

NOTICE OF MEETING

CABINET MEMBER SIGNING

Thursday, 19th February, 2026, 9.30 am - Alexandra House, 10 Station Road, London, N22 7TY (watch the live meeting [here](#))

Cabinet Member: Councillor Ruth Gordon

1. **FILMING AT MEETINGS**

Please note that this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making depositions, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

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2. **APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

3. **DECLARATIONS OF INTEREST**

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a

pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

4. URGENT BUSINESS

The Chair will consider the admission of any late items of Urgent Business. (Late items of Urgent Business will be considered under the agenda item where they appear).

5. DEPUTATIONS / PETITIONS / QUESTIONS

6. SELBY URBAN VILLAGE – AWARD OF MAIN WORKS CONTRACT FOR THE CONSTRUCTION OF SELBY URBAN VILLAGE (PAGES 1 - 42)

7. EXCLUSION OF THE PRESS AND PUBLIC

Item 8 is likely to be subject to a motion to exclude the press and public from the meeting as *it* contains exempt information as defined in Section 100a of the Local Government Act 1972 (as amended by Section 12A of the Local Government Act 1985); paras 3 and 5, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

8. EXEMPT - SELBY URBAN VILLAGE – AWARD OF MAIN WORKS CONTRACT FOR THE CONSTRUCTION OF SELBY URBAN VILLAGE AND NEXT STEPS (PAGES 43 - 522)

Richard Plummer Committees Manager
Tel – 020 8489 4319
Email: richard.plummer@haringey.gov.uk

Fiona Alderman
Director of Legal & Governance (Monitoring Officer)
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Wednesday, 11 February 2026

Report for: **Cabinet Member Signing, 19 February 2026**

Title: **Award of Main Works Contract for the Construction of Selby Urban Village, N17**

Report

Authorised by: **Jess Crowe, Corporate Director of Culture, Strategy and Communities**

Lead Officer: **David Sherrington, Head of Estate Renewal**

Ward(s) affected: **Bruce Castle**

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

1. Describe the issue under consideration

- 1.1. Haringey Council have been working alongside the Selby Trust for many years towards creating an ambitious, sustainable and inclusive urban village on the Selby Centre site that improves the health and wellbeing of residents and the wider community.
- 1.2. Our ambitions for this development have been fashioned through a collaborative, co-design process with the Selby Trust and the local community. We have jointly set out a vision to create an urban village in Haringey where people can have all the amenities to enjoy healthy, fulfilled lives right on their doorstep.
- 1.3. On the 15 July 2025 Cabinet approved the procurement exercise for the selection of a main contractor to deliver the proposed development at Selby Urban Village. In line with Contract Standing Order (CSO) 2.01 (c) and 0.08, this report seeks approval from the Cabinet Member for Placemaking and Local Economy, in consultation with Section 151 Officer and the Corporate Director of Culture, Strategy and Communities, to award a contract to a build contractor to construct the Selby Urban Village (SUV)
- 1.4. The SUV project is a partnership between the Council and the Selby Trust to transform the Selby site and Bull Lane Playing Fields into a new accessible and well-connected neighbourhood, made up of new council homes, new sporting facilities, improved open space, play facilities and a new Community Centre at the heart of the community.
- 1.5. The SUV development consists of Phase One delivering a new community building, a pavilion building with changing rooms, improved park and sports

pitches (“Phase One works”). Phase Two will deliver 202 new Council homes alongside a small commercial unit of 112 sqm (“Phase Two works”). The development will take place on the existing Selby Centre site and Bull Lane Playing Fields.

- 1.6. The SUV development received planning permission on 1 September 2025 and 16 December 2025 under two planning permissions as the site comes within both Haringey’s Planning Authority and Enfield’s Planning Authority. Phase One works are scheduled to commence in March 2026 and expected to complete by December 2027 with Phase Two works expected completion anticipated by February 2030.
- 1.7. To facilitate the carrying out of the works as required by the development at the SUV, the Council must appropriate the site from its current purpose to use for planning purposes. This report also seeks approval for this to happen. This will allow the Council to utilise its powers to override any third-party interests and rights during construction, subject to engagements with any potential claimants, and then to appropriate the land for its intended uses following practical completion of the works.
- 1.8. The report also includes the consideration of the new community centre’s future occupiers, and the relevant lease arrangements, including lease term and rental subsidy.

