

Option	Description	Drainage Improvement Cost Estimate.Inc. Professional Fees
1.1	<p><b>OPTION 01:</b>  Minimalist approach with the House mothballed. School would have no access into the House. Stable Block courtyard buildings remain open for School use (Teaching Accommodation)</p> <p>No Residential Provision on or off Site</p> <p>Teaching Accommodation Required: 1000m2  New Build Accommodation on Welburn Hall site to replace three classrooms, main kitchen, dining, staff support services, break out accommodation, wc's, hygiene rooms, reception, offices, circulation</p> <p>Potential Site Area Available on Welburn Hall Site -  8000m2 (This includes the Farm)  6500m2 (without the Farm)</p>	2.03
1.2	<p>Minimalist approach with the House available for use by the school for Teaching and support Accommodation, with or without Residential Accommodaiton in the Main House</p> <p>All teaching accommodation to remain as existing.</p>	2.03

1.3	<p>Minimalist approach with the House and part of the site sold to a Third Party. Capital Receipt from the sale.</p> <p>Stable Block courtyard buildings not sold and remain open for School use (Teaching Accommodation)</p> <p>No Residential Provision on or off Site</p> <p>Teaching Accommodation Required: 1000m2 New Build Accommodation on Welburn Hall Site to replace three classrooms, main kitchen, dining, staff support services, break out accommodation, wc's, hygiene rooms, reception, offices, circulation</p> <p>Potential Site Area Available on Welburn Hall Site - 8000m2 (This includes the Farm) 6500m2 (without the Farm)</p>	2.03
2.1	<p>OPTION 01 - Minimalist approach with the House mothballed. Stable Block courtyard buildings remain open for School use (Teaching Accommodation)</p> <p>Plus residential new build in a new location (e.g. Malton school, Norton planning development)</p> <p>Teaching Accommodation Required: 1000m2 New Build Accommodation on the Welburn Hall site to replace three classrooms, main kitchen, dining, staff support services, break out accommodation, wc's, hygiene rooms, reception, offices, circulation</p> <p>Potential Site Area Available on Welburn Hall Site - 8000m2 (This includes the Farm) 6500m2 (without the Farm)</p> <p>Residential Accommodation Required; 3 New Build Properties - on a new location. Each Building Approx 400m2 with Accommodation for six residents and support staff (including staff sleepover). Each property to be self contained with own kitchen/dining/ social space/ staff offices/ bathroom provision/ hygiene room</p> <p>Site Area Required: 5100m2</p>	2.03

<p>2.2</p>	<p>OPTION 01 - Plus - Residential building(s) secured through adaptation of existing North Yorkshire Council properties</p> <p>Residential Accommodation Required: 3 Separate Buildings. Each Building a min of Approx 400m2 Site Area Required Approx: 5100m2</p>	<p>2.03</p>
<p>2.3</p>	<p>OPTION 01 - Plus - Residential building(s) secured through purchasing property on the open market – with significant adaptation / extension probably being needed</p> <p>Residential Accommodaiton Required: 3 Separate Buildings. Each Property a min of Approx 400m2 Site Area Required Approx: 5100m2</p>	<p>2.03</p>

<p>3.1</p>	<p>Main House Mothballed (Option 01)</p> <p>Develop residential accommodation on the Welburn Hall site – but in new buildings and not in the House. School would have no access into the House. Stable Block courtyard buildings remain open for School use</p> <p>Teaching Accommodaiton Required: 1000m2 New Build Accommodation on Welburn Hall Site to replace three classrooms, main kitchen, dining, staff support services, break out accommodation, wc's, hygiene rooms, reception, offices, circulation</p> <p>Residential Accommodaiton Required; 3 New Build Properties on the Welburn Hall Site - each Approx 400m2 with Accommodation for six residents and support staff (including staff sleepover).. Each property to be self contained with own kitchen/dining/ social space/ staff offices/ bathroom provision/ hygiene room</p> <p>Site Area Required Approx: 5100m2</p> <p>Potential Site Area Available on Welburn Hall Site - 8000m2 (This includes the Farm) 6500m2 (without the Farm)</p>	<p>2.03</p>
<p>3.2</p>	<p>Main House reopened for School Use, but not for Residential.</p> <p>Develop residential accommodation on the Welburn Hall site – but in new buildings and not in the House</p> <p>Residential Accommodaiton Required; 3 New Build Properties - each Approx 400m2 with Accommodation for six residents and support staff (including staff sleepover).. Each property to be self contained with own kitchen/dining/ social space/ staff offices/ bathroom provision/ hygiene room</p> <p>Site Area Required Approx: 5100m2</p> <p>Potential Site Area Available on Welburn Hall Site - 8000m2 (This includes the Farm) 6500m2 (without the Farm)</p>	<p>2.03</p>

