

Baseline position for minimum compliance with lease obligations under new lease - Timing of costs

		year					Totals
		24/25	25/26	26/27	27/28	28/29	
		1	2	3	4	5	
One off	Capital	£ 270,000	£ 95,000	£ 95,000	£ 95,000	£ 95,000	£ 650,000
One off	Revenue	£ -	£ -	£ -	£ -	£ -	£ -
Risks							

yr 1 - all Transport gallery works and amount of remaining capital costs across all buildings split across 5 years - requested for proposed 5 year Corporate Property Capital Maintenance Programme - assume approved

costs identified in overall condition survey but to be managed within existing FM premises costs and prioritised as necessary any additional funding requests on case by case basis if necessary

Preferred option - New lease, refurbishment and New build Transport Gallery - including Energy improvements

		year					Totals
		24/25	25/26	26/27	27/28	28/29	
		1	2	3	4	5	
Total new building and refurbishment of North and Admin Block costs							£ 5,761,000
Assuming 70% external funding secured							-£ 4,032,700
One off - Council funding	capital - new gallery and lease obligations	£ 359,154	£ 534,154	-£ 4,496	-£ 4,496	£ 4,496	£ 879,818
	capital - refurbishment of North and Admin Block	0	0	£ 325,500	£ 325,500	0	£ 651,000
							£ 1,530,818
One off	Revenue	-£ 598	-£ 598	-£ 15,598	-£ 15,598	-£ 15,598	£ 47,988
Assume maximum Council additional funding		£ 1,000,000					
On - going	Revenue	£ 65,000					£ 65,000
Risks		Borrowing period reduce in line with shorter lease and therefore increase in annual borrowing costs					

not including existing lease obligations for whole site

assume 30% Council funding contribution and 70% HLF/ other external funding for gallery costs only - Position set against baseline funding

costs identified in overall condition survey set against baseline funding. Addition in yr 1 & 2 for relocation of part collection to and from temporary storage

Cost of borrowing - £1million - MRP & Interest based on 5.19% less 0.2 preferential rate - assume 30 years

Vacate at Lease end - Timing of costs

		year					Totals
		24/25	25/26	26/27	27/28	28/29	
		1	2	3	4	5	
One Off	Capital	-£ 128,368	£ 46,632	-£ 95,000	-£ 95,000	-£ 95,000	£ 366,736
One off	Revenue	£ 368,632	£ 368,632	-£ 40,000	-£ 40,000	-£ 40,000	£ 617,264
On-going property savings	Revenue	-£ 31,500					£ 31,500
Risks		Increase in costs due to inflation, materials, labour etc					

Position set against baseline funding

allowing for additional storage etc for collection

Baseline position - Minimum if stay - Lease obligations and new transport gallery roof - No HLF or other funding opportunities - lease obligations			
One off costs	Capital	Revenue	
Renew roof to Transport Gallery	£ 134,154		inc removal of existing and new roof - still left with gallery not fit for purpose in terms of space within
Other repairs to Transport Gallery	£ 41,855		Includes all other works to include as overall refurbishment project
Lease obligations but spread over longer period	£ 625,518	£ 417,012	Some works like refurb of galleries includes work within lease obligations which would be capital if larger project therefore split more likely to be 60% capital and 40% revenue - excludes demolition of transport gallery but includes demo of cider mill
Demolition of Cider Mill	£ 48,000		consider part of overall works
Surveyors and contingency on dilaps costs	£ -	£ -	unlikely to be required
less expenditure currently funded/ works done	-£ 238,000	-£ 30,000	North wing roof and admin block windows etc - £110k from 22/23 AND £128k 23/24 plus works to heaters etc completed
Loan HCPT		-£ 200,000	
Total Lease obligations	£ 611,527	£ 187,012	To be spread over additional years
not inc Transport gallery	£ 435,518		£5k per annum for capital - say £40k per annum for revenue
Revenue costs for clean etc due to asbestos fibres			
Environmental clean due to asbestos presence in existing building - required for all options		£ 15,000	Environmental clean of collection and building
Temporary relocation of Transport Gallery collection whilst work carried out		£ 35,000	Storage rental 6 months
			Relocation costs - will be reviewing logistics etc
Annual cost	These statement apply to all options other than lease end		
On-going property costs remain	£ -		Assumed same and no improvements in sustainability etc. - may reduce due to reduced rates
Sinking fund to be calculated and included within capital/ revenue on-going requirements for lease obligations			charges
Confirm existing allocation of Premises allocated budget for this site and therefore consider additional revenue funding required			To be calculated as part of next stage of review
Additional costs still to be reviewed	Revenue costs environmental clean of all collection and equipment in current transport gallery - required for all options		