2. Cabinet Member Introduction

- 2.1. Our ambition for the Selby Urban Village is to create a place where residents can enjoy healthy, fulfilling lives. We have worked in partnership with the Selby Trust for more than four years on our shared vision that speaks to the hopes and aspirations of the whole community.
- 2.2. We are proud to be building more than 200 high quality sustainable council homes at council rent, and creating a community hub that will include workspace, community space, parkland, sporting facilities and a local shop.
- 2.3. Phase one will see the building of the community centre, sports changing rooms, and the regenerated park facilities and sports pitches. The finished development will create a hub of sporting amenities for physical and mental wellbeing and a community space where people can come together for cultural celebrations, start innovative enterprises and hold community events. The new Bull Lane Park will feature extensive tree-planting, a large children’s play area, an outdoor gym and a new cycle route.
- 2.4. The scheme will support our target to build more than 3,000 genuinely affordable high-quality council homes by 2031. In phase two we will build more than 200 new homes for council tenants by 2030, including many family-sized homes and 21 wheelchair adapted homes.
- 2.5. We are dedicated to providing sustainable community buildings and homes that will benefit future generations. On completion, Selby Urban Village will see a 10% uplift in biodiversity as a minimum and will achieve a ‘zero carbon’ target for regulated CO2 emissions. It will be a

development that will protect against climate change challenges of over-heating and flooding risks.

- 2.6. I believe Selby Urban Village will emerge as an exemplar of how placemaking can work for existing and new residents. It will serve as a beacon of excellence for urban living that enhances North Tottenham as a destination for sports and leisure and healthy living in a sustainable environment.

3. Recommendations

It is recommended that the Lead Member for Placemaking and Local Economy:

- 3.1. Approves 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.
- 3.2. Notes that there is a target value engineering cost saving for Phase One, as set out in the exempt report, which is critical to the project's affordability within the context of the funding strategy.
- 3.3. Approves 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.
- 3.4. Approves 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.
- 3.5. Approves 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

September – December 2027, as further explained in Section 6 of the report.

- 3.6. Approves 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.
- 3.7. Approves 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.
- 3.8. Approves 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.
- 3.9. Notes 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.
- 3.10. Subject to the approval of Recommendation 3.8, approves 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.

4. Reasons for decisions

- 4.1. 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).
- 4.2. Contractor A has been identified by a formal procurement exercise and tender process to undertake these works.
- 4.3. 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.

- 4.4. 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.
- 4.5. 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.
- 4.6. 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.
- 4.7. 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.

5. Alternative options considered

- 5.1. 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.
- 5.2. 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

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.

- 5.3. 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.
- 5.4. 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.
- 5.5. 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.

6. Background information

Partnership Working

- 6.1. As set out in the 15 July Cabinet Report (Appendix 1) the Council have been working in partnership with the Selby Trust since 2018 to develop the Selby Urban Village masterplan. Located in North Tottenham, the masterplan seeks to repurpose an old school site and the Bull Lane playing fields, to deliver a mixed-use development that will deliver new council

homes and community infrastructure for the local community. This development is a key plank in the Council's vision for North Tottenham as set out in Shaping Tottenham, the Council's ten-year placemaking strategy for Tottenham.

- 6.2. In 2019 the Council entered into a Memorandum of Understanding (MOU) with the Selby Trust, the tenant and occupier of the existing Selby Centre. The MOU sets out the vision for the Selby Urban Village "to create an integrated, inclusive, healthy, sustainable, diverse, connected urban village on the site."
- 6.3. The Council and the Selby Trust continue to work in partnership on the project, delivering on the £20m grant towards the development from the MHCLG Levelling Up Fund (awarded in 2023), engaging in regular and transparent dialogue, using a joint governance structure, working towards the agreement of a sustainable business model for the Selby Trust and an agreed Heads of Terms and lease.
- 6.4. The current design of both the new community centre and surrounding amenity is the product of co-design work with the Selby Trust and community stakeholders. This follows community engagement with a wide range of stakeholders which has taken place since 2019 leading to the submission of the planning applications in 2024, with the latest community engagement on the project held at the Selby Centre Global Garden in June 2025, to update and discuss the project with local organisations, schools, residents and community members.
- 6.5. Further detailed design work was undertaken on Phase One (new Community Centre and park/ sports facilities) in 2025 for the tender package, in collaboration with the Selby Trust and stakeholders. It is important that this co-design process also continues into the next design and delivery stages of the project. This approach is in line with the Council's commitment to engagement and co-design as set out through the Haringey Deal and Shaping Tottenham.
- 6.6. Alongside this design and planning work, the Council has continued to work with the Selby Trust across of a range of issues, including vacant possession of the existing site, grant of a new lease agreement to occupy the new community centre and supporting funding bids for the financial contribution from the Selby Trust toward the costs of phase one.
- 6.7. The Council recognises the significant work contributed by the Selby Trust into this project and is committed to this partnership as the project moves into the delivery stage.

