

DECISION NOTICE OF THE Cabinet Member Signing HELD ON Thursday, 19th February, 2026,

Set out below is a summary of the decisions taken at the meeting of a Cabinet Member Signing held on Thursday, 19 February 2026 between 9.30 to 10.10am

If you have any queries about any matters referred to in this decision sheet, please contact Richard Plummer Committees Manager.

6. SELBY URBAN VILLAGE - AWARD OF MAIN WORKS CONTRACT FOR THE CONSTRUCTION OF SELBY URBAN VILLAGE

DECLARATIONS OF INTEREST MADE FOR THIS ITEM:

None

RESOLVED:

That the Cabinet Member for Placemaking and Local Economy:

- 1. Approved the appointment of Contractor A for the main works contract for the construction of Selby Urban Village comprising both Phase One and Phase Two works for a total value as set out in the exempt report, in consultation with Section 151 Officer and the Corporate Director of Culture, Strategy and Communities.**
- 2. Noted that there was a target value engineering cost saving for Phase One, as set out in the exempt report, which was critical to the project's affordability within the context of the funding strategy.**
- 3. Approved the appropriation of 'Phase One land' edged red and 'Phase Two land' edged orange on Plan 1 at paragraph 6.13 of this report from the General Fund, for planning purposes under Section 122 of the Local Government Act 1972 as it is no longer required for the purpose which it is currently held, and for the purpose of carrying out the works as approved by planning permissions reference 24/03470/FUL for Phase One works and HGY/2024/2851 for Phase Two works. Appropriation is estimated March 2026 for Phase One land, and the appropriation of 'Phase Two land' is estimated in September 2027, further detailed in Section 6 'Programme' of this report.**
- 4. Approved the use of the Council's powers under Section 203 of the Housing and Planning Act 2016 to override easements and other third party rights and interests relating to 'Phase One land' edged red and 'Phase Two land' edged orange on Plan 1 at paragraph 6.13 of this report for works approved, under planning permissions LBE Full application (Phase One – Community Centre, Park and Sports Facilities) ref no: 24/03470/FUL, and LBH Full application (Phase Two - Housing) ref no:**

- HGY/2024/2851), and delegates to the Director of Capital Projects and Property, in consultation with the Corporate Director of Finance and Resources and the Cabinet Member for Housing and Planning, authority to make payments of compensation for any valid claims of third-party rights affected by the Phase One works and the Phase Two works as a result of this recommendation.
5. **Approved the appropriation of 'Phase One land' (Bull Lane Playing Fields and Weir Hall Link') as shown edged purple on Plan 2 at paragraph 6.16 in Section 6, from planning purposes back to the General Fund under Section 122 of the Local Government Act 1972 for community, park and sports facilities, following completion of the Phase One works estimated Page 3 September – December 2027, as further explained in Section 6 of the report.**
 6. **Approved the appropriation of 'Phase Two land' as shown edged blue in Plan 2 in Section 6, from planning purposes for housing purposes under Section 19 of the Housing Act 1985, following completion of the Phase Two works estimated February 2030, as further explained in Section 6 of the report.**
 7. **Approved the appropriation of the small parcel of land edged as shown edged pink in Plan 2 in Section 6 from planning purposes to the General Fund under Section 122 of the Local Government Act 1972 for intended use as accessible parking for the existing sports hall, following completion of Phase Two works estimated February 2030, as further explained in Section 6 of the report.**
 8. **Approved in principle a minimum lease term, set out in the exempt report, to the Selby Trust for the new community centre, and delegates authority to the Corporate Director of Finance and Resources to finalise Heads of Terms and enter into the Agreement for Surrender and Lease and all other associated legal agreements with the Selby Trust.**
 9. **Noted that entering into this lease agreement is subject to Secretary of State consent and Subsidy Advice Unit reporting, given the level of rent subsidy the council will apply to lease as shown in table 1.1 in the exempt report. This assessment of subsidy is aligned with the Council's Community Assets Social Value Policy.**
 10. **Following approval of Recommendation 3.8, approved the submission of an application to the Secretary of State for Housing, Communities and Local Government for specific consent to the disposal of the new community centre lease at less than best consideration (under section 123 of the Local Government Act 1972) and the submission of a referral under the Subsidy Control Act 2022, in respect of the proposed rental subsidy.**

Reasons for decisions

The regeneration of the Selby Centre to create the new Selby Urban Village is in line with the previously published Cabinet approval decisions set out in appendices to design the scheme, seeking planning permissions, and seeking approval of the procurement exercise for the main works build contractor (15 July 2025 Cabinet Report).

