

Report for: Councillor Gordon – Cabinet Member for Placemaking and Local Economy

Title: Relocation of the Young Adult Services team from 48 Station Road to Clarendon Road College building N8

Report authorised by: Jonathan Kirby, Director of Capital Projects and Property

Lead Officers: Amanda Grosse, Head of Strategic Asset and Accommodation Management

Ward(s) affected: All

**Report for Key/
Non-Key Decision: Key Decision**

1. Describe the issue under consideration

1.1 This report seeks approval for the procurement and tender of the works for the proposed relocation of the Young Adult Services team currently located at 48 Station Road to Clarendon Road College building N8, an existing operational building that became vacant in September 2025 when the previous operational Service moved to the Roger Sylvester Centre, Canning Crescent

1.2 The proposal is for the team to be relocated to the ground floor of the Clarendon Road College building as the first floor is to be occupied by the Parking and Civil Enforcement team. There are 60 members of staff in the Young Adults Services team and 6 additional staff (to be recruited to post April).

1.3 Colleagues in Young Adult Services have been consulted and have inputted into the redesign and reconfiguration of the ground floor of the Clarendon Road College building. The relocation of Young Adult Services to the ground floor of the Clarendon Road College building will provide appropriate accommodation for the service.

1.4 The relocation of Young Adult Services to the ground floor of the Clarendon Road College building will ensure vacant possession of 48 Station Road and alignment with the Councils Shaping Wood Green Strategy as the other services in occupation will be moving to the Civic Centre.

2 Cabinet Member Introduction

N/A

3 Recommendations

The Cabinet Member is asked to:

- 3.1 Approve the decision for the procurement and tender of the works for the proposed relocation of the Young Adult Services team currently located in 48 Station Road to the ground floor of the Clarendon Road College building N8.

4 Reasons for decision

- 4.1 It is the Council's intention to fully decommission and vacate River Park House, Alexandra House and 48 Station Road 40 Cumberland Road and other properties on Station Road as part of the Shaping Wood Green Strategy

4.2 Project objectives

The objectives of this project are below:

- 4.2.1 Achieve cost efficiency and avoid unnecessary costs by decommissioning operationally expensive buildings.
- 4.2.2 Maximise operational efficiency by providing a centralised location for the team and clients.
- 4.2.3 To sustainably re-purpose and refurbish existing buildings or spaces where possible ensuring optimum space utilisation.
- 4.2.4 To contribute to the Council's commitment to decarbonise.

- 4.3 To ensure maximisation of vacant space within the Clarendon Road College building the first floor is to be occupied by the Parking and Civil Enforcement team as this will ensure vacant possession of River Park House and alignment with the Council's Shaping Wood Green Strategy. This has been the subject of a separate Full Business case (see Appendix 1) that was presented at Strategic Asset Management Board on the 21st August and Strategic Capital Board on the 27th August 2025.

- 4.4 Colleagues in Young Adult Services have been consulted and have inputted into the redesign and reconfiguration of the ground floor of the Clarendon Road College building. The relocation of Young Adult Services to the ground floor of the Clarendon Road College building will provide appropriate accommodation for the service.

- 4.5 The relocation will also ensure vacant possession of 48 Station Road and alignment with the Council's Shaping Wood Green Strategy as the other services in occupation will be moving to the Civic Centre.

5 Alternative options considered

- 5.1 Do nothing – This option would mean continuing to operate this service from 48 Station Road will unnecessarily burden the council with high operational costs to keep the building open. It will also inhibit the progress of and undermine the business case of the Shaping Wood Green Strategy.

- 5.2 Alternative locations - Although 10 Bruce Grove (situated to the front of Youth Grove Youth Centre) was considered as a potential alternative location for Young Adult Services it was discounted as extensive structural works have been identified in a recent structural survey specifically in the basement. The costings for the recommended structural remedial works are estimated to be in the region of £385,000. These works exclude any reconfiguration, or alteration works to the existing building which would likely be in the region of or exceed £1million based on the estimate for Clarendon Road. In addition, the location of this building is not ideal as it not centrally located within the vicinity of Wood Green.

