

Report for: Cabinet - 10 February 2026

Item number: 14

Title: Approval of next steps for Wood Green Station Road sites

Report authorised by: Jess Crowe, Corporate Director of Culture, Strategy and Communities

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Ward(s) affected: Woodside and Noel Park

Report for Key/Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1. In early 2027, the Council will complete the refurbishment of its new Civic Centre. Once complete, the majority of the Council's corporate estate will relocate from the Council's Station Road sites into the new Civic Centre. The '**Station Road sites**' are defined as: River Park House, Alexandra House, 38 Station Road, 48 Station Road, 40 Cumberland Road, 5 River Park Road and adjacent carpark.
- 1.2. This report seeks approval to appoint a multi-disciplinary team to develop and submit a hybrid planning application for the Station Road sites, to deliver new homes and transform Wood Green town centre. The report seeks approval to incorporate part of the Western End of the site defined as: 40 Cumberland Road and 48 Station Road into the Housing Delivery Programme, to enable early delivery of council homes. The delivery route for the Eastern End of the site, defined as: River Park House, Alexandra House, 38 Station Road, 5 River Park Road and adjacent carpark, will be subject to future decision making following further consideration of how best to maximise the community benefits and value from this part of the site.
- 1.3. The sites listed in paragraph 1.2 are all currently held by the General Fund. The appropriation of 40 Cumberland Road and 48 Station Road into the Housing Revenue Account will be subject to a future decision by Cabinet once the scheme is further progressed.

2. Cabinet Member Introduction

- 2.1. Haringey is committed to building a fairer, greener borough. We want to build more affordable homes, a fairer local economy and stronger communities.
- 2.2. Wood Green is a thriving metropolitan centre where people from across the borough and beyond come to work, shop and socialise. We want to build on this – creating a fairer, greener, safer Wood Green for our residents. The development of the council owned sites on and around Station Road are a real opportunity to drive these ambitions forward.
- 2.3. With London's housing crisis making rents unaffordable for so many residents across Haringey, we desperately need to build more homes – and build affordable homes wherever we can.
- 2.4. Over the last two years, we have worked closely with residents, businesses, and visitors to Wood Green to develop Shaping Wood Green, which provides a strategic framework for how we want the town centre to look and feel. Proposals for Wood Green Central will make good on this, turning the needs and ambitions of residents into reality.

3. Recommendations

3.1. Cabinet is recommended to:

- i) Approve the preparation and submission of a hybrid planning application for the Station Road sites, comprising a detailed planning application for the Western End (40 Cumberland Road and 48 Station Road), and an outline planning application for the Eastern End (River Park House, Alexandra House, 38 Station Road, 5 River Park Road and the adjacent car park) including all preparatory and consequent steps required to enable planning permission to be granted for the application such as the undertaking of public engagement and the payment of fees and costs connected with the hybrid planning application;
- ii) Approve the procurement of a series of commissions, including a multi-disciplinary professional team, to prepare and submit the hybrid planning application and all costs relating to the submission of the application, with an upper cost limit of £4,180,000 with £2,270,000 funded by the Housing Revenue Account and £1,910,000 by the General Fund, a breakdown for which is set out within the Exempt Portion (Appendix 2) to this report;
- iii) To delegate the appointment of the multi-disciplinary professional team to the Director of Culture, Strategy and Communities following the completion of the competitive procurement exercise within the cost limit is set out in the table of Chapter 3 of the Exempt Portion (Appendix 2) of this report; and
- iv) To incorporate the Western End of the Station Road sites (40 Cumberland Road and 48 Station Road) into the Housing Delivery Programme at Gateway 0.