Design and Planning History

- 6.8. Planning applications based on the co-designed scheme were submitted in October 2024 to both Enfield Council and Haringey Council planning authorities for the respective parts of the scheme.

- 6.9. Resolution to grant approval was received for Phase One (planning reference: 24/03470/FUL) from Enfield's Planning Committee on 28th January 2025 and the Decision Notice was received on 16 December 2025, with agreed conditions and Section 106 obligations.
- 6.10. Resolution to grant approval was received for Phase Two (planning reference: HGY/2024/2851) from Haringey's Planning Committee on 3rd April 2025 and the Decision Notice was received on 1st September 2025, with agreed conditions and Unilateral Undertaking obligations.
- 6.11. The final planning approvals from the respective boroughs followed the simultaneous referral to the GLA and approval in August 2025.
- 6.12. A separate outline planning application has been submitted and approved by LB Enfield for a new sports hall on the site, in the location where the proposed padel courts are sited. At the current time this work is not funded and not included in the construction works, but the council is actively working with the Selby Trust to explore funding opportunities.

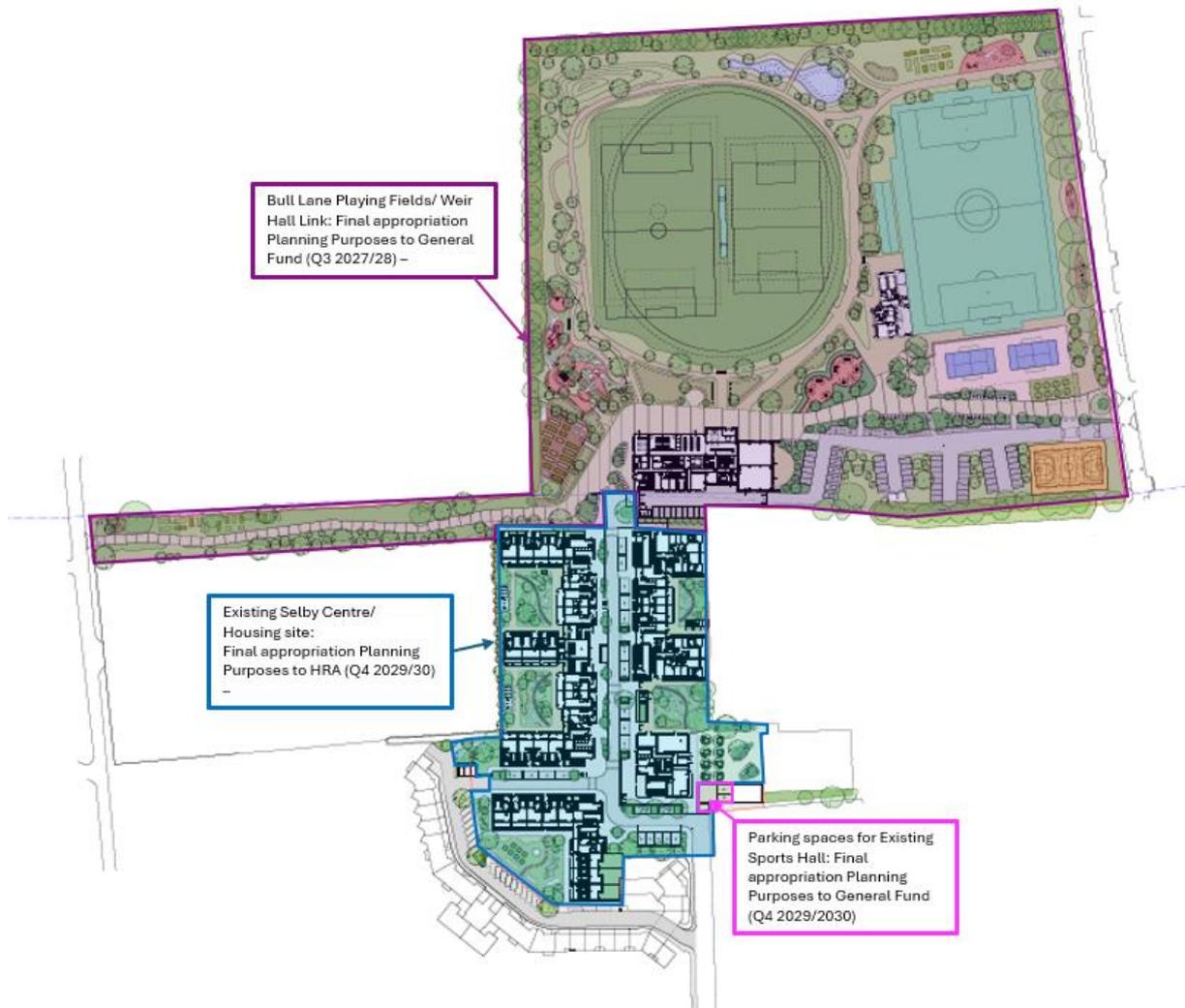
Site Context

- 6.13. **Plan 1: Existing Site Plan** (showing 'Phase One land' edged red, and 'Phase Two land' edged orange, currently in the General Fund to be appropriated for planning purposes).



- 6.14. The existing site contains the Selby Centre, originally built as a secondary school in the 1960s, but used by the Selby Trust for community action and as a community facility since the 1980s. The Centre site is approximately 1.2 hectares in size with a floorspace of appx 7,200 sqm over six blocks and associated car parking. Today, the Selby Trust provides a wide range of services with a strong focus on health and well-being programmes including mental health support, educational initiatives, sports, and other activities for young people.
- 6.15. Bull Lane playing fields is a 4-hectare site located directly north of the Selby Centre site, designated as 'Local Open Space'. The playing fields are underused, of low quality, are associated with anti-social behaviour and are perceived by local residents as unsafe. Whilst the Bull Lane Playing Fields are located within Enfield's administrative jurisdiction, the site is owned by the London Borough of Haringey.
