

Carrington Relief Road

Project Cost Estimate – April 2025

EX CONTRACT ITEMS	ESTIMATE/ ALLOWANCE £,000	
Project Development Costs to Date		
Approx cost at March 25	5000	
Sub Total		£5,000,000
Land Purchase		
Land acquisition purchase cost	2800	
Sub Total		£2,800,000
Legal and Statutory Costs		
Easements and outfall costs.	350	
Land Acquisition, CPO, Public Inquiry	775	
Adoption inspection and Handover		
Process	50	
GFA Legal Fees	40	
TRO/SRO	50	
Planning	10	
Contingency/risk 10%	126.5	
Sub Total		£1,401,500
Professional Services Fees/overheads		
Private Treaty Negotiation Fees/CPO land valuation	100	
Outline Business Case Development OBC	150	
OBC assurance fees	50	
Full Business Case Development FBC	100	
FBC assurance fees plus M&E	50	
Planning PPA	85	
Project Management to planning submission	100	
Design/PA fees to Planning submission	900	
Project Management post planning submission	200	
General Design fees – Planning to contract award	750	
Commercial support - works pricing	50	
ECI Costs	1000	
Route A1 Design Fees allowance	500	

	ESTIMATE/ ALLOWANCE £,000	
EX CONTRACT ITEMS		
TfGM UTC Design Fees	100	
Project Management construction/contract admin	400	
Site Supervision fees	1250	
Statutory undertakers design fees	200	
Statutory Undertaker supervision	100	
Route A1 Rationalisation construction supervision	150	
Misc agreements, charges, s50	100	
Contingency/risk at 10%	633.5	
Sub Total		£6,968,500
Supplementary Works		
Rationalisation Route A1 site investigation	1000	
Rationalisation A1 Construction	5000	
Statutory Undertakers	7000	
Further advance Site Investigation/testing	100	
Fuel Pipeline	50	
A6144 Measures	2000	
Bus Stop Infrastructure	100	
Contingency/risk at 10%	1525	
Sub Total		£16,775,000
Additional items		
BNG credits/ off-site mitigation	750	
Legal covenants for BNG	35	
Advance works - drainage	100	
Advance works - geo-env	100	
Additional topographical surveys	25	
Additional traffic data collection	25	
Pre-construction ecological surveys	250	
Sub Total		£1,285,000
Post Contract Costs		
Biodiversity Net Gain Maintenance	3500	
Allowance for off site BNG requirements	1500	
Land Compensation Act provision	325	
Sub Total		£5,325,000
Total Ex Contract		£39,555,000

EX CONTRACT ITEMS	ESTIMATE/ ALLOWANCE	
Construction Cost Estimate	£,000	
Enabling works	£3,119	
Brownfield (West)	£35,658	
Greenfield (East)	£52,584	
Sub Total		£91,359,722
Total Project Cost Estimate		£130,914,722