

The Capital Framework: Business Case

The Capital Framework: Full Business Case

The Full Business Case (FBC) provides the comprehensive information required for the Council to make a final investment decision. It builds on the information gathered as part of the development of the Strategic Outline and Initial Business Cases to provide a robust justification for the project, which demonstrates viability, affordability, and achievability. The FBC sets out detailed benefit metrics, delivery plans, and governance arrangements to support successful implementation.

Prior to seeking approval of the FBC, the Commercial Case, including the procurement strategy, must be reviewed and approved by the Procurement Board.

Approval of the FBC enables the project to be formally added to the Council's Capital Programme 'Pipeline' for delivery.

Why is a Business Case Important?

The business case process brings structure, transparency, and accountability to the Council's Capital Framework.

Using business cases effectively ensures that Haringey makes the most of its available resources. It outlines the net benefits of change and presents the options considered, demonstrating that the recommended option offers the best overall value.

Additionally, the business case serves as a reference point throughout the project. It defines the agreed constraints, assumptions, and risks, and documents the funding allocated to achieve the intended benefits.

Purpose and Use of a Business Case

A business case should evaluate how well a proposal aligns with strategic goals, assess available options, and determine whether the proposal is achievable, sustainable, affordable, and offers good value for money. It must include an economic appraisal and outline key aspects such as financing, management, procurement, and plans for monitoring and evaluation of the relevant policy, programme, or project.

This document serves as a guide for completing the Business Case template and provides a step-by-step approach to filling out the template. The level of detail included should reflect the project's current stage, size, and complexity.

The business case template is designed to provide authors with a clear and cohesive framework that addresses the key components necessary for a comprehensive business case evaluation:

□ **Strategic Case – “Is there a compelling case for change?”**

- Explains **why** the project is needed.
 - Aligns with strategic objectives and addresses a clear problem or opportunity.
-

📊 **Economic Case – “Does it deliver the best public value?”**

- Assesses **value for money** through options appraisal.
 - Identifies the option that offers the greatest net benefit to society.
-

💰 **Financial Case – “Is it affordable?”**

- Looks at **funding and affordability** over the project’s life.
 - Ensures the proposal fits within budget limits and is financially sustainable.
-

📄 **Commercial Case – “Can it be delivered commercially?”**

- Examines **how** the project will be procured and delivered.
 - Considers market capability, risk allocation, and contract strategy.
-

🔧 **Management Case – “Can it be delivered successfully?”**

- Describes **how** the project will be managed and governed.
- Covers delivery plans, risk management, and assurance processes.

Relocation of the Young Adult Services team

Capital Projects and Property

Finance & Resources

Full Business Case

| | |
|------------------------|--|
| PMO Reference | |
| Sponsor | Jonathan Kirby, Director Capital Projects & Property |
| Lead Officer | Amanda Grosse, Head of Strategic Asset & Accommodation |
| Tier 3 Board oversight | Strategic Asset Management Board |
| Date of Approval | 24.11.25 |
| Author | Amanda Grosse |
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1. Executive Summary

1.1 Project brief and definition

It is 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.

This project proposes to relocate the Young Adult Services team currently located in 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.

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.

Project objectives

The objectives of this project are below:

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

To ensure maximisation of vacant space within the Clarendon Road College building the 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 Councils Accommodation Strategy. This has been the subject of a separate Full Business case that was presented at Strategic Asset Management Board on the 21st August and Strategic Capital Board on the 27th August 2025.

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 Accommodation Strategy as the other services in occupation will be moving to the Civic Centre.

1.2 Summary of the Theory of Change

The need for this project has been created as it is the Council's intention to fully decommission and vacate 48 Station Road along with River Park House and Alexandra House 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 that all three buildings can be fully vacated. Fully vacating 48 Station Road along with Alexandra House and River Park House in the same timescale will optimise use of existing assets and provide further opportunity to explore the generation of revenue for the Council.

The current service based in Clarendon Road has relocated to Canning Crescent and this operational building is currently vacant. It is the Council's intention to utilise the existing space at Clarendon Road for more than one operational service to ensure maximum utilisation of space within the building.

1.3 Financial impact of the full business case

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.

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.

It is recommended that tender and procurement stages are progressed for the relocation of the Young Adult Services team to the Clarendon Road College building.

1.4 Project benefits

There is a need to vacate services from 48 Station Road to enable decommissioning and mitigate the current ongoing running costs of the building and 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 that all three buildings can be fully vacated.