4.0	<p>Develop New school for day provision on new site –</p> <p>Dispose of the Welburn Hall site</p> <p>New Build School as BB104 on 120 Student intake  Site Area Required: 20,760m<sup>2</sup>  Building Area: 3230m<sup>2</sup></p> <p>No Residential</p>	2.03
5.0	<p>Develop New school for day and residential provision  ALL accommodation on a combined new site.</p> <p>Dispose of the Welburn Hall Site</p> <p>New Build School as BB104 on 120 Student intake  Site Area Required: 20,760m<sup>2</sup>  Building Area: 3230m<sup>2</sup></p> <p>Residential Accommodation New Build for 18 Students  Site Area Required: 5100m<sup>2</sup>  Building Area: 3 Blocks @ 400m<sup>2</sup> each</p>	2.03

6.1	<p>Develop New school for day provision on new site – with residential provision on a separate site.</p> <p>Residential as New Build.</p> <p>Dispose of Welburn Hall Site</p> <p>New Build School as BB104 on 120 Student Intake Site Area Required:20,760m2 Building Area: 3230m2</p> <p>Residential Accommodation New Build for 18 Students Site Area Required: 5100m2 Building Area: 3 Blocks @ 400m2 each</p>	2.03
6.2	<p>Develop New school for day provision on new site – with residential provision on a separate site.</p> <p>Residential as adaptation of NYC property.</p> <p>Dispose of Welburn Hall Site</p> <p>New Build School as BB104 on 120 Student intake Site Area Required:20,760m2 Building Area: 3230m2</p> <p>Residential Accommodaiton Required for 18 Students 3 Separate Buildings. Each Property a min of Approx 400m2 Site Area Required Approx: 5100m2</p>	2.03

<p>6.3</p>	<p>Develop New school for day provision on new site, with residential provision on a separate site.</p> <p>Residential building(s) secured through purchasing property on the open market – with significant adaptation / extension probably being needed</p> <p>Dispose of Welburn Hall Site.</p> <p>New Build School as BB104 on 120 Student intake  Site Area Required:20,760m2  Building Area: 3230m2</p> <p>Residential Accommodaiton Required for 18 Students  3 Separate Buildings. Each Property a min of Approx 400m2 Site Area Required Approx: 5100m2</p>	<p>2.03</p>

Heating Improvement and Replacement Cost Estimate Inc Professional Fees	Main House. Fire Alarm Replacement.Cost Estimate Inc. Professional Fees	Main House Planned Condition Work Cost Estimate. Inc. Professional Fees
<p style="text-align: center;">N/A House Mothballed</p>	<p style="text-align: center;">N/A House Mothballed</p>	<p style="text-align: center;">N/A House Mothballed</p>
<p style="text-align: center;">2.071</p>	<p style="text-align: center;">0.61</p>	<p style="text-align: center;">0.553</p>



<p>N/A House and Part of the Grounds Sold (Option 02)</p>	<p>N/A House and Part of the Grounds Sold (Option 02)</p>	<p>N/A House and Part of the Grounds Sold (Option 02)</p>
<p>N/A House Mothballed</p>	<p>N/A House Mothballed</p>	<p>N/A House Mothballed</p>

<p>N/A House Mothballed</p>	<p>N/A House Mothballed</p>	<p>N/A House Mothballed</p>
<p>N/A House Mothballed</p>	<p>N/A House Mothballed</p>	<p>N/A House Mothballed</p>

N/A House Mothballed	N/A House Mothballed	N/A House Mothballed
2.071	0.61	0.553

<p>N/A All Grounds and Buildings Sold</p>	<p>N/A All Grounds and Buildings Sold</p>	<p>N/A All Grounds and Buildings Sold</p>
---	---	---

<p>N/A All Grounds and Buildings Sold</p>	<p>N/A All Grounds and Buildings Sold</p>	<p>N/A All Grounds and Buildings Sold</p>
---	---	---

<p>N/A All Grounds and Buildings Sold</p>	<p>N/A All Grounds and Buildings Sold</p>	<p>N/A All Grounds and Buildings Sold</p>
<p>N/A All Grounds and Buildings Sold</p>	<p>N/A All Grounds and Buildings Sold</p>	<p>N/A All Grounds and Buildings Sold</p>

