

Option	Description	Drainage Improvement Cost Estimate Inc. Professional Fees	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	Mothball the Main House Cost Estimate	New Built Teaching Accommodation Approx.m2	New Built Cost Estimate	Disposal of Part or All Welburn Hall Site Potential Capital Receipt Valuation Estimate	Total Cost	Residential Accommodation New Build m2 approx. 3 units @ 400m2	Residential New Build Cost Estimate	Residential Refurbishment Cost Estimate Refurbishment of an Existing NYC Property or Private Market Property	Total Cost Estimate Including Residential Options	Existing or New Sites to be Identified	Site Acquisition Cost Estimates	Total Cost Estimate Including any Land Acquisition	Estimate for Align Fees, For New Build and Refurbishment	Overall Total Project Cost Estimate	Risks to Property	Risk to Sufficiency Education	Risk to Sufficiency Residential
1.1	<p>OPTION 01: 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 Built Accommodation on Welburn Hall Site to replace three classrooms, main kitchen, dining, staff support services, break out accommodation, w.c's, hygiene rooms, reception, offices, circulation</p> <p>Potential Site Area Available on Welburn Hall Site - 6500m2 (This includes the Farm)</p>	2.03	N/A House Mothballed	N/A House Mothballed	N/A House Mothballed	0.277	1000m2 On Welburn Hall Site	3.04	N/A House Mothballed	5.347	N/A No Residential Option	N/A	N/A	N/A	No	No	N/A	0.417	6.764	Main House Deterioration Building Fabric	<p>Timescale in delivering new built 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>	No Residential Provision on or off the Site
1.2	<p>Minimalist approach with the House available for use by the school for Teaching and support Accommodation, with or without Residential Accommodation in the Main House</p> <p>All teaching accommodation to remain as existing.</p>	2.03	2.071	0.61	0.553	N/A House Re Opened	N/A House Re Opened	N/A House Re Opened	N/A House Re Opened	5.264	N/A Choice - Residential Could return to the Main House	N/A	N/A	N/A	No	No	N/A	INC.	5.264	Maintenance for Main House	Choice - Return residential to the main House or no residential provision	
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 Built Accommodation on Welburn Hall Site to replace three classrooms, main kitchen, dining, staff support services, break out accommodation, w.c's, hygiene rooms, reception, offices, circulation</p> <p>Potential Site Area Available on Welburn Hall Site - 6500m2 (This includes the Farm)</p>	2.03	N/A House and Part of the Grounds Sold (Option 02)	N/A House and Part of the Grounds Sold (Option 02)	N/A House and Part of the Grounds Sold (Option 02)	N/A House and Part of the Grounds Sold (Option 02)	1000m2 On Welburn Hall Site	3.04	1.1	3.97	N/A No Residential Option	N/A	N/A	N/A	No	No	N/A	0.39	4.36	<p>Timescale and no guarantee a buyer can be secured on the open market for the Main House</p> <p>Additional Hire costs for Temporary Classrooms</p> <p>Timescale in delivering new built teaching accommodation 2 to 4 years, subject to planning and listed building approvals</p>	No Residential Provision on or off the Site	
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: 1600m2 New Built Accommodation on the Welburn Hall site to replace three classrooms, main kitchen, dining, staff support services, break out accommodation, w.c's, hygiene rooms, reception, offices, circulation</p> <p>Potential Site Area Available on Welburn Hall Site - 6500m2 (This includes the Farm)</p> <p>Residential Accommodation Required: 3 New Built Properties - on a new location. Each Building Approx 600m2 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	N/A House Mothballed	N/A House Mothballed	N/A House Mothballed	0.277	1000m2 On Welburn Hall Site	3.04	N/A House Mothballed	5.347	Total: 1200m2 On a Different Site Refurb Existing North Yorkshire Council Property 3 Buildings @ 400m2 each	5.434	N/A	10.781	Yes Min 5100m2 for a single Residential Site with 3 buildings	No	10.781	0.957	11.738	Main House Deterioration Building Fabric	<p>Timescale in delivering new built 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>	New Residential Provision on a separate North Yorkshire Council owned site
2.2	<p>OPTION 01 - Plus - Residential buildings 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>	2.03	N/A House Mothballed	N/A House Mothballed	N/A House Mothballed	0.277	1000m2 On Welburn Hall Site	3.04	N/A House Mothballed	5.347	Total: 1200m2 On a Different Site Refurb Existing North Yorkshire Council Property 3 Buildings @ 400m2 each	N/A	1.6	6.947	Yes Min 5100m2 for a single Residential Site with 3 buildings	No	6.947	0.556	7.503	Main House Deterioration Building Fabric	<p>Timescale in delivering new built 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>	Residential provision in refurbished North Yorkshire Council Properties
2.3	<p>OPTION 01 - Plus - Residential buildings secured through purchasing property on the open market - with significant adaptation / extension probably being needed</p> <p>Residential Accommodation Required: 3 Separate Buildings. Each Property a min of Approx 400m2 Site Area Required Approx: 5100m2</p>	2.03	N/A House Mothballed	N/A House Mothballed	N/A House Mothballed	0.277	1000m2 On Welburn Hall Site	3.04	N/A House Mothballed	5.347	1200m2 On a Different Site Refurb Open Market Property 3 Buildings @ 400m2 each	N/A	3.15	8.497	Yes Min 5100m2 for a single Residential Site with 3 buildings	Included	8.497	0.694	9.191	Main House Deterioration Building Fabric	<p>Timescale in delivering new built 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>	Residential provision in refurbished Properties purchased on the Open Market

