


From: [Baxendale, Eleanor](#)
To: [Metrowest1](#)
Subject: Comments for deadline 4
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Attachments: [20210119 Deadline 4 response.docx](#)

Hello

Please find attached as an update for the planning inspectorate, particularly regarding extra costs that will be incurred by the National Trust due to MetroWest.

Kind Regards

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19th January 2021 update

I wished to write to update on conversations with MetroWest.

The National Trust continue to be concerned with the proposals for the catch fences and ongoing management of these. We have asked MetroWest to pay fees so that we can get the proposals independently reviewed to proof engineer the works so that we have the necessary due diligence checking for reasons of liability. However, they have said that this is not possible and they are only willing to pay for a review of the scheme post-installation before the Trust takes on liability for the works. This feels unhelpful given there may be issues that have not been addressed in the current scheme, may have arisen since, and may result in future difficult conversations if an independent consultant does not feel the works have necessarily covered off the risks. This remains a concern of the Trust's given that MetroWest is proposing that we take on the future liability for risk, replacement and annual management.

In addition, we have done some work internally on what we believe replacement costs would be which MetroWest are proposing we are responsible for in the future, this is based on the present value of the £1 and has not been capitalised:

An all in (Design and Construct) cost estimate for the Geobruigg GBE-500A-R replacement fences over the 312 m chainage is circa £1, 500 / m length, so approximately **£500,000 excl VAT** is an estimate for the cost of replacement.

We expect that the MetroWest team will have a cost for the planned new Rockfall Barriers in their project cost plan, though this has not been shared with us. Our estimates are based on the pre-construction works estimate at c£750 per m, excl VAT and construction works estimate at c£750 per m excl vat.

Importantly this breakdown includes Network Rail GRIP Stage 1/2 estimating bias for our internal National Trust stage of assessment, circa 64%. MetroWest should declare their Estimating Bias provision aligned to their GRIP Stage design data quality.

Post Construction Certification & Management of the rock face and the catch fences for NT, Network Rail and our NT Insurers Requirements is as follows:

i) For the Rock Face we believe a site specific, annual, LiDAR Survey plus Geotechnical Risk Assessment Inspection at a cost estimate of circa £25,000 excl vat for the field site survey work and report is needed.

The scope of the survey is assumed to be limited to the NT Landowner zones, namely zones 1, 1a, 2, 5, 6 and 7. The report would be completed by a specialist Geotechnical Engineering Consultants such as GCG, Dr Sauer & Partners or Arup Geotechnics. This can be undertaken in parallel with the Government LiDAR survey programme.

ii) For the installed Catch Fence we could consider the Geobruigg Remote monitoring service, assuming Geobruigg GBE-500A-R fences are installed.
<https://www.geobruigg.com/en/Geobruigg-launches-remote-monitoring-service-158280,9277.html>.
Alternatively we could procure an annual Geobruigg Fence Certification inspection.

Our estimate is an annual certification inspection would cost a minimum of c£ 5, 000 excl VAT, this can be checked directly with Geobruigg if they expect they will be the Specified Contractor for the catch fences.

This totals an extra **£30,000 excl VAT** of costs a year due to this becoming a passenger line. This does not include any additional insurance premiums or the cost of recommended works.

I did attend a significant amount of the hearings last week and noted your comments on progress and statements of common ground. I had commented in a meeting last week with MetroWest that it may be useful to have some sort of Statement of Common Ground to be working to. At the moment MetroWest have not proposed a satisfactory resolution for the significant increase in costs that they expect the National Trust to incur as a neighbouring landowner to the scheme. We do have another phone call arranged for next week to continue this conversation.

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