sums	£1,550,000	£370,000	£1,550,000	£370,000	An allowance has been included for commuted sums for KCC to adopt the structure.
Lane Rental	£0	£0	£0	£0	Now confirmed not needed
KCC Commuted Sums	£250,000	£50,000	£250,000	£50,000	Contribution towards KCC adoption and commuted sums for drainage structures, street lighting, signal crossings, etc.
KCC Inspection Fees	£0	£0	£0	£0	Now included in Design & Supervision Fees
Utilities	£3,060,000	£550,000	£3,366,000	£605,000	This estimate is based on previous C4 quotations and detailed quotations will need to be obtained from utility companies prior to finalising tender documents.
Public Inquiry/Planning Costs	£50,000	£10,000	£0	£0	Public inquiry has been avoided.
Land, Land Related Costs & CPO	£1,139,813	£325,000	£880,619	£98,000	These include maintenance of land as well and purchases, compensation, works to land not part of the permanent works, compound related costs, etc. The risk lies with outstanding land deals and potential land tribunal costs which are yet to be concluded
LCA Part 1 Costs	£625,000	£100,000	£50,000	£25,000	This is a significant unknown at the moment and there will always be a risk of more properties being affected than anticipated arising years after construction.
Agent's Costs (3%)	£52,944	£12,500	£52,944	£12,500	
Design & Supervision and Miscellaneous Fees	£2,741,189	£365,000	£3,380,504	£391,356	Increases due to design changes following design review and expected programme duration.
KCC Internal Costs	£275,000	£51,250	£521,170	£26,328	Including Project Management, internal design reviews/supervision support by KCC asset teams & Clerk of Works. Additional costs involved with prolongation of the project.
KCC Legal Costs	£90,000	£10,500	£187,283	£20,000	
Anticipated Total Cost Excluding Risk	£22,686,111		£27,054,796		
Risk Total	£3,561,750		£2,648,937		
Anticipated Total Cost	£26,247,861	£3,561,750	£29,703,733	£2,648,937	
Rounded figure	£26,248,000		£29,700,000		

Notes

1. The estimate assumes start of construction works in Spring 2025, subject to receipt of bond and completion of all land acquisitions/agreements.
2. 2024 costs been uplifted for inflation i.e. material, fuel, labour and to reflect design changes to comply with current design standards.
3. Cost Over-Run figure in sub-clause 6.3 of the s278 Agreement is still applicable.