4. Reasons for decision

- 4.1. In 2017, the Station Road sites were designated for mixed-use redevelopment within the adopted Site Allocations DPD 2017.
- 4.2. In 2023, Cabinet approved the Shaping Wood Green vision. Shaping Wood Green was developed through extensive conversations with local communities. It identified the Station Road sites as a key placemaking area that offers a major opportunity to catalyse a generational transformation of Wood Green town centre and attract new uses and investment to diversify the town centre's economy and create new jobs and deliver new homes. The Council's role in delivering this change in Wood Green is unique given its landownership, and ability to convene local stakeholders.
- 4.3. The Station Road sites now form part of the 'Wood Green Central' site allocation (WG SA01) within the Haringey Local Plan Regulation 18 draft, which was subject to public consultation in November and December 2025. The site allocation identifies the redevelopment of the land at Wood Green Central as suitable for the creation of a new mixed-use area with tall and mid-rise buildings and a welcoming public realm, acting as a catalyst for wider transformation within Wood Green through the delivery of new homes, town centre and employment floorspace and community and cultural uses on the ground floor, and new green public square to support local needs and contribute to the wider regeneration of Wood Green.
- 4.4. Haringey 2035 sets a vision ([link](#)) for the whole of the borough with 6 calls to action. The redevelopment of the Station Road sites provides an opportunity for the Council to deliver against the following:
 - The first call to action is to provide safe and affordable housing in Haringey, which the Station Road sites provide an opportunity to deliver.
 - The second call for action is to create thriving places. The redevelopment of the Council owned Station Road sites provides a unique opportunity to deliver against this call to action. Within this, the three key actions are:
 - maximising the use of our existing assets,
 - creatively sharing spaces and strengthening networks, and;
 - highlighting the role of green spaces to improve outcomes
- 4.5. In early 2027, the Council will complete the refurbishment of its new Civic Centre. Once complete, the Council's corporate accommodation will relocate from the Council's Station Road sites into the new Civic Centre and other locations in the borough. This creates a unique opportunity to realise the Council's long-standing aspirations for the Station Road sites.
- 4.6. The requirements set out in the business case for the Council Office Accommodation Review ("Civic Centre Business Case") are that the Council will utilise the redundant Station Road sites to reduce its current revenue spend on the sites and to generate an income to support the cost of the new Civic Centre.

4.7. In line with above, the following 3 corporate objectives have been identified for the redevelopment of the Station Road Sites:

- i) Develop a placemaking led approach to redevelopment on the Station Road sites to enable a once-in-a generation transformation of the town centre.
- ii) Meet the requirements of the Civic Centre Business Case as set out in the November 2024 Cabinet decision, which details the financial contribution the redevelopment of the Station Road sites are expected to make to the Council.
- iii) Aim for no empty buildings on Station Road sites once the Council has relocated to the Civic Centre.

4.8. Over the past year, officers have carried out extensive testing of a range of delivery options for redeveloping the Station Road sites. The option appraisals undertaken identified a delivery approach for the Station Road sites that best meets the objectives in paragraph 4.7, through dividing the sites into a Western End and an Eastern End (see site definitions in paragraph 1.2):

- i) The Western End would be brought forward for delivery by the Council's Housing Delivery team to deliver new council homes, utilising GLA grant funding, supporting the objective to deliver 3,000 new council homes in the borough by 2031.
- ii) The delivery route for the Eastern End of the site will be subject to future decision making following further consideration of how best to maximise the community benefits and value from this part of the site. Part of the Eastern End could have the potential for delivery in partnership with a developer partner or through Council delivery. Options for the procurement and delivery strategy for the Eastern End will be further developed and presented to Cabinet at a later date.
- iii) A hybrid planning application prepared by the Council would establish a detailed approval for the Western End, enabling the Council to deliver the new council homes, and an outline approval for the Eastern End, setting out the principles and character of the development, but retaining flexibility regarding the detailed design elements so that proposals can be refined to fit future market conditions/demands.. This approach will provide the flexibility required to maximise the community benefits and value from the site.

4.9. The preferred delivery approach effectively meets a number of objectives including securing early delivery of council homes, a route to explore what other public good could be delivered to support the economic vibrancy of Wood Green, whilst retaining a degree of control of the eventual outcomes. While there is potential that some of the Station Road sites are vacant for a period whilst planning is sought, the Council will seek to mitigate and limit this where possible.

- 4.10. A financial contribution would also be provided to the costs of the Civic Centre refurbishment. On the Western End, this would be achieved through the appropriation of the land from the General Fund to Housing Revenue Account at a later date, and on the Eastern End, the receipt of a capital receipt. It is not currently anticipated that the contribution will be as high as the income assumptions within the Civic Centre Business Case, which is based on a scenario where the existing properties are leased as office space (these assumptions are challenging due to evolving market conditions, see paragraph 5.3). However, any shortfall in financial contribution could be mitigated through reduced maintenance costs on the existing buildings, savings on temporary accommodation, and further consideration of how to maximise land value through the planning and design process. Redevelopment is recommended as a best course of action to maximise value and achieve the placemaking aspirations of the new Local Plan listed in paragraph 4.3 and strategic objectives set out in paragraph 4.7.
- 4.11. A multi-disciplinary team needs to be appointed to provide the necessary design services, commercial, planning advice, and cost estimates so that the hybrid planning application can be prepared and submitted.
- 4.12. If approved, the design work for the hybrid planning application will allow the Council to explore a variety of options for town centre uses on the Station Road sites which could include places for working, eating and cultural and leisure activities, in line with the Local Plan and Shaping Wood Green vision. The final decision on what town centre uses will be included as part of the regeneration of the Station Road sites will be determined by the Council's Planning Subcommittee, anticipated in Spring 2028.