- 6.16. The land on the east side of Weir Hall Road, referred to in this report as 'Weir Hall Link' is a narrow length of green grassed open space land. The Weir Hall link is to the north of Devonshire Hill Nursery & Primary School playing fields and outdoor Forest School space. The Weir Hall link's main use is as an access way used by the public into Bull Lane Playing Fields.

- 6.17. **Plan 2: Proposed Site Plan:** the land edged purple shows the land to be appropriated from planning purposes back to the General Fund for the use as community, park and sports facilities. This will be following completion of the works estimated September – December 2027. The land edged blue in the plan below will be appropriated from planning purposes for housing purposes for the delivery of the housing. The small land edged pink lying south of the site will be appropriated from planning purposes to the General Fund for accessible parking for the existing Sports Hall upon completion of the works estimated February 2030.



Scope of Works

- 6.18. The Council is seeking to develop the two adjacent sites; the Bull Lane Playing Fields site which is located in Enfield but owned by Haringey and is underused greenspace and the Selby Road site, which is located in Haringey and is an old school building which is home to the Selby Trust.
- 6.19. Key decisions relating to the Scheme will be made by the Council’s Cabinet. However, the project is supported by a joint governance arrangement between the Council and the Selby Trust, following the

principles of partnership-working set out earlier. For the purposes of the intended Build Contract, Haringey Council will be the contracting Party.

6.20. The site is split into two key phases, with works on Bull Lane Playing Fields forming Phase One and works on the Selby Road site forming Phase Two.

6.21. The following outputs will be delivered across the two phases;

6.22. Phase One:

- New community centre building (non-residential)
- 3G football pitch and a secondary football pitch
- Multi Use Games Area (MUGA)
- Padel courts
- Cricket pitch and practice nets
- Grass football pitches
- Playground
- Outdoor gym
- Community growing areas
- A new sports pavilion with changing facilities to serve new sports pitches
- A new public park, landscaping and SUDs system to serve both Phases of works
- Improved leisure facilities (refurbishment of existing sports hall)
- Cycleway and footpath (Weir Hall Link) connecting Weir Hall Road to the Bull Lane Park
- Public car park

6.23. Phase Two:

- 202 Council homes (flats and maisonettes)
- Retail commercial unit
- Landscaping and residential communal courtyards
- Car parking and new access roads