Contractor A has been identified by a formal procurement exercise and tender process to undertake these works.

The contract award and planning appropriation approval decisions will allow the Council to enter into contract with the building contractor by March 2026 and facilitate the carrying out of the works for the proposed development at SUV. This will also ensure that the Council will not lose the external grant allocations it has secured, by entering into contract by March 2026. Details of grant funding are set out in the exempt report.

There are no reasons for the Council to believe that any third-party rights would be infringed by the development: the scheme has received planning permission, and a Rights of Light report has been undertaken. Appropriation of the development site for planning purposes is required to facilitate the carrying out the works under planning powers in accordance with the planning permissions. By appropriating the site for planning, it will allow the Council to use the powers contained in Section 203 to override easements and other third-party rights that may be infringed by the development and will prevent injunctions that could delay or prevent the Council's proposed development. Section 203 converts the right to seek an injunction into a right to compensation.

The site will need to be appropriated back from planning purposes to the general fund and for housing purposes as set out in the programme in Section 6 of this report, to enable the Council to use the land for housing and let 202 new council homes, and the community centre/ sports facilities.

These 202 homes will also contribute to the Council's commitment to start 500 homes on site as part of the GLA 21-26 Affordable Homes Programme and the Council's aspiration to build 3000 Council homes by 2031.

In line with the Council's Community Assets Social Value Policy (approved by Cabinet 22 April 2025), officers have assessed the social value being offered by Selby Trust as per their business plan for the new community centre. A proposed rental subsidy level for the lease of the new community centre is outlined in Table 1.1 in the exempt part of the report. Given the long lease term (minimum 25 years) the value of this rental subsidy will exceed the £2m threshold requiring Secretary of State

consent and Subsidy Advice Unit reporting, before the lease can be agreed.

Alternative options considered

The Council could decide to not deliver the scheme, as the Council has no statutory duty to develop the site. This option was discounted as it would have been contrary to previous Cabinet decisions and not in line with previously agreed strategic objectives for the Selby Urban Village scheme. One of the Council's top priorities is the delivery of a new era of Council housebuilding. To exclude this site from the development programme would undermine the Council's capacity to deliver new council homes.

The Council could re-tender the proposal using a different procurement strategy. This opportunity was procured via a competitive tender through the Council's London Construction Programme (LCP) Framework Agreement, as recommended by Strategic Procurement due to the contract value, and to meet the Council's objectives in terms of the programme Page 5 timescales and value for money requirements. The option was discounted as re-tendering would not meet the programme requirements of entering into contract by March 2026 to secure external grant allocations for the project.

The Council could continue with the scheme without appropriating the site for planning purposes, but this option was discounted as the Council must appropriate for planning purposes to facilitate the carrying out of the works. It would also risk the proposed development being delayed or stopped by potential third-party claims. By utilising the powers under Section 203 of the Housing and Planning Act 2016 (HPA 2016), those who benefit from third party rights will not be able to seek an injunction since those rights or easements that are overridden are converted into a claim for compensation only. The Council recognises the potential rights of third parties and will pay compensation where a legal basis for such payments is established. The project team actively engaged with local residents about the development of this site as the scheme proceeded through the feasibility and design stages and any comments or objections raised were taken into consideration by Planning Committee in reaching its decision.

The Council could decide not to appropriate the land for its intended uses following practical completion of the works being part of the site for housing purposes and part for general purposes. This option was discounted because it could prevent the Council from being able to offer up these homes for occupation under secure tenancies, thereby not supporting the delivery of much needed affordable homes and the Council would not be able to use part of the site for the general purposes use for the delivery of the new sporting facilities, improved open space, play and a new community centre.

The Council could decide not to approve the proposed level of rental subsidy for the Selby Trust to lease the new community centre. This option was discounted, as securing a community tenant with a significant level of social value, for a long-term lease for the new community centre is key to the success of the Selby Urban Village project. Annual reviews of the social value subsidy will determine the level of subsidy remains applicable. Further scrutiny of the rental subsidy is being undertaken via Secretary of State and the Subsidy Advice Unit approvals.

8. EXEMPT - SELBY URBAN VILLAGE - AWARD OF MAIN WORKS CONTRACT FOR THE CONSTRUCTION OF SELBY URBAN VILLAGE

DECLARATIONS OF INTEREST MADE FOR THIS ITEM:

None

The Cabinet Member considered the exempt information and approved the exempt recommendations set out in the exempt report.