<p>N/A All Grounds and Buildings Sold</p>	<p>N/A All Grounds and Buildings Sold</p>	<p>N/A All Grounds and Buildings Sold</p>

Mothball the Main House Cost Estimate	New Build Teaching Accommodation Approx m2	New Build Cost Estimate
0.277	1000m2 On Welburn Hall Site	3.04
N/A House Re Opened	N/A House Re Opened	N/A House Re Opened

N/A House and Part of the Grounds Sold (Option 02)	1000m2 On Welburn Hall Site	3.04
0.277	1000m2 On Welburn Hall Site	3.04



0.277	1000m2 On Welburn Hall Site	3.04
0.277	1000m2 On Welburn Hall Site	3.04

0.277	1000m2 On Welburn Hall Site	3.04
N/A House Re Opened	N/A House Re Opened	N/A

N/A All Grounds and Buildings Sold	3230m2 On a New Site	12.327
--	-------------------------	--------



N/A All Grounds and Buildings Sold	3230m2 On a New Site	12.327
--	-------------------------	--------



<p>N/A All Grounds and Buildings Sold</p>	<p>3230m2 On a New Site</p>	<p>12.327</p>
<p>N/A All Grounds and Buildings Sold</p>	<p>3230m2 On a New Site</p>	<p>12.327</p>

N/A All Grounds and Buildings Sold	3230m2 On a New Site	12.327

Disposal of Part or All Welburn Hall Site Potential Capital Receipt. Valuation Estimate	<b>Total Cost</b>	Residential Accommodation New Build m2 approx. 3 units @ 400m2
N/A House Mothballed	<b>5.347</b>	N/A No Residential Option
N/A House Re Opened	<b>5.264</b>	N/A Choice - Residential Could return to the Main House

1.1	3.97	N/A No Residential Option
N/A House Mothballed	5.347	Total: 1200m2 On a Different Site 3 New Buildings @ 400m2 each

<p>N/A House Mothballed</p>	<p><b>5.347</b></p>	<p>Total: 1200m2 On a Different Site Refurb Existing North Yorkshire Council Property 3 Buildings @ 400m2 each</p>
<p>N/A House Mothballed</p>	<p><b>5.347</b></p>	<p>1200m2 On a Different Site Refurb Open Market Property 3 Buildings @ 400m2 each</p>



<p>N/A House Mothballed</p>	<p><b>5.347</b></p>	<p>1200m2 On Welburn Site 3 New Buildings @ 400m2 each</p>
<p>N/A House Re Opened</p>	<p><b>5.264</b></p>	<p>1200m2 On Welburn Site 3 New Buildings @ 400m2 each</p>

2.7	11.657	N/A No Residential Option
2.7	11.657	1200m2 On the same Site New Build

2.7	11.657	1200m2 On a Different Site New Build
2.7	11.657	1200m2 On a Different Site Refurb/Adaptation of Existing North Yorkshire Council Properties

<p>2.7</p>	<p>11.657</p>	<p>1200m2 On a Different Site Refurb Open Market Property 3 Buildings @ 400m2 each</p>

Residential New Build Cost Estimate	Residential Refurbishment Cost Estimate. Refurbishment of an Existing NYC Property or Private Market Property
N/A	N/A
N/A	N/A

N/A	N/A
5.434	N/A

N/A	1.6
N/A	3.15

6.113	N/A
6.113	N/A



N/A	N/A
6.153	N/A

6.153	N/A
N/A	1.6

N/A	3.149

<b>Total Cost Estimate Including Residential Options</b>	Existing or New Sites to be identified	Site Acquisition Cost Estimates
N/A	No	No
N/A	No	No

N/A	No	No
10.781	Yes Min 5100m2 for a single Residential Site with 3 buildings	No

<p><b>6.947</b></p>	<p>Yes Min 5100m2 for a single Residential Site with 3 buildings</p>	<p>No</p>
<p><b>8.497</b></p>	<p>Yes Min 5100m2 for a single Residential Site with 3 buildings</p>	<p>Included</p>

<p style="text-align: center;"><b>11.46</b></p>	<p style="text-align: center;">Existing Welburn Hall Site Available Site Area Between 6500m2 to 8000m2</p> <p style="text-align: center;">Available Area may not be sufficient for New Build Teaching Accommodaiton and New Build Residential</p>	<p style="text-align: center;">No</p>
<p style="text-align: center;"><b>11.377</b></p>	<p style="text-align: center;">Existing Welburn Hall Site Available Site Area Between 6500m2 to 8000m2</p>	<p style="text-align: center;">No</p>