Land Appropriation

6.24. The land edged red showing 'Phase One land' and the land edged orange showing 'Phase Two land' on the existing site plan at section 6.13 is currently held in the General Fund. To carry out these works, the land must be appropriated for planning purposes pursuant to Section 122 (1) of the Local Government Act 1972 . It will then be held by the Council under the statutory provisions of Part 9 of the Town and Country Planning Act. The practical consequences (by virtue of Section 237 of the Town and Country Planning Act 1990, as amended by Schedule 9 of the Planning Act 2008) is that demolition, erect, construction or carrying out of any maintenance of any building or work on the land and subsequent use of the land is authorised under those planning powers, if the works are done in accordance with a planning permission, even if they interfere with third party rights. Section 122 (2)(b) of the Local Government Act 1972 requires a principal council prior to appropriating open space land to advertise its intention to do so, for two

consecutive weeks in a newspaper circulating in the area in which the land is situated and consider any objections to the proposed appropriation, On the 19 November 2025 a public notice was placed in the Enfield Independent for two consecutive weeks of the Council's intention to appropriate the open space land contained in Bull Land Playing Fields referred to at paragraph 6.16 of this report and Weir Hall Link referred to at 6.15 of this report, to facilitate the development of the Selby Urban Project. The notice set out that under the development proposals at Weir Hall Link, a small section of the 4.75 hectares of designated local open space will be affected by the construction of the new Selby Centre and sport pavilion. However the development will deliver a new gain in sporting and leisure activities, including upgraded facilities and improved open space. At Bull Lane playing fields, there will be no loss of open space and the area will be enhanced to provide safe and convenient pedestrian and cycling connections. No objections were received following the publication of the notice.

- 6.25. Appropriating the site for planning purposes allows the Council to use its powers under Section 203 of the Housing and Planning Act 2016 ("HPA 2016") to override easements and other third-party rights and interests infringed upon by the works. This may include a claim to a right to light or interest in land which entitles a potential claimant to enjoy such rights over the development site.
- 6.26. Any interference with such right may entitle the claimant to seek an injunction preventing the development from proceeding or seek damages for the value of the right lost because of the interference. The Council recognises the potential right of such third parties and will pay compensation where a legal basis for a genuine claim 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. Further information on engagement and consultation can be found in section 6.59.
- 6.27. The use of the Council's powers under section 203 for the development site would override potentially enforceable third-party rights and interests that may prevent the construction of the development from progressing. It will have the effect of turning genuine claims into a claim for compensation for the loss of that right.
- 6.28. To appropriate the land at this development site into the HRA for housing purposes on completion of the development will enable the Council to then offer these homes for rent at affordable levels thereby positively contributing to the demand for affordable housing in the Borough.
- 6.29. The appropriation of the land edged blue on the proposed site plan in section 6.17 shows the extent of the land moving from the General Fund to the HRA. The value of this land is set in the exempt part of this report, upon which an accounting adjustment will be made to show the land moving from the General Fund to the HRA.

Heat supply contract – not in scope

- 6.30. The energy strategy for the development is currently proposed as a connection to the District Energy Network, Energetik, for the heat supply to the homes and community facilities on site, as per the approved planning applications. Whilst this energy strategy is as per the tendered information, this paper does not relate to award of contract relating to connection charges, supply, or services relating to the heat supply arrangements for the development. This is being progressed through the Council's governance process separately, as it is not a contract with the main works build contractor, but with the District Energy Network operating company.

Artificial Grass Pitch contract – not in scope

- 6.31. The Football Foundation is part-funding the sports facilities in Phase One, and grant requirements include the use of the Football Foundation framework to procure a build contractor to install the 3G artificial grass pitch. This paper does not relate to award of contract for the artificial grass pitch contractor - this is being progressed through the Council's governance process separately, as it is not a contract with the main works build contractor, but with the artificial grass pitch build contractor relating to funding grant terms and conditions.