Baseline position for minimum compliance with lease obligations under new lease - Timing of costs							
	year						Totals
	24/25	25/26	26/27	27/28	28/29		
One off							
capital	£ 270,000	£ 95,000	£ 95,000	£ 95,000	£ 95,000	£ 95,000	£ 650,000
Revenue							
	-£ 270,000	-£ 95,000	-£ 95,000	-£ 95,000	-£ 95,000	-£ 95,000	-£ 650,000
capital funding required	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Revenue	£ 40,000	£ 40,000	£ 40,000	£ 40,000	£ 40,000	£ 40,000	£ 200,000
	-£ 40,000	-£ 40,000	-£ 40,000	-£ 40,000	-£ 40,000	-£ 40,000	-£ 200,000
Revenue funding required	£ -	£ -	£ -	£ -	£ -	£ -	£ -
on-going/assumptions	?	?	?	?	?	?	?
Risks	<p>Capital funding of work where relevant is still allowable under future lease</p> <p>On-going property costs remain</p> <p>Sinking fund to be calculated and included within capital/ revenue on-going requirements for lease obligations</p> <p>Assumed that other costs to be managed within existing FM premises costs and prioritised as necessary</p> <p>Costs for environmental clean and any storage requirements as a result to be separate revenue request once costs available</p> <p>HCPT loan repayment not received - currently assumed to support revenue costs in overall figures</p> <p>Structure of existing roof not capable of taking new roof finish, increase in costs</p> <p>General construct risk of unforeseen costs, inflation etc</p> <p>Failure to obtain planning permission or requirements increasing costs</p>						

JMC - Preferred option New Lease, Refurbishment and New Build Gallery			
Option for new gallery, sustainability and refurbishments to HLF standards and lease obligations			
One off costs	capital	revenue	
Phase 1 - New roof to allow use of gallery whilst progressing bids etc			
Renew roof to Transport Gallery	£ 134,154		inc removal of existing and new roof - still left with gallery not fit for purpose in terms of space within
Other repairs to Transport Gallery	£ 41,855		Includes all other works to include as overall refurbishment project
	£ 176,009		
Environmental clean due to asbestos presence in existing building - required for all options		£ 15,000	Environmental clean of collection and building
			Storage rental 6 months
Temporary relocation of Transport Gallery collection whilst work carried out		£ 35,000	Relocation costs
	£ 176,009	£ 50,000	
Replace existing transport gallery - new build - sustainable			
Demolition of existing transport gallery	£ 271,000		Cost updated from original due to contractor cost estimate
High spec sustainable gallery	£ 2,887,000		same size gallery but new build sustainable (542m2 inc workshop - reduce workshop space) - inc survey costs
Archaeology	£ 100,000		
Museum Fit out	£ 100,000		
Cider Mill demolition	£ 48,000		
Temporary Transport Gallery collection display - part temporary relocation and storage of remaining items	£ 185,000	£ 30,000	This is for provision of temporary steel shed structure to continue display of significant elements of collection (part only) on site, location to be agreed - no additional parking included
	£ 3,591,000	£ 30,000	
Capital funding assume 70% HLF/ other funding	£ 2,513,700		Potential HLF funding