Fully vacating 48 Station Road along with Alexandra House and River Park House in the same timescale will optimise use of existing assets and provide further opportunity to explore the generation of revenue for the Council.

Clarendon Road College is situated in an ideal location for the Young Adult Services team and client group and is centrally located close to Wood Green with good local transport links.

1.5 Milestone programme

Procurement and Works Programme for the relocation of the Young Adult Services Team to the ground floor of the Clarendon Road building.

Procurement and Programme

| Phase | Duration | Notes |
|--|----------|--|
| Design & Approvals | 1 week | Layout sign off, compliance checks |
| Director sign off of the project design and Spend Review Panel review | 3 weeks | Director and SRP approval of budget |
| Planning and building control project discussions, review and applications | 15 weeks | Statutory approvals to run concurrent with procurement process |
| Preparation of the tender documents and drawings | 4 weeks | Client alterations or additional works added to the tender specification. |
| Procurement upload to contractor portal | 2 weeks | Work with Strategic Procurement to ensure correct documentation included and uploaded to portal. |
| Tender period | 4 weeks | Tender clarifications made & site visits with contractors |
| Tender review and clarifications | 2 weeks | Tender review undertaken with tender review panel |
| Preparation of DAR and Statutory signoffs | 3 weeks | Successful contractor clarified and notified |
| Contractor mobilisation | 3 weeks | Contractor begins site set up and light touch exploratory works |
| Construction Refurbishment | 20 weeks | Works phased to allow parallel tasks |

| | | |
|---------------------------------------|-----------------|--|
| Snagging & Commissioning | 1 week | Power & data checks |
| IT /AV/ CCTV works | 2 weeks | Items to run concurrently with snagging works |
| Relocation of furniture and equipment | 1 week | IT testing & furniture / equipment delivery |
| One week contingency for | 1 week | For overruns , delays |
| Total Programme Duration | 45 weeks | Approx. 11 months total procurement programme |

Key Shaded actions to run concurrent with other works. Time not included in the overall programme

2. Strategic Case – *is there a compelling case for change?*

2.1 Strategy and Policy context

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.

The above factors provide impetus and focus to the project to vacate 48 Station Road.

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.

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.

River Park House along with Alexandra House and 48 Station Road are within the footprint of the Wood Green Central Programme masterplan and the area that they occupy has been earmarked for re-development. It is therefore in the Council's financial interests to find suitable alternative accommodation to house the Young Adult Services team.

2.1. Case for change *(including Cabinet reports and key decisions already taken)*

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.

There is a 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.

2.2. Consultation

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.

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 operational areas within the building and separate entrances for staff and clients.

3. Economic Case – *does it deliver the best public value?*

3.1. The preferred option

It is recommended that tender and procurement stages are progressed for the relocation of the Young Adult Services team to the ground floor of the Clarendon Road College building taking into account the new procurement and governance requirements.

The building is to be equipped to support current and future operational needs. The project works involve alteration and reconfiguration of the ground floor of the building, including adding secure interview rooms, a secure reception room, a large secure training room and welfare facilities. Allowance has also been made to increase the ground floor CCTV and door entry security.

3.2. Other options considered and rejected

Options Considered

Business as Usual

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 Wood Green Central regeneration programme.

Alternative Provision

Although 10 Bruce Grove 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 remedial works are estimated to be in the region of £385,000. These works exclude any reconfiguration or alteration works to the existing building. 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 alternative centrally located operational buildings.

3.3. Benefits analysis

Monetary benefits of the project

Although the total estimated refurbishment cost is estimated to be £1,200,000 for the last two financial years (FY 23/24 and 24/25), the following was spent on utility costs alone to maintain the running of 48 Station Road.

48 Station Road operational expenditure

| | 2023/24 (£) | 2024/25 (£) |
|------------------------|-------------------|-------------------|
| Existing Running costs | 38,544.00 | 38,161.00 |
| Electricity (kWh) | 97,348.00 | 75,642.00 |
| Gas (kWh) | 50,663.00 | 18,867.00 |
| Water (m3) | 3,718.00 | 5,791.00 |
| SUB-TOTAL | 190,273.00 | 138,461.00 |

Business Rates

248,710.00

264,605.00

TOTAL**438,983.00****403,066.00****Table 1:** Costs incurred to keep 48 Station Road operational

Vacating and disposing/repurposing 48 Station Road 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.