Procurement approach and outcome

- 6.32. The report is seeking approval for the award of the main works construction contract to enable the works to commence.
- 6.33. Phase One of the development has been designed up to Stage 3+ of the Royal Institute of British Architects (RIBA) Plan of Works 2020, and Phase Two has been designed up to RIBA Stage 3. Following planning approval being granted, a contractor is needed to develop the technical design and complete the new build works.
- 6.34. The opportunity was tendered using the Council's London Construction Programme framework Lot 1.3. Soft market testing was undertaken with the 7 contractors on the relevant lot. Of the seven contractors, three confirmed their intention to tender.
- 6.35. The tender was weighted 50% price; 10% social value; 40% quality. The single stage Invitation to Tender (ITT) was issued in August 2025 with a return date of November 2025. Of those contractors on the lot, three decided to submit a tender to complete the works. Following a request from the tendering contractors a one week extension was granted.
- 6.36. Mid-tender clarification interviews were held with all contractors who responded to the invitation.
- 6.37. Three compliant tender returns were received, and the quality submission was evaluated by LBH officers and the Development Manager from The

Selby Trust, in partnership with the Council. A moderation meeting was held to agree the final quality scores, which were then combined with the pricing and social value evaluations to determine the order of the bidders.

- 6.38. Airey Miller LLP, the Council's appointed cost consultant and Employer's Agent, undertook the price evaluation, and sought and obtained clarifications from the tenderers to eliminate risk items and to allow for any unpriced items to be included.
- 6.39. 10% of the evaluation criteria was based on a social value submission which was assessed by the Social Value Portal, the Council's agreed methodology for assessing and monitoring social value.
- 6.40. Airey Miller provided the final tender evaluation report, combining the quality, price and social value scoring. The tender report and outcome of the evaluation can be found in the Exempt Appendix 2.
- 6.41. The contract is to be awarded on a fixed price basis. It includes new build works, site mobilisation, site enabling works, management costs and includes overheads and profits and there is a defects and liability period of 24 months.
- 6.42. A programme of works will be finalised with the winning contractor once appointed. The programme for the winning contractor included within the tender submission indicated that initial site setup will commence in early 2026 with the full build process commencing during 2026. The build is likely to conclude in early 2030.
- 6.43. The contractor will be required to submit a Construction Logistics Plan, which will need to be produced in collaboration with LBH and local partners and stakeholders. The contractor is also required to submit a Social Value Delivery Plan, and contract management will include overseeing the delivery of the social value commitments and reporting outputs to stakeholders, residents and the community.

Funding, Costs and Budget

- 6.44. In respect of this contract award, the project cost consultant has confirmed the tendered price reflects value for money and is comparable with similar schemes within the Council's development programme. Extensive clarifications through the tender process and post tender engagement with each tenderer has further improved the robustness of the tendered sums.
- 6.45. The overall scheme costs and total main works contract sum are within the budget envelopes set out in the 15 July 2025 Cabinet Report (see Exempt Appendix 2).
- 6.46. Further information on funding, scheme costs and value for money can be found in the exempt report.

Future management and operation of the new Community Centre

- 6.47. The Memorandum of Understanding envisaged the Council working in partnership with the Selby Trust toward a new long lease for the future management of the new community centre. To gain assurance around the Selby Trust's capacity to operate the site, the Council has undertaken due diligence and assessment of the Selby Trust proposal to lease.
- 6.48. The proposal to lease is a key document that sets out the Selby Trust's business plan and proposals for the new centre. Further information on legal agreements related to the Selby Trust's proposal to lease can be found in the exempt report.
- 6.49. In line with the Council's Community Assets Social Value Policy (approved by Cabinet 22 April 2025), officers have proposed a subsidy level for the lease of the new community centre following assessment of expected social value as set out in the Selby Trust's proposal to lease.
- 6.50. The lease to the Selby Trust will require specific consent, given the proposed financial subsidy (e.g. paying less than market rent). Under Section 123(1) of the Local Government Act 1972, a local authority may not dispose of general fund land for a consideration less than the best that can reasonably be obtained, unless the disposal is authorised by a general or specific consent from the Secretary of State. The grant of a lease constitutes a disposal for the purposes of Section 123. Further detail on the Secretary of State consent can be found in the exempt report.
- 6.51. Due to the proposed subsidy on the rent for the Selby Trust, a referral is also required to the Subsidy Advice Unit (SAU). The SAU supports public authorities in their decision-making on subsidies, to help make sure that those decisions comply with the requirements of the Subsidy Control Act 2022. The advice provided by the SAU takes the form of an independent advisory report that evaluates the Council's compliance with the Subsidy Control Act. The SAU's report is non-binding. The Council is responsible for deciding to give a subsidy based on its own assessment. Further detail on the SAU can be found in the exempt report.
- 6.52. Aside from the community centre, the scheme delivers a range of sports facilities that will not be the responsibility of the community centre future operator to manage. The Parks and Leisure service will manage these aspects of the site and have produced an income and expenditure model that is neutral to the General Fund.