Timing of costs							
	year						Totals
	24/25	25/26	26/27	27/28	28/29		
One off							
Baseline funding							
New roof to existing transport gallery - plus all lease obligations							
Temporary or permanent option - funded as part of baseline	-£ 270,000	-£ 95,000	-£ 95,000	-£ 95,000	-£ 95,000	-£ 95,000	-£ 650,000
Revenue funding additional							
Replace existing transport gallery - new build - sustainable (assume new gallery roof not progressed - straight to new build)							
Total new gallery costs	£ 1,795,500	£ 1,795,500					£ 3,591,000
Capital funding assume 70% HLF/ other funding	-£ 1,256,850.0	-£ 1,256,850.0					-£ 2,513,700.0
One off - capital - assume 30% Council							
Council funding contribution	£ 538,650	£ 538,650					£ 1,077,300
Revenue	£ 90,504	£ 90,504	£ 90,504	£ 90,504	£ 90,504	£ 90,504	£ 545,116
less baseline costs	-£ 270,000	-£ 95,000	-£ 95,000	-£ 95,000	-£ 95,000	-£ 95,000	-£ 650,000
	£ 359,154	£ 343,154	£ 4,986	£ 4,986	£ 4,986	£ 4,986	£ 779,816
On-going							
Revenue	£ 39,402	£ 39,402	£ 24,402	£ 24,402	£ 24,402	£ 24,402	£ 152,012
less baseline costs	-£ 40,000	-£ 40,000	-£ 40,000	-£ 40,000	-£ 40,000	-£ 40,000	-£ 200,000
	-£ 588	-£ 588	-£ 15,598	-£ 15,598	-£ 15,598	-£ 15,598	-£ 47,988
On-going							
years		£ 57,180	£ 57,180	£ 57,180	£ 57,180	£ 57,180	£ 345,900
Risks	<p>Assumes all other lease obligations carried out in addition to new gallery</p> <p>Assumes split of total amount over 2 years - however for cashflow purposes Council pay at costs and reclaim in arrears</p> <p>Lease obligations (not inc Cider Mill or Transport Gallery as included above)</p> <p>less baseline capital funding</p> <p>costs identified in overall condition survey but to be managed within existing FM premises costs and prioritised as necessary any additional funding requests on case by case basis if necessary. Addition in yr 1 & 2 for relocation of collection to and from temporary storage</p> <p>Cost of borrowing - MRP & Interest based on 5.19% less 0.2 preferential rate - assume 30 years</p> <p>assume commence payments from 26/27</p> <p>Assumes no cost for temporary parking needs - negotiation with Landlord</p> <p>Potential loan payment from HCPT may not be achieved - assumed paid back in figures</p>						

Refurbishment of North and Admin Block - Galleries and community space

Council Capital funding - Phase 2		£ 1,077,300	
Refurbishment of North and Admin Block - Galleries and community space			
High spec refurb college building (£395,000)	£ 395,000		Build in sustainability into existing building
High spec refurb north building (£1375000)	£ 1,375,000		Build in sustainability into existing building
Museum fit out - digital etc	£ 400,000		Gleeds
	£ 2,170,000		Gleeds
Capital funding assume 70% HLF/ other funding	£ 1,519,000		Potential HLF funding
Council Capital funding	£ 681,000		
Lease obligations			
Lease obligations but spread over longer period	£ 690,518	£ 417,012	capital/ revenue split updated to allow for work to be included within the wider capital project
less works now capitalised as part of refurbishment	-£ -	£ 65,000	all decs and floors part of capital refurbishment and now capital project costs
surveyors and contingency on dilaps costs	£ -	-	
			North wing roof and admin block windows etc - £110k from 22/23 AND £128k 23/24 plus works to
less expenditure currently funded/ works done from dilaps	-£ 238,000	-£ 30,000	heaters etc completed
Loan HCPT	-£ -	£ 200,000	
	£ 452,518	£ 122,012	
Total costs not include Phase 1 new roof and works to gallery - assume not carried out	£ 6,451,518	£ 382,012	
Annual cost These statement apply to all options other than lease end			
rental of additional storage unit	£ -	£ 10,000	this is for items not temporarily housed on site in temp structure - possible storage at other sites (Shrub Hill or structure at Museum Store)
On-going property costs remain	£ -	-	Assumed reduction in energy costs due to improvements in sustainability - but to be assessed in detail going forward
Sinking fund to be calculated and included within capital/ revenue on-going requirements for lease obligations	£ -	-	To be calculated as part of next stage of review
Confirm existing allocation of Premises allocated budget for this site and therefore consider additional revenue funding required	£ -	-	
Additional costs still to be reviewed			
Revenue costs environmental clean of all collection and equipment in current transport gallery - required for all options			

	year					Totals	
	24/25	25/26	26/27	27/28	28/29		
Total Refurbishment cost	£ 1,085,000	£ 1,085,000				£ 2,170,000	Assume work carried out over 2 financial years
Capital funding assume 70% HLF/ other funding	-£ 759,500	-£ 759,500				-£ 1,519,000	
One off - Council funding capital	£ 325,500	£ 325,500				£ 651,000	assume 30% Council funding contribution