Non-monetary benefits of this project

- There is a 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.
- Clarendon Road College is situated in an ideal location for the service to operate from.
- Ensures that a soon to be vacant building will be refurbished and utilised to ensure the building is used and minimise the premises being void for a long period of time.

3.4 Risks and Sensitivities

- The Clarendon Road College building has been empty from mid-September 2025 and there is a need to ensure that the void period is minimised from an operational, financial and political perspective.
- The proposal is for the Young Adult Services 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 ensuring full occupation of an existing empty operational building.
- Continuing to operate this service from 48 Station Road will unnecessarily burden the council with operational costs to keep the building open.
- Continuing to operate this service from 48 Station Road will also inhibit the progress of and undermine the business case of the Wood Green Central regeneration programme.

3.5 Evaluation Criteria

| Criterion | Description | Weighting |
|------------------------|---|-----------|
| Cost effectiveness | Investment and utilisation of existing vacant and underutilised Council operational buildings achieving cost efficiency and avoid unnecessary costs by decommissioning operationally expensive buildings. | 20% |
| Operational efficiency | Fulfils the Services 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 | 15% |

| | | |
|--------------------------------|--|-----|
| | operational areas with easy commutes to other parts of the Borough. | |
| Design quality & innovation | Assess the creativity, sustainability, and future proofing of the design and layout. | 10% |
| Risk & deliverability | Evaluates the feasibility of the project, including timelines, contractor reliability, and risk mitigation. | 10% |
| Alignment with strategic goals | Measures how well the project aligns with the Accommodation Strategy, Wood Green Central Programme and the Corporate Delivery Plan. | 15% |
| Stakeholder support | Considers the level of support from key stakeholders including staff and Councillors. | 15% |
| Environmental sustainability | Looks at the environmental impact including the - cross cutting priority to decarbonise to create safe, clean neighbourhoods, promoting longer, healthier lives for the residents and contribution to the Council's commitment to decarbonise. | 15% |

4. Financial Case – *is it affordable?*

4.1 Financial Context

There is budget allocation in 316 that could be drawn upon for this project as identified in the table below which has been extracted from the update report on Capital Scheme 316 – Asset Management of Council Buildings that was presented at Strategic Asset Management on the 21st August 2025.

Accommodation Projects

| Project Name | Description | Budget Estimate | |
|--|--|-----------------|---------|
| Parking & Civil Enforcement | Proposed relocation to Clarendon Road College £476k and for match day deployment operation at The Grange £62k. | 538 | 2026/27 |
| Young Adult Services relocation | Proposed relocation to Clarendon Road College | 1,080 | 2026/27 |
| Youth Justice Service relocation | Move to 10 Bruce Grove, subject to structural report and feasibility | 500 | 2026/27 |
| 57 White Hart Lane refurb | Veolia using this building and have included in new waste contract. Works to maintain for the next 5 years | 141 | 2026/27 |
| Relocation of CCTV and Connected Care | Relocation of the CCTV server and control rooms and connected care team to GMH | 4,500 | 2027/28 |
| Child Protection Relocation | Child Protection Suite – potential relocation to Maya Angelo building | 103 | 2027/28 |
| | <ul style="list-style-type: none"> Total Accommodation Programme | 6,782 | |

4.2 Summary of the financial appraisal *(summary table to be included)*

It is recommended that tender and procurement stages are progressed for the relocation of the Young Adult Services team to the Clarendon Road College building.

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.

4.3 Expenditure/Cash Flow profile

4.3.1 Revenue expenditure

N/A as this project involves only capital expenditure.

4.3.2 Capital expenditure

A) Spend to date

| Area of spend | 24/25 /£,000 | 25/26 /£,000 | 26/27 /£,000 | Total / £,000 |
|------------------------|-----------------|-----------------|-----------------|------------------|
| Clarendon Road College | | 1,100,000 | 100,000 | 1,200,000 |

N.B: Please note that the spend projection in FY 2026/27 relates to retention fees

4.4 Sources of finance /Affordability

The source of the capital funding is from the approved capital programme within the Scheme 316. £1,200,000 is to be allocated to this scheme. The reallocation and reconfiguration of schemes within budget Scheme 316 is the subject of a separate report on Capital Scheme 316 – Asset Management of Council Buildings that was presented at Strategic Asset Management Board on the 21st August 2025.

4.5 Risks and Sensitivities

Time – the procurement and works programme is 11 months for the relocation of the Young Adult Services team to the ground floor of the Clarendon Road building. Any delay will impact on the decommissioning of 48 Station Road and the occupation of vacant and underutilised Council operational buildings.