Programme

- 6.53. The current programme envisages a contract signing following contract mobilisation in March 2026. It is critical the Council meets this milestone as GLA funding requires main works contracts to be in place by 31st March 2026.

- 6.54. The effective start on site date is anticipated to be July 2026 to allow for contractor survey work and discharge of pre-commencement planning conditions.
- 6.55. In programme terms, Phase One will be delivered first and Phase Two can only start once Phase One concludes. Infrastructure is split across the two sites and costs apportioned appropriately between the two.
- 6.56. The construction of Phase One (new community centre, park and sports facilities) is anticipated to start in July 2026 and conclude in December 2027, with the Community Centre completed and ready for occupation in September 2027.
- 6.57. The earlier completion of the 3G football pitch in Phase One is being sought by the Football Foundation to ensure that outcomes are maximised as early as possible. The completion and early beneficial occupation of the artificial grass pitch is currently programmed for May 2027.
- 6.58. The construction of Phase Two will commence once vacant possession is achieved of the existing Selby Centre. Phase Two is anticipated to commence in September 2027 and complete in February 2030.
- 6.59. The overall scheme is expected to be completed by February 2030.

Communications and engagement

- 6.60. From the outset, Haringey Council and the Selby Trust have been committed to working collaboratively on an exemplar project, involving organisations and the local community to create an integrated, inclusive, healthy, sustainable, diverse and connected Selby Urban Village. Selby Trust has been involved in the co-design of the new building and employer's requirements, and specification for the fit out of the new community building.
- 6.61. Community engagement with a wide range of stakeholders has taken place since 2019, with a Statement of Community Involvement (SCI) submitted by Karakusevic Carson Architects as part of the planning application. The SCI outlines all events and meetings which took place between 2019-2024, and presents the feedback received at each stage of the engagement process, underscoring how these results influenced proposals. There is ongoing communication and engagement with the Selby Trust, Selby Centre stakeholders and users, local schools, communities and residents, sporting bodies including Sports England and the Football Foundation.
- 6.62. Since the submission of the planning application and the statutory consultations that were undertaken by Haringey and Enfield Local Planning Authorities, engagement and communications have continued (with a public event held at the Selby Centre in June 2025), to provide project

updates and the chance to hear from interested stakeholders.

- 6.63. The extensive programme of outreach has sought to ensure that those less likely to engage with a formal process could participate, in particular with hard-to reach groups. The team have used a range of outreach techniques and channels of communication to reach as many people as possible, and to engage appropriately and meaningfully. This included in-person meetings at the Selby Centre with 3D models and 'fly-through' videos of the spaces, to easily communicate design and virtual meetings to allow groups to drop in easily. Translated design information was also made available at relevant consultations.

7. Contributions to Strategic Outcomes

The recommendations in this report will make a significant contribution and support the delivery of key themes within the Corporate Deliver Plan (CDP) 2024-2026.

- 7.1. **Resident experience and enabling success:** The project has and will continue to enable residents to participate and decision-making and co-design. Partnership and stakeholder working and co-production as per the Haringey Deal, alongside key community partners such as the Selby Trust, is crucial to the success and progress of the scheme. The Selby Urban Village Commonplace digital engagement hub continues to be used, and fully inclusive engagement practice has been key in terms of digital and physical engagement. The project also ties into ensuring a supported and enabled workforce, through cross-service working, leadership and learning, and the implementation of the Corporate Property Model in relation to community and corporate facilities that the scheme will deliver.
- 7.2. **Responding to the climate emergency:** Responding to the climate change emergency is a core objective of the Housing Delivery Programme. This scheme adopts the three-step Energy Hierarchy. The estimated CO2 savings on site are 91% for the housing development, against a Part L 2021 compliant scheme. The estimated regulated CO2 savings for the scheme masterplan (combined Phases 1 & 2) are 90%. The proposed energy efficiency measures include levels of insulation beyond Building Regulation requirements, low air permeability levels, efficient lighting as well as energy saving controls for space conditioning and lighting. By means of energy efficiency measures, regulated CO2 emissions are reduced by 30% for the housing development which means that at the 'Be Lean' stage, the proposed development significantly exceeds the GLA target of 10%.
- 7.3. **Homes for the future:** The construction of these new homes directly contributes to this key theme. The council's vision to create a borough where everyone has a safe, sustainable, stable, and affordable home. Providing 202 new Council homes at Social Rents will meet this key

theme.