5. Alternative options considered

Do nothing

- 5.1. This is not an option as after the Civic Centre is complete and the buildings are vacated the Council's Station Road buildings will remain a cost on the General Fund in terms of maintenance, security, and business rates. In addition, the Civic Centre Business Case assumes the Council will receive an income from the Station Road sites. The Council must ensure that there is a plan for the future of the sites.

Externally lease Alexandra House, 48 Station Road, and 40 Cumberland Road as office space

- 5.2. The Civic Centre Business Case assumes that Alexandra House, 48 Station Road and 40 Cumberland Road will be leased as office space, generating rental income for the Council. River Park House is assumed to remain empty, or be demolished, pending future use, due to prohibitive refurbishment and compliance work costs. No assumption of income is made for 38 Station Road and 5 River Park House and adjacent car park (Blue House Yard).

- 5.3. Commercial property advice received from Montagu Evans in March 2025, and Augarde and Partners in May 2025 states that demand for office space in Wood Green is limited, and that lower quality office space (the classification that these three buildings would fall under) across London has not recovered from the slump in demand following the Covid-19 pandemic. The Council has been advised that there is some local demand for low-cost office/studios for creative uses in Wood Green but that this is insufficient to fully occupy all three buildings without exposing the Council to significant void costs. Further analysis has also found that it would be challenging to meet the target rental income set out in the Civic Centre Business Case through low-cost creative office and studio uses.
- 5.4. This option also does not address the issue of River Park House remaining empty for an extended period, incurring ongoing annual costs. In addition, the three buildings proposed for lease would require a degree of modification and refurbishment to make them suitable for low-cost creative office and studio uses.

Dispose of the Station Road sites to the market

- 5.5. The Council could dispose of the sites directly to the market with limited conditions attached. Whilst this approach would secure a capital receipt, it would not meet the Council's objectives around securing placemaking outcomes and shaping the future uses within the site.
- 5.6. The development market is currently facing several macro-economic challenges that are impacting the viability of development projects, including high finance costs, high construction costs, flat sales values, and the emerging impacts of the new Building Safety Acts requirements for tall buildings. Should the sites be disposed of at this point there is a risk that a) the Council does not achieve the land value it could in an improved market and b) the purchaser could 'land-bank' the sites until the market improves, leading to empty buildings standing for several years to the detriment of the town centre. The Council would also forfeit its ability to leverage inward investment to help achieve its objectives for the sites, including attracting grant funding to deliver new Council homes. This option has therefore been discounted.

Procure a development partner to develop the whole site

- 5.7. The Council could procure a development partner for the entire site who would then progress a planning application themselves. This approach would meet many of the Council's objectives including securing a capital receipt. Some key placemaking uses could be stipulated in a Development Agreement or other contractual arrangement. This approach would also mean that the Council did not have to fund a planning application itself.
- 5.8. However, given the macro-economic challenges mentioned in paragraph 5.6, relying on a single delivery method increases the risk profile to the Council as it would be challenging to guarantee delivery timelines. The Council would also forfeit the opportunity for the Council Housing Delivery Team to rapidly deliver

much needed council homes and maximise the use of available housing grant to enable their delivery. This option has therefore been discounted.