<p><b>11.657</b></p>	<p>Yes Min 20,760m2 for New School Site</p>	<p>Included</p>
<hr/>		
<p><b>17.81</b></p>	<p>Yes Min 25,860m2 for Combined School and Residential Buildings and Grounds</p>	<p>Included</p>
<hr/>		



<p style="text-align: center;"><b>17.81</b></p>	<p style="text-align: center;">Yes Min 20,760m<sup>2</sup> for New School Site and Min 5100m<sup>2</sup> for a seaprte Residential Site</p>	<p style="text-align: center;">Included</p>
<p style="text-align: center;"><b>13.257</b></p>	<p style="text-align: center;">Yes Min 20,760m<sup>2</sup> for New School Site Min 5100m<sup>2</sup> for Residential Site (3 sites combined)</p>	<p style="text-align: center;">Included</p>

<p style="text-align: center;"><b>14.806</b></p>	<p style="text-align: center;">Yes Min 20,760m<sup>2</sup> for New School Site Min 5100m<sup>2</sup> for Residential Site (3 sites combined)</p>	<p style="text-align: center;">Included</p>

Total Cost Estimate Including any Land Acquisition	Estimate for Align Fees. For New Build and Refurbishment	Overall Total Project Cost Estimate	Risks to Property
N/A	0.417	5.764	Main House - Deterioration of Building Fabric
N/A	INC.	5.264	

<b>N/A</b>	<b>0.39</b>	<b>4.36</b>	
<b>10.781</b>	<b>0.957</b>	<b>11.738</b>	Main House - Deterioration of Building Fabric

<b>6.947</b>	<b>0.556</b>	<b>7.503</b>	Main House - Deterioration of Building Fabric
<b>8.497</b>	<b>0.694</b>	<b>9.191</b>	Main House - Deterioration of Building Fabric

<b>N/A</b>	<b>1.017</b>	<b>12.477</b>	Main House - Deterioration of Building Fabric
<b>N/A</b>	<b>0.642</b>	<b>12.019</b>	

<b>11.657</b>	<b>1.215</b>	<b>12.872</b>	
<b>17.81</b>	<b>1.84</b>	<b>19.65</b>	

<b>17.81</b>	<b>1.84</b>	<b>19.65</b>	
<b>13.257</b>	<b>1.416</b>	<b>14.673</b>	



<b>14.806</b>	<b>1.554</b>	<b>16.36</b>	

Risk to Sufficiency Education	Risk to Sufficiency Residential
<p>Timescale in delivering new build teaching accommodation 2 to 4 years, subject to planning and listed building approvals</p> <p>Additional Hire costs for Temporary Classrooms</p> <p>Ongoing Mothball costs - security, maintenance repairs - roof leaks etc</p> <p>Continued deterioration of the building</p> <p>Future additional costs to re open the Main House - replacing the Heating System, Back Log in Maintenance Repairs</p>	<p>No Residential Provision on or off the Site</p>
<p>Maintenance for Main House</p>	<p>Choice - Return residential to the main House or no residential provision</p>

<p>Timescale and no guarantee a buyer can be sourced on the open market for the Main House</p> <p>Additional Hire costs for Temporary Classrooms</p> <p>Timescale in delivering new build teaching accommodation 2 to 4 years, subject to planning and listed building approvals</p>	<p>No Residential Provision on or off the Site</p>
<p>Timescale in delivering new build teaching accommodation 2 to 4 years, subject to planning and listed building approvals</p> <p>Additional Hire costs for Temporary Classrooms</p> <p>Ongoing Mothball costs - security, maintenance repairs - roof leaks etc</p> <p>Continued deterioration of the building</p> <p>Future additional costs to re open the Main House - replacing the Heating System, Back Log in Maintenance Repairs</p>	<p>New Residential Provision on a separate North Yorkshire Council owned site</p> <p>Site would need to be identified for this provision and require full planning approval. No Timescale for delivery - assume min. 2 to 5 years</p>