3.1	<p>Main House Motballbed (Option 01)</p> <p>Develop residential accommodation on the Weburn Hall site – but in new buildings and not in the House. School would have no access into the House. Stable Block courtyard/budget remain open for School Use</p> <p>Teaching Accommodation Required: 1000m²</p> <p>New Build Accommodation on Weburn Hall Site to replace three classrooms, main kitchen, dining, staff support services, break out accommodation, w.c's, hygiene rooms, reception, offices, circulation</p> <p>Residential Accommodation Required: 3 New Build Properties on the Weburn Hall Site – each Approx 400m² with Accommodation for six residents and support staff (including staff sleeperover). 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 Weburn Hall Site - 8000m² (This includes the Farm) 6500m² (without the Farm)</p>	2.03	N/A House Motballbed	N/A House Motballbed	N/A House Motballbed	0.277	1000m ² On Weburn Hall Site	3.04	N/A House Motballbed	5.347	1200m ² On Weburn Site 3 New Buildings @ 400m ² each	6.113	N/A	11.46	Existing Weburn Hall Site Available Site Area Between 6500m ² to 8000m ²	No	N/A	1.017	12.477	Main House - Deterioration of Building Fabric	<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 Motballbed 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>	Residential Provision at Weburn Hall - but in new buildings
3.2	<p>Main House reopened for School Use, but not for Residential</p> <p>Develop residential accommodation on the Weburn Hall site – but in new buildings and not in the House</p> <p>Residential Accommodation Required: 3 New Build Properties – each Approx 400m² with Accommodation for six residents and support staff (including staff sleeperover). 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 Weburn Hall Site - 8000m² (This includes the Farm) 6500m² (without the Farm)</p>	2.03	2.071	0.61	0.553	N/A House Re Opened	N/A House Re Opened	N/A	N/A House Re Opened	5.264	1200m ² On Weburn Site 3 New Buildings @ 400m ² each	6.113	N/A	11.377	Existing Weburn Hall Site Available Site Area Between 6500m ² to 8000m ²	No	N/A	0.642	12.019	Blocking Maintenance for Main House Plus Heating/Drainage/Fire Alarm works	Residential Provision at Weburn Hall - but in new buildings	
4.0	<p>Develop New school for day provision on new site – Dispose of the Weburn Hall Site</p> <p>New Build School as BB104 on 120 Student intake Site Area Required: 20,760m² Building Area: 3230m²</p> <p>No Residential</p>	2.03	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	3230m ² On a New Site	12.327	2.7	11.657	N/A No Residential Option	N/A	N/A	11.657	Yes Min 20,760m ² for New School Site	Included	11.657	1.215	12.872	Timescale and no guarantee a buyer can be sourced on the open market for the entire site	No Residential Provision	
5.0	<p>Develop New school for day and residential provision ALL accommodation on a combined new site.</p> <p>Dispose of the Weburn 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	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	3230m ² On a New Site	12.327	2.7	11.657	1200m ² On the same Site New Build	6.153	N/A	17.81	Yes Min 25,860m ² for Combined School and Residential Buildings and Grounds	Included	17.81	1.54	19.65	Timescale and no guarantee a buyer can be sourced on the open market for the entire site	Residential Provision on a New Site with a New School	
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 Weburn 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	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	3230m ² On a New Site	12.327	2.7	11.657	1200m ² On a Different Site New Build	6.153	N/A	17.81	Yes Min 20,760m ² for New School Site and Min 5100m ² for a separate Residential Site	Included	17.81	1.54	19.65	Timescale and no guarantee a buyer can be sourced on the open market for the entire site	Residential Provision New Build on a different Site to the New School Site	
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 HNYC property.</p> <p>Dispose of Weburn 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 Required for 18 Students 3 Separate Buildings. Each Property a mix of Approx 400m². Site Area Required Approx: 5100m²</p>	2.03	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	3230m ² On a New Site	12.327	2.7	11.657	1200m ² On a Different Site Refurb/Adaptation of Existing North Yorkshire Council Properties	N/A	1.6	13.257	Yes Min 20,760m ² for New School Site Min 5100m ² for Residential Site (3 sites combined)	Included	13.257	1.416	14.673	Timescale and no guarantee a buyer can be sourced on the open market for the entire site	Residential provision in refurbished North Yorkshire Council Properties	

6.3	<p>Develop New school for day provision on new site, with residential provision on a separate site.</p> <p>Residential buildings secured through purchasing property on the open market – with significant adaptation / extension probably being needed</p> <p>Dispose of Weburn 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 Required for 18 Students 3 Separate Buildings. Each Property a min of Approx 600m². Site Area Required Approx. 1900m²</p>	2.03	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	N/A All Grounds and Buildings Sold	3230m ² On a New Site	12.327	2.7	11.657	On a Different Site Rebuild Open Market Property 3 Buildings @ 400m ² each	N/A	3.149	14.806	Yes Min 20,760m ² for New School Site Min 5100m ² for Residential Site (3 sites combined)	Included	14.806	1.554	16.36	<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 Weburn Hall</p> <p>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>
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