6. Background information

Relocation to the Civic Centre

- 6.1. In July 2019, Cabinet agreed to the principle of consolidating its Wood Green council accommodation onto fewer sites within Wood Green, so as to deliver a better and more accessible service, realise cost savings and release land for other uses which will benefit the community and the town centre. This was in recognition that the existing council accommodation on Station Road was outdated, costly to run and not energy efficient.
- 6.2. In December 2020, Cabinet agreed to the proposed use of the Civic Centre as the Council's headquarters and democratic functions building, and to undertake the proposed repair, refurbishment and extension works. Following this, in October 2021, Cabinet agreed to proceed with the necessary design work. This report stated that the Council's Station Road sites will be released from requirement following the completion of the annex to the Civic Centre, and that decisions about future use of the buildings on Station Road will be subject to their own decision-making process, once further master planning work is completed and subsequent reports brought to Cabinet.
- 6.3. In January 2022, Cabinet agreed to award the enabling works contract for the Civic Centre and in November 2024, to award the main works contract. The new Civic Centre is due to complete in 2027.
- 6.4. Once complete, the Council's corporate accommodation will relocate from the Council's Station Road sites into the new Civic Centre and other locations. This creates a unique opportunity to realise the Council's long-standing aspirations to redevelop the Station Road site.

Wood Green Central Delivery Plan

- 6.5. In March 2025, the Council commissioned a delivery plan for the Station Road sites. The document produced an indicative masterplan and capacity study for the sites, demonstrating how a placemaking led approach to redevelopment of the sites could manifest alongside meeting the housing targets of the site allocation. The strategy also identified an optimal phasing approach, dividing the site into a Western End and an Eastern End, as outlined in paragraph 1.2. Soft market testing gave confidence that the Eastern End land parcel would still have broad appeal to partners who share the Council's placemaking values, should the Council wish to follow this route, whilst allowing the Council to consider other uses on the Western end.
- 6.6. The Council subsequently tested a longlist of delivery scenarios for the sites, using the indicative masterplan developed through the delivery plan, and assessed each against the Council's strategic objectives – see paragraph 4.7. These scenarios explored a range of approaches, including the extent to which

the Council should take a lead on delivery of council housing across the sites, and the level of potential private sector involvement. This analysis concluded that the preferred approach to divide the site in half, with an initial phase to deliver Council housing on the Western End. The delivery of the Eastern End is subject to further decision making following further consideration of how best to maximise the community benefits and value from this part of the site balancing considerations on deliverability, securing the potential for a capital receipt, managing the Council's risk exposure, and ensuring high-quality placemaking outcomes.

- 6.7. An Economic Impact Assessment (EIA) was produced by Avison Young in May 2025 and modelled the impact of the proposed delivery approach. The EIA showed that redevelopment could have a positive effect on the town centre overall, providing construction jobs, new homes, and increased spend in the town centre, as well as improvements to residents' wellbeing and health with new public spaces and different uses in the town centre. This aligns with the aims of both the Local Plan and Shaping Wood Green.

Budget

- 6.8. It is estimated that a total of £4,180,000 will be needed to fund the hybrid planning application. This includes for the following workstreams:
- Appointment of a multi-disciplinary team to produce the material for the hybrid planning application.
 - Appointment of a client-side project manager to oversee the project
 - Commissioning of a Ground Floor Study to examine options for the town centre uses for the scheme.
 - Public engagement
 - Fees to cover a Planning Performance Agreement ahead of planning submission.
- 6.9. Of the total sum it is estimated that £2,270,000 would be funded from the HRA and £1,910,000 from the General Fund, fully covered by the Wood Green Central budget in the Placemaking programme.

Programme

- 6.10. An indicative high-level milestone programme would be:

Indicative Milestone	Estimated Date
Cabinet decision	Feb 2026
Appoint a Design Team	Late Spring 2026
Relocation of Council's accommodation to the Civic Centre	Early 2027
Submit hybrid planning application	Summer 2027
Determination period, S106, and permission received	Spring 2028
Demolition + contractor procurement for Western End	Summer/Winter 2028

Appointment of partner for Eastern End (subject to future decision-making)	
Start construction of council homes on the Western End	Summer 2029

- 6.11. The programme assumes that 48 Station Road will be vacant in April 2027 when the Civic Centre is ready. However, there is a risk that some Council services may need to remain in 48 Station Road until 2028 in which case any appropriation to the HRA would be delayed. This risk will be monitored and mitigated where possible as the proposals progress.