There are no other available alternatives centrally located operational buildings.

- 5.3 Officers have reviewed the commercial portfolio for an alternative premises.

6 Background information

Context

- 6.1 The Young Adult Service delivers a vital statutory function as the Council's corporate parent for children in care aged 16 and over, and for care leavers up to the age of 25. The service provides targeted and holistic support to young people as they transition from care to independent adulthood. This includes the development of independent living skills; support to access and sustain education, training and employment; advocacy; health and wellbeing support; and resettlement and housing support to enable access to stable long-term accommodation.
- 6.2 The service also leads on the intake, assessment and ongoing support for unaccompanied asylum-seeking children arriving in the borough, including assistance with immigration pathways and applications for settled status in the UK.
- 6.3 The Young Adult Service is currently working with more than 600 young people aged 16–25 and additional young adults who have qualifying status who have eligibility to access advice and guidance from the service.
- 6.4 Care leavers are recognised as having a protected characteristic in Haringey, and the service plays a critical role in ensuring they have equitable access to opportunities, stability, and long-term positive outcomes.
- 6.5 This project aligns with the following existing projects which support strategic ambitions of the organisation in the form of current corporate delivery strategies:

1. Accommodation Strategy – to vacate 48 Station Road, Alexandra House and River Park House and utilise available vacant and underutilised space in the Councils existing operational buildings.
 2. Wood Green Central Programme – facilitate the masterplan and regeneration of the area.
 3. Corporate Delivery Plan - cross cutting priority to decarbonise to create safe, clean neighbourhoods, promoting longer, healthier lives for the residents.
- 6.6 The above factors provide impetus and focus to the project to vacate 48 Station Road.
- 6.7 It is the Council's intention to fully decommission and vacate River Park House along with Alexandra House and 48 Station Road by the end of 2026. This coincides with the Wood Green Central Programme and the occupation of the newly refurbished Civic Centre in January 2027 which will mean both buildings can be fully vacated. Fully vacating Alexandra House, River Park House and 48 Station Road in the same timescale will optimise use of existing assets and provide further opportunity to explore the generation of revenue for the Council.
- 6.8 Although the Civic Centre refurbishment and extension project is scheduled to complete in January 2027 operational services such as Young Adult Services will not be relocated to the Civic Centre. As well as Young Adult Services alternative locations for other operational services are currently being explored.
- 6.9 River Park House along with Alexandra House and 48 Station Road are within the footprint of the Shaping Wood Green Strategy Central Programme masterplan and the area that they occupy has been earmarked for re-development. It is therefore in the Councils financial interests to find suitable alternative accommodation to house the Young Adult Services team.
- 6.10 Since all other teams will have vacated 48 Station Road, River Park House and Alexandra House upon the opening of the new Civic Centre, the scope is limited to the relocation of the Young Adult Services team currently located in 48 Station Road.
- 6.11 There is a business requirement for the team to have a centrally located operational service in Wood Green in a building with suitable floor space to accommodate the YAS specific requirements that is strategically located and accessible to core operational areas with easy commute to outer parts of the Borough.
- 6.12 The table below shows the building running costs from the FM Cost Model for 48 Station Road and Clarendon Road. The figures demonstrate that Clarendon Road is a less expensive building.

