



**Haringey Council**

<b>Report for:</b>	<b>Overview &amp; Scrutiny Committee</b>  <i>DATE 23<sup>rd</sup> January 2014</i>	<b>Item number</b>	
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<b>Title:</b>	Civic Presence
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<b>Report authorised by :</b>	Lyn Garner – Director Regeneration Planning and Development
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<b>Lead Officer:</b>	Jon McGrath
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<b>Ward(s) affected: (N/A)</b>	<b>Report for Non Key Decision:</b>
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**1. Describe the issue under consideration**

- 1.1 The report provides Overview and Scrutiny Committee with outline details of the proposal to undertake a review of the council's property portfolio in Wood Green, to propose options for the future use of assets.

**2. Recommendations**

- 2.1 The Committee is asked to note the report and comment on inclusions and exclusions.

**3. Other options considered**

- 3.1 Not applicable

**4. Background information**

- 4.1 The council holds substantial property interests in Wood Green.



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The rationalisation of the office accommodation under SMART working continues. Currently consolidation of the office staff to River Park House and Alexandra House is ongoing with a programme to complete this by December 2014. This rationalisation also supports a number of other initiatives, including the sale and redevelopment of Apex House as part of the Tottenham regeneration.

This work will consolidate the office staff, but will not resolve the ongoing issue of Council chambers, members meeting rooms or other associated functions such as Customer Contact Centre. It will also not maximise the regenerative potential of the estate.

The proposal is to undertake a full review of all council assets in the area, to produce a number of scenarios for consideration, which will provide the long term strategic direction for the utilisation of assets.

The properties which will currently form the basis of this study are:

- Civic Centre
- Woodside House
- Land adjacent to Alexandra House
- River Park House
- 48 Station Road. The head lease of which has recently been purchased.
- 13 – 27 Station Road, which has recently been held from sale to form part of the review.
- 40 Cumberland Road
- Wood Green Library.

The terms of reference for the study are to prepare a number of options which will address the following key themes:

- Civic presence – what is the ideal location for all of the functions of a modern council and what is the ideal level of co-location of services.
- Housing opportunities – does a major redevelopment of all of the assets allow for the creation of new housing stock as well as civic functions
- Regeneration – how will these proposals support and influence the wider regeneration of Wood Green.
- Delivery – analysis of delivery options available to the council and a review of existing models and examples of good practise.

An external resource, with previous relevant experience, has been appointed to carry out these option appraisals. The first draft of the output options are expected by the end of March. These will become the basis



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for detailed Member consultation following the expiry of Purdah and the election.

The options will be derived from the following inputs:

- Detailed appraisal of all previous studies undertaken on each of the assets.
- Detailed assessment of ownership, restrictions, planning conditions etc of all assets.
- Predicted spatial requirements of the council. Much of this is already known, but reference will be included to the review of libraries and the future of customer contact centres, which will involve a level of value judgement.
- Viability advice. This will look at both the cost of undertaking any option and the likely level of income that could be gained from any development opportunity.
- Planning interpretation and overview
- Architectural concepts and advice
- Programme and phasing advice.

It is proposed that a report is taken to Cabinet in the Autumn updating on progress and potential options.

## **5. Comments of the Chief Financial Officer and Financial Implications**

5.1 Not required at this time

## **6. Head of Legal Services and Legal Implications**

6.1 Not required at this time

## **7. Equalities and Community Cohesion Comments**

7.1 Equalities and community cohesion implications of emerging proposals will be considered and impact assessments will be carried out as appropriate.

## **8. Head of Procurement Comments**

8.1 Not required at this time