Consultation

- 6.12. The 'Wood Green Central' site allocation was discussed with the public as part of the Local Plan Regulation 18 Consultation that ran from October to December 2025. This included a dedicated engagement board on the contents of the site allocation. The engagement programme consisted of:

- An email to the management companies of both Blue House Yard and the artists in 40 Cumberland Road to pass onto tenants to inform them of the updated site allocation proposals
- A mid-week public drop-in session from mid-afternoon to the evening in Wood Green Library
- A public drop-in session over a Saturday lunchtime in the Mall
- A display at the Haringey Business Forum event at the Metro Bank, High Road
- An in-person workshop at Alexandra Gate Community Centre
- Two on-line workshops
- A youth engagement workshop at Rising Green Youth Hub
- Opportunity to leave online feedback through the Local Plan Commonplace website

- 6.13. As the planning application progresses, there will be further opportunities for consultation and engagement to ensure that the Wood Green community are shaping the proposals at this important site, aligned to the Haringey Deal. A steering group will be established, which will include local ward councillors, to inform and shape the next stage of the project and the design proposals for the hybrid planning application. The Council will also communicate with the 'meanwhile use' tenants currently in occupation at 5 River Park Road (Blue House Yard) and 40 Cumberland Road during the planning application process, as more is understood about the proposals for the site and workspace opportunities.

7. Contribution to the Corporate Delivery Plan 2022-2024 High level Strategic outcomes?

- 7.1. Under the 'Shaping Wood Green' section of the Corporate Delivery Plan, there is an activity to provide a 'Wood Green Central strategy for transformation of Council assets' for Autumn 2025. This Cabinet decision delivers that commitment in part through the recommended approach to the sites at the

Western End. It also enables the necessary work to be taken forward to fully develop the delivery approach for the Eastern End and then bring back to Cabinet a proposal for formal adoption of the final strategy.

8. Carbon and Climate Change

- 8.1. The Cabinet recommendations will not directly reduce carbon emissions in the borough, as the decisions are related to design work only. However, as part of the design work further studies into the feasibility of retaining any existing buildings will be carried out. Any new buildings will be designed to meet modern energy use standards and to mitigate the effects of climate change and enable users to live low carbon lifestyles.

9. Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

Finance

- 9.1. The recommendations of the report are to:
- Approve the preparation and submission of a hybrid planning application for the Station Road sites, comprising a detailed planning application for the Western End (40 Cumberland Road and 48 Station Road), and an outline planning application for the Eastern End (River Park House, Alexandra House, 38 Station Road, 5 River Park Road and the adjacent car park); and
 - Approve the procurement of a multi-disciplinary professional team and associated commissions to prepare and submit the hybrid planning application and all costs relating to the submission of the application, within the cost limit is set out in the table of Chapter 3 of the exempt Appendix 2.
- 9.2. These recommendations take the future of Station Road in a different direction to that envisaged by the Civic Centre Business Case as last agreed by Cabinet in November 2024.
- 9.3. The Civic Centre Business Case in November 2024 noted that the gross cost of the Civic Centre was £4,801k with a net cost of £3,570k and that this revised position was higher than the current budgets by c£689k. To allow for further movement, the MTFS was updated by £1m.
- 9.4. The proposed change in approach to Alexandra House, River Park House, and the Blue Yard, means that the Council will, in the medium term, retain all the sites, the cost of running them and not generating significant income, all of which underpinned the Civic Centre Business Case.
- 9.5. The budgetary analysis below is based on several assumptions around timing and resultant savings that if not realised will impact the Council's budget.

- 9.6. The business case also allowed for investment in the buildings to enable them to be lettable, £4.562m. Whilst this is not now required, there is capital expenditure to relocate certain services to achieve vacant possession. As such there are no assumed savings in the approved General Fund capital programme.
- 9.7. The proposal does provide the Council with additional social rent homes that will generate savings to the Council (unlike the previous proposal), and in time will free up the budgets of Alexandra House, River Park House, and the Blue Yard and provide either a capital receipt or an appropriation value.
- 9.8. The revised budget position for the Civic Centre for 2027/28 is set out below:

	£000's
Gross Cost of Civic Centre Business Case	4,801
Estimated Cost of Civic Centre	4,801
Current Civic Centre Budget	1,516
Pressure	3,285
Mitigation*	868
Net Pressure 2027/28	2,417

*This is the appropriation of 48 Station Road and 40 Cumberland Road. The appropriation will reduce the General Fund interest budget by £868k.