5. Commercial Case – *can it be delivered commercially?*

5.1 Procurement Strategy, Plan and Programme

- 5.1.1 Options considered and rejected
- 5.1.2 Preferred option
- 5.1.3 Plan and Programme

Procurement Strategy

A **Procurement Initiation Form (PIF)** will be submitted to Strategic Procurement to outline the preferred route.

Discussions with Strategic Procurement will identify suitable procurement routes, form of contract etc.

5.2 Delivery Model

Following approval process, a tender exercise will be implemented to tender at least 3 suppliers.

As the estimated cost of the works is over £1M to a cabinet report will need to be prepared to meet Internal Governance.

5.3 Resource for implementation (*consider multidisciplinary team for complex projects*)

Support required from:

- Procurement team
- Legal team
- Digital team
- Corporate Landlord
- Young Adult Services team
- Parking & Civil Enforcement team

5.4 Viability assessment of preferred option - recommended

Financial viability – 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.

Operational viability – This project facilitates 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.

6. Management Case – *can it be delivered successfully?*

6.1 Project Management Structure

6.1.1 Project Management Team

| Role | Name |
|----------------------------|----------------|
| Project Sponsor | Jonathan Kirby |
| Senior Responsible Officer | Amanda Grosse |
| Project Manager | Thomas Londra |
| Finance Business Partner | John O’Keefe |
| Procurement Lead | Yaw Tawiah |
| Legal Advisor | Michael Awala |

6.1.1 Stakeholder Map

| Stakeholder list | Responsible | Accountable | Consulted | Informed |
|-------------------------------|-------------|-------------|-----------|----------|
| Lead member / members | | | X | X |
| Corporate Director / Director | | | X | X |
| Management / staff | X | X | X | X |
| Internal customers | | | X | X |

6.1.2 Project Governance

The project will be managed following the Council’s project management protocols and progress will report to Strategic Asset Management Board.

A Project Working group will be formed to manage ongoing operations of the project and Engagement will be undertaken with service users.

6.1.3 Tolerances and contingencies

| Parameter | Tolerance Range | Escalation Trigger | Action |
|-------------|---|---|--|
| Time | ±2 months | Delay beyond 2 months (April 2026 onwards) | Change control document to Strategic Asset Management Board. |
| Cost | outside of agreed budgets and contingency | Costs exceeding MTFS financial boundaries / Capital funding. Costs beyond the scope or different to agreed cabinet approval levels | Change control document to Strategic Asset Management Board then escalated to the Strategic Capital Board. |

| | | | |
|--------------------------|--------------------|--|---|
| Scope | Minor adjustments | Major scope change that impact benefits. | Change control document to Strategic Asset Management Board. Then escalated to the Strategic Capital Board. |
| Quality | Within agreed KPIs | KPI breach | Change control document to Strategic Asset Management Board. |
| Risk | Medium risk level | High or critical risk | Change control document to Strategic Asset Management Board. Then escalated to Strategic capital Board. |
| Aims / Objectives | Minor adjustments | Major impact on outcomes to be defined below | Change control document to Strategic Asset Management Board. Then escalated to Strategic Capital Board. |

6.1.4 Risk Management

| ID | Risk Description | Inherent Risk | Impact | Mitigation | Residual Risk |
|------------------|---|---------------|--|---|---------------|
| Strategic | | | | | |
| R 1 | Lead time allowance for specialist items (e.g. data, IT outlets, AV, asbestos survey, Statutory approvals) to be considered. In house IT notice period for works – three months’ notice at least. | High | Delay in delivery and completion of the project. | Initial discussions held with these teams to learn of their availability to support this project and their lead in planned in the programme. | Medium |
| R 2 | ACM noted in the asbestos management plan Considering the construction of the building, circa 1950s – 1960’s, there may be asbestos within the building. | High | Delay in delivery and completion of the project. | Asbestos R&D survey to be undertaken. Should asbestos be found in the proposed refurbishment areas, a sum of £20,000 has been included in the budget. | High |
| R 3 | In house Haringey Procurement protocols to consider: Director sign off, Spend Review Panel and | High | Delay in delivery and completion of the project. | Engage & commence procurement & governance processes on receipt of project approval. | Medium |

| | | | | | |
|-----|--|--------|--|--|--------|
| | DAR approval-included in the procurement programme. The time that these actions will take – could be three months to include in the programme. | | | | |
| R 4 | Young Adult Services relocation notification – consultation with staff and unions. | Medium | Delay in delivery and completion of the project. | Early consultation with staff and unions. | Medium |
| R 5 | Statutory notice periods to consider and include in the programme To review Use Class Order for the building. Education use is categorised as Class F with a change to an office use that is categorised as Class E. The project may require planning approval as the works are not considered Permitted Development. To allow 15 weeks for review and planning approval. The refurbishment works will require Building Control approval. | High | Delay in delivery and completion of the project. | Set up clarification meeting with Planning. The planning and building control applications will run concurrently with other works so not impede the works programme. | Medium |