<p>Timescale in delivering new build teaching accommodation 2 to 4 years, subject to planning approvals</p> <p>Additional Hire costs for Temporary Classrooms</p> <p>Ongoing Mothball costs - security, maintenance repairs - roof leaks etc</p> <p>Continued deterioration of the building</p> <p>Future additional costs to re open the Main House - replacing the Heating System, Back Log in Maintenance Repairs</p>	<p>Residential provision in refurbished North Yorkshire Council Properties</p> <p>Properties need to be identified within commuting distance of Welburn Hall. Change of use to be secured through planning process</p> <p>Timescale for Refurbishment TBC</p>
<p>Timescale in delivering new build teaching accommodation 2 to 4 years, subject to planning and listed building approvals</p> <p>Additional Hire costs for Temporary Classrooms</p> <p>Ongoing Mothball costs - security, maintenance repairs - roof leaks etc</p> <p>Continued deterioration of the building</p> <p>Future additional costs to re open the Main House - replacing the Heating System, Back Log in Maintenance Repairs</p>	<p>Residential provision in refurbished Properties purchased on the Open Market</p> <p>Properties need to be identified within commuting distance of Welburn Hall. Purchase of three separate properties to be secured. Possible change of use to be secured through planning process</p> <p>Timescale for Refurbishment TBC</p>

<p>Timescale in delivering new build teaching accommodation 2 to 4 years, subject to planning and listed building approvals</p> <p>Additional Hire costs for Temporary Classrooms</p> <p>Ongoing Mothball costs - security, maintenance repairs - roof leaks etc</p> <p>Continued deterioration of the building</p> <p>Future additional costs to re open the Main House - replacing the Heating System, Back Log in Maintenance Repairs</p>	<p>Residential Provision at Welburn Hall - but in new buildings</p> <p>New residential provision will require full planning and Listed Building approval. No Timescale for delivery - assume 2 to 5 years</p>
<p>Backlog Maintenance for Main House Plus Heating/Drainage/Fire Alarm works</p>	<p>Residential Provision at Welburn Hall - but in new buildings</p> <p>New residential provision will require full planning and listed building approval. No Timescale for delivery - assume 2 to 5 years</p>

<p>Timescale and no guarantee a buyer can be sourced on the open market for the entire site</p> <p>A suitable site would need to be identified for a New School and purchased on the Open Market</p> <p>Additional Hire costs for Temporary Classrooms</p> <p>Timescale in delivering new build teaching accommodation on a new site 5 to 10 years, subject to planning approvals</p>	<p>No Residential Provision</p>
---	---------------------------------

<p>Timescale and no guarantee a buyer can be sourced on the open market for the entire site</p> <p>A suitable site would need to be identified for a New School and purchased on the Open Market</p> <p>Additional Hire costs for Temporary Classrooms</p> <p>Timescale in delivering new build teaching accommodation on a new site 5 to 10 years, subject to planning approvals</p>	<p>Residential Provision on a New Site with a New School</p> <p>New residential provision will require full planning and listed building approval. No Timescale for delivery - assume 5 to 10 years</p>
---	---

<p>Timescale and no guarantee a buyer can be sourced on the open market for the entire site</p> <p>A suitable site would need to be identified for a New School and purchased on the Open Market</p> <p>Additional Hire costs for Temporary Classrooms</p> <p>Timescale in delivering new build teaching accommodation on a new site 5 to 10 years, subject to planning approvals</p>	<p>Residential Provision New Build on a different Site to the New School Site</p> <p>New residential provision will require full planning and listed building approval. No Timescale for delivery - assume 5 to 10 years</p>
<p>Timescale and no guarantee a buyer can be sourced on the open market for the entire site</p> <p>A suitable site would need to be identified for a New School and purchased on the Open Market</p> <p>Additional Hire costs for Temporary Classrooms</p> <p>Timescale in delivering new build teaching accommodation on a new site 5 to 10 years, subject to planning approvals</p>	<p>Residential provision in refurbished North Yorkshire Council Properties</p> <p>Properties need to be identified within commuting distance of Welburn Hall. Change of use to be secured through planning process</p> <p>Timescale for Refurbishment TBC</p>

<p>Timescale and no guarantee a buyer can be sourced on the open market for the entire site</p> <p>A suitable site would need to be identified for a New School and purchased on the Open Market</p> <p>Additional Hire costs for Temporary Classrooms</p> <p>Timescale in delivering new build teaching accommodation on a new site 5 to 10 years, subject to planning approvals</p>	<p>Residential provision in refurbished Properties purchased on the Open Market</p> <p>Properties need to be identified within commuting distance of Welburn Hall. Purchase of three separate properties to be secured. Possible change of use to be secured through planning process</p> <p>Timescale for Refurbishment TBC</p>