- 9.9. This pressure is reduced in 2028/29 as the partner for the Eastern End would take possession of the sites which would enable the release of the revenue budgets, estimated at £1,411k as well as the revenue impact of the capital receipt from the partner, £310k. So, for 2028/29 the revenue pressure reduces by £1,721k to £697k. If the development is to be undertaken through direct housing delivery there would be an appropriation value equivalent to the capital receipt.
- 9.10. By 2030/31 it is assumed that the social homes would be delivered, and it is estimated that 55% of new homes delivered will reduce temporary accommodation costs. This means that the pressure reduces by £771k to effectively zero.
- 9.11. No account of the effect of the development on the Eastern End has been taken as it is too uncertain as to the outcome of the development process other than the released budgets and the capital receipt/appropriation.
- 9.12. The Table below summarises the above by financial year:

	2027/28	2028/29	2029/30	2030/31	2031/32
	£000's	£000's	£000's	£000's	£000's
Gross Pressure	2,418	- 1,721	-	- 771	-
Net Pressure	-	697	-	- 74	-

- 9.13 The development costs of the Eastern End will be funded through the approved General Fund capital programme and will serve to increase the value of the site. These costs will in effect be reimbursed to the Council when the site is developed through either the capital receipt received from a disposal or an appropriation adjustment.
- 9.14. The proposed development of the Western End has been through the normal HRA development appraisal process. Further details of the HRA appraisal are in the exempt report.

Procurement

- 9.14. Strategic Procurement (SP) has been consulted and notes the contents of this report and the recommendations set out.
- 9.15. The procurement opportunities will be tendered in accordance with the Councils' Contract Standing Orders, with primary consideration given to CSO's 7.02 and 8.01. Approval for an alternate route to market will be sought from the Chief Procurement Officer.
- 9.16. SP will work with the service to ensure value for money is achieved through the procurement activity, including delivery of social value aligned with Councils' priorities.
- 9.17. Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet are required to approve the commencement of a tendering process where the value of the contract to be procured is £500,000 and above.

Legal

- 9.18. The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 9.19. The Council is the owner of the Station Road sites that planning permission is being sought to develop.
- 9.20. The Council preparing and submitting a hybrid planning application for the Station Road sites is authorised under section 2 of the Localism Act 2011.
- 9.21. Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet has authority to approve the commencement of a procurement exercise where the value of the contracts to be procured is £500,000 or more and as such the recommendation in paragraph 3(1)(ii) of the report is in line with the Council's CSO.
- 9.22. Pursuant to the provisions of the Council's CSO 2.01(c), Cabinet has authority to approve awards of Contract valued at £500,000 or more.

- 9.23. Further to paragraph 9.22 above, the recommendation in paragraph 3(3)(iii) of the report to delegate the appointment of the multi-disciplinary professional team to the Director of Culture, Strategy and Communities following the completion of the competitive procurement exercise within the cost limit is set out in the table of Chapter 3 of the exempt part (Appendix 2) of the report is in line with the provisions of Part 4 Section F paragraph 1.3(a) of the Council's Constitution and also in line with law. Cabinet has power under the Local Government Act 2000 to delegate the discharge of any of its functions to an officer (S.9E (Discharge of Functions)).
- 9.24. The decisions whether to prepare and submit the hybrid planning application for the Station Road, enter into contracts with third parties for the same and authorise the programme for delivery of the Station Road sites at the Western End are executive decisions that Cabinet can take in accordance with the Council's Constitution.
- 9.25. The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendations in the report.

Equality

- 9.26. The council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not
- 9.27. The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 9.28. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.29. This decision will allow a project to progress to design stage, but at this point it is considered to have a neutral equalities impact, as there will be no disproportionate or notable impacts on groups with protected characteristics.
- 9.30. However, as design proposals progress, the project will be subject to detailed equalities analysis, including a full Equalities Impact Assessment where appropriate. Similarly, as detailed proposals for ongoing engagement are developed, they will also be assessed to ensure compliance with the Public Sector Equality Duty.

10. Use of Appendices

- Appendix 1 – Plan of Station Road Sites
- Appendix 2 – Budget and commissioning strategy (Exempt)

11. Background papers

Cabinet reports relating to the Civic Centre:

- i) 9 July 2019 – Council Owned Sites in Wood Green ([link](#))
- ii) 8 December 2020 – Proposed Future Use of Civic Centre and Capital Works ([link](#))
- iii) 12 October 2021 – Civic Centre Refurbishment (and Extension) Works ([link](#))
- iv) 18 January 2022 – Civic Centre Project Update and Enabling Works Contract Award ([link](#))
- v) 12 November 2024 – Civic Centre Development Project, Construction Main Contract Award ([link](#))
- vi) 12 November 2024 – Council Office Accommodation Review ([link](#))