Financial

| | | | | | |
|-----|---|--------|--------------------------------|---|-----|
| R 6 | Proposed works costs are higher than anticipated or addition items are identified at later stages of the project, resulting in the project not being able to deliver within budget. | Medium | Cost impact to capital budget. | Detailed specifications and survey work to provide greater certainty on costs. Separating the tender process to encourage value for money via a more competitive market. Engage early with stakeholders to establish value engineering opportunities prior to tender process. | Low |
|-----|---|--------|--------------------------------|---|-----|

Economic

| | | | | | |
|--------|--|--------|--|---|-----|
| R 7 | The market robust enough for contractors having the resources and time and consider the risk attractive enough to submit a tender. There is the possibility that no contractor submits a bid and the process having to be rerun. | Medium | Delay in the delivery and completion of works. | Early engagement with contractors to highlight potential interest at the start of the tender process. | Low |
|--------|--|--------|--|---|-----|

6.2 Delivery Programme (including key workstreams and milestones)

6.2.1 Dependencies and Interdependencies

| <i>Assumptions or Dependencies</i> | <i>Description</i> |
|---|--|
| Existing Capital funding will be allocated to cover costs of this project from scheme 316 | The reallocation and reconfiguration of schemes within budget Scheme 316 is the subject of a separate report on Capital Scheme 316 – Asset Management of Council Buildings that was presented at Strategic Asset Management Board on the 21 st August 2025. |

6.3 Resource plan

6.3.1 Teams (consider RACI, consultant matrix and charging schedule)

| Resource Type | Estimated Cost | Notes (consider onboarding, duration, outputs,) |
|-----------------------------|-----------------------|--|
| Internal Staff Time | £15k | Professional fees included in budget estimate |
| External Consultants | £Nil | |
| Contingency | £100,000 | Contingency 10% included in budget estimate |

6.3.2 Equipment & Materials

Digital assets

Additional data points, additional CCTV, relocation of services existing digital assets into the new location to ensure the building is fit for purpose for the team.

Physical assets

The building is refurbished to meet the services operational requirements in the new location.

6.4 Handover and Benefit Management plan

| For Council | For Staff |
|--|--|
| <p>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.</p> | <p>This project facilitates 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.</p> |
| <p>This project proposes to vacate the service from 48 Station Road and to relocate the team to Clarendon Road College building N8 an existing operational building that is now vacant (mid-September 2025) when the current operational Service moved to the Roger Sylvester Centre, Canning Crescent.</p> | <p>The team are transferred to a new location within budget and programme that meets their requirements. The move enabled the new operational model to be implemented.</p> <p>Following the move the team should be able to undertake their function as before. Their managers will monitor the transfer and the effectiveness of their operations from the new building following their relocation.</p> |

7. Statutory comments

7.1 Finance Comments

[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.

The revenue budget for 48 Station Road (£311k) was to be used to fund the Civic Centre business case.

As the budget is being used to fund the costs at Clarendon Road the budget for the Civic Centre would have needed to be increased.

At its meeting of the 4th February, Cabinet agreed a new strategy for Station Road. That report acknowledged the reduced budget available and made arrangements in the MTFS to meet the cost of the new strategy.]

7.2 Legal Comments

7.3 Officers should ensure that all contracts to be procured in other to achieve the objectives of this paper are procured not only in accordance with the Council's Contract Standing Order (CSO) but also where relevant in accordance with relevant public procurement rules including the Procurement Act 2023.

7.4 Property Comments n/a

7.5 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.

7.6 Planning feedback

Young Adult Services relocation - Ensure engagement/notification with adjacent landowners inc Alevi Centre, Civica/ERS, Co-Living developers over the road (mike@j-group.co.uk) as a good neighbour.

8. Appendices

Appendix 1 – Existing location



48SR-00.pdf

Appendix 2 – Option 1 Young Adult Service on the ground floor of the Clarendon Road building.



YAS - Clarendon
V2.pdf