Vacate at end of Lease

Lease end 2026 - no further lease - Mothball Museum - work to be completed/ costs due by Feb 2026 - financial year 25/26 - No HLF or other funding potential

	capital	revenue	
One off costs			
Lease obligations - assume leave at end of term	£ 521,265	£ 521,265	excludes removal of cider mill and transport gallery required under lease - either remove or bring up to full repair - includes last year of decs etc based on 50/50 split
Demolition of Cider Mill	£ 48,000	£ 48,000	Review Office
Demolition of Transport Gallery	£ 271,000	£ 271,000	Gleeds QS costs Gleeds QS costs
			Building Surveyor opinion previous expenditure/ current allocation in capital programme Loan amount outstanding
Dilaps surveyor costs	£ 7,000		
Dilaps contingency following landlord inspection	£ 100,000		
less expenditure currently funded/ works done	-£ 238,000	-£ 30,000	North wing roof and admin block windows etc - £110k from 22/23 AND £128k 23/24 plus works to heaters etc completed
Loan to HCPT set against dilaps	-£ -	£ 200,000	
			Funding remaining - potential for costs to increase when commence works particularly on large elements of investigation of parts roof - Council have full repairing lease with no limitations from any existing schedule of condition.
sub totals	£ 283,265	£ 717,265	
Relocation/ removals	£ 75,000		Officer estimate
alteration costs - taking out alterations	£ 25,000		Officer estimate
Total one off costs	£ 283,265	£ 817,265	To be funding over two years
	£ 141,632	£ 408,632	24/25 and 25/26 - funding required per annum
Annual cost			
Relocation and storage costs following lease end			
archive store, first floor (opportunity costs)		20000	Use part existing Archive store for environmentally sensitive items - opportunity cost
new warehouse storage- 500m2 @ 45q ft		21500	based on size of existing workshop
annual building costs		15000	based on existing running costs review
Annual property cost saving based on 22/23 figures	-£ 88,000		Budget saving on property costs based on 22/23 budget - Doesn't include capital/ revenue maintenance work, only responsive/ compliance budget- premises budget
			Might be able to reduce due to rates - now zero
Total annual costs savings of leaving		-£31500	
Additional costs still to be reviewed			
Revenue costs environmental clean of all collection and equipment in current transport gallery - required for all options			

Vacate at Lease end

Timing of costs

	year					Totals	
	24/25	25/26	26/27	27/28	28/29		
one off							
capital	£ 141,632	£ 141,632	£ 0	£ 0	£ 0	£ 283,265	All costs paid by lease end
Position against baseline funding	-£ 128,368	-£ 46,632	-£ 95,000	-£ 95,000	-£ 95,000	-£ 366,736	Baseline funding
Revenue	£ 408,632	£ 408,632	£ 0	£ 0	£ 0	£ 817,265	will require additional revenue funding allocation - small amount of works will be carried out each year from Premises cost budget - includes allowance for HCPT loan amount deduction
Position against baseline funding on-going revenue costs - per annum	£ 368,632	£ 368,632	-£ 40,000	-£ 40,000	-£ 40,000	£ 617,265	baseline funding - not inc env clean or temporary storage to allow clean
savings			-£ 31,500	-£ 31,500	-£ 31,500		

Vacate at Lease end - Timing of costs

	year					Totals
	24/25	25/26	26/27	27/28	28/29	
One Off - Capital						
Position against baseline funding	-£ 128,368	-£ 46,632	-£ 95,000	-£ 95,000	-£ 95,000	-£ 366,736
Revenue						
Position against baseline funding	£ 368,632	£ 368,632	-£ 40,000	-£ 40,000	-£ 40,000	£ 617,265
On-going property savings			-£ 31,500	-£ 31,500	-£ 31,500	
allowing for additional storage etc						