Building	Total	% Occupied	Cost of YAS Area
48 Station Road	467,958.30	10%	46,795.83
Clarendon Road	68,431.32	45%	30,794.09

7.0 Proposal Development and approval process

- 7.1 Colleagues in Young Adult Services have been consulted and have inputted into the redesign and reconfiguration of the ground floor of the Clarendon Road College building.
- 7.2 Colleagues in Parking and Civil Enforcement have been consulted on the potential shared use of the Clarendon Road College building and they are supportive as there are distinct independent operational areas within the building and separate entrances for staff and clients.
- 7.3 There are no wider development opportunities in the pipeline for at least the next 5 years.
- 7.4 The Full Business Case proposal was considered at Strategic Asset Management Board (SAMB 20.11.25) and Strategic Capital Board (SCB 24.11.25), with each agreeing the proposal could be progressed and noting the assumed budgetary impacts and estimated costs of works.
- 7.4 Budget estimates have been sought for the proposed relocation of the Young Adult Services team to the Clarendon Road Recovery college building. To meet their requirements will require a refurbishment budget of £1,200,000 within the approved General Fund capital programme.
- 7.5 Further to approval from Strategic Asset Management Board on the 20th November the feasibility in the sum of £40,000 is being progressed that includes initiation of preliminary pre work surveys.
- 7.6 Consultation – no statutory requirement to consult.

8.0 Contribution to strategic outcomes

8.1 The Haringey Deal

The Haringey Deal includes a commitment to ‘getting the basics right’, including making resident interactions with the council as easy, effective, and supportive as possible, in order to build trust. The relocation of the Young Adults Service to Clarendon Road fulfils the business requirement for the team to have a centrally located operational service in Wood Green in a building

that is strategically located and accessible to core operational areas with easy commute to outer parts of the Borough.

8.2 The Corporate Delivery Plan

Vacating and disposing/repurposing 48 Station Road contributes to the Corporate Delivery Plan's cross cutting priority to decarbonise to create safe, clean neighbourhoods, promoting longer, healthier lives for the residents.

9.0 Carbon and Climate Change

This project will enable 48 Station Road to be vacated to facilitate the disposal/ repurposing of this building and will also contribute to the Corporate Delivery Plan's cross cutting priority to reduce carbon emissions and achieve cost efficiency and avoid unnecessary costs by decommissioning operational buildings. This project aligns with the Council's intention to fully decommission and vacate River Park House, Alexandra House and 48 Station Road by the end of 2026 to provide rental income to supplement the Civic Centre Business Case and align with timescales in the Wood Green Central Redevelopment Programme.

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

10.1 Finance

The recommendations of the report are to relocate the YAS service from 48 Station Road to the Clarendon Road College. The capital cost is estimated at £1.2m for the works required to make the accommodation suitable. This will be funded from the approved General Fund capital programme, from the budget allocated within scheme 316.

The estimated cost of running Clarendon Road is £68,431.32. The net budget provision for 48 Station Road is £311,000. Once the YAS has moved to Clarendon Road, the corporate property model budget will be reset to account for the reduced running costs and any reduction factored into the MTFS.

10.2 Procurement

Strategic Procurement note the contents of this report and confirm there are no procurement related matters preventing Cabinet approving the proposals stated in paragraph 1 above.

Strategic Procurement will work with the service to ensure value for money is achieved through the procurement activity.

10.3 Head of Legal & Governance [Michael Awala, Principal Lawyer, Contracts & Procurement]

The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.

10.3.2 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 of the report is in line with the Council's CSO.

10.3.3 Further to paragraph 10.3.2 above and pursuant to CSO 0.08, a decision reserved for Cabinet may be taken by a Cabinet Member with the agreement of the Leader and as such the recommendation in paragraph 3 of the report requesting approval from the Cabinet Member for Placemaking and Local Economy to approve the recommendations in the report is in line with the Council's CSO so long as the Lead Member is taking the decision with the agreement of the Leader.

10.3.4 The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendations in the report.

10.4 Planning feedback

This is an allocated site in the draft Local Plan and there is no fixed development trajectory.

10.5 Equality

Further to the completion and submission of an Equalities Impact Form Equalities colleagues have confirmed that an EQIA is not required.

11.0 Use of Appendices

Appendix 1

Full Business Case for the proposed relocation of Young Relocation of the Young Adult Services team from 48 Station Road to Clarendon Road College building N8