- 7.4. **Place and economy:** This project will ensure that the Shaping Tottenham outcomes set out in this theme under 'Deliver a new neighbourhood at Selby Urban Village' are achieved. The project will ensure that the objectives set out in this theme are met by providing jobs through construction- helping to contribute to 'building an inclusive economy' where everyone can find access to rewarding work that pays a living wage. The Selby Urban Village's design, construction and delivery process is anchored on social and economic revitalisation, with the community's best interests and stakeholder voices at the core of the decision-making. The proposed new Selby Centre aims to continue the valuable work it currently does to offer workspaces and opportunities to local people and businesses which are in turn committed to providing a social input. The Selby Trust work will include an explicit plan for social enterprise, skills development, and economic empowerment. The social value plan will include a mechanism to capture social benefit generated through the partnership in the local area. The design choices prioritise the essential needs of the community, such as access to health and leisure facilities, affordable workspace, and a secure and safe places.

8. Statutory Comments

Legal

- 8.1. The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 8.2. Pursuant to the provisions of the Council's CSO 2.05.1(c) Cabinet has authority to approve the award of a contract where the value of the contract is £500,000 or more and as such Cabinet has power to approve the recommendation in paragraph 3.1 of the report.
- 8.3. Further to paragraph 8.2 above and pursuant to the provisions of the Council's 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 recommendations in paragraph 3 of the report seeking approval from the Lead Member for Placemaking and Local Economy is in line the Council's CSO so long as the Lead Member is taking the decisions with the agreement of the Leader.

Appropriation for Planning Purposes

- 8.4. Recommendation 3.3 seeks to appropriate '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. In order to carry out the development under planning permissions reference 24/03470/FUL for Phase One works and HGY/2024/2851 for Phase Two works, Phase One land and Phase Two land is required to be appropriated from the general fund for planning purposes under Section 122(1) of the Local Government Act 1972 ("Section 122 LGA 1972"), which allow the Council to utilise it powers under Section 203 of the Housing and Planning Act 2016 at Recommendation 3.4. Section 122(1) LGA 1972 provides that the Council may appropriate for any

purpose for which the Council is authorised by any statute to acquire land by agreement any land which belongs to it and is no longer required for the purpose for which it is held immediately before the appropriation.

The key procedural points are as follows:

- a) The land must already belong to the council
- b) The land must no longer be required for the purpose for which it is currently appropriated; and
- c) The purpose for which the Council is appropriating must be authorised by statute

Section 122(2) LGA 1972 provides that the Council may not appropriate land constituting or forming part of an 'open space' or land forming part of a common (unless it is common or fuel or field garden allotment of less than 250 square yard) and they first advertise their intention to do so, specifying the land in question to be advertised in two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider the objection to the proposed appropriation.

In applying the requirements (a) – (c) of Section 122 LGA 1972 set out above:

- a) the site is Council owned land;
- b) the site is no longer required for housing purposes; and
- c) the Council is seeking to appropriate the land for the statutory purpose of planning.

Phase One land contains open space comprising the Bull Lane play fields and Weir Hall Link referred to at paragraphs 6.15 and 6.16 of this report. In accordance with Section 122(2)(b), paragraph 6.24 of this report confirms that a notice was published in the Enfield Independent for two consecutive weeks, during which no objections were received.

Section 203 of Housing and Planning Act 2016

- 8.5. Section 203 states a person may carry out building or maintenance work even it involves (a) Interfering with a relevant right or interest (b) breaching a restriction as to use of land. This applies to building work where: -

- a) there is planning consent,
- b) the work is on land for the purpose for which the land was vested, acquired or appropriated for planning purposes under section s.246(1) of the Town and Country Act 1990;
- c) the authority could acquire the land compulsorily for the purpose of the building work.

This Applying the requirements of Section 203 above:

- a) planning permission was granted for the scheme under planning permissions reference 24/03470/FUL for Phase One works and HGY/2024/2851 for Phase Two works
- b) it is recommended at 3.3 of this report that the land be appropriated for planning purposes under the Section 122 of the LGA 1972;

c) this requires that the Council acquire the land compulsorily for the purposes of the building work. Section 226(1) of the Town and Country Planning Act 1990 contains the compulsory purchase powers of the Council which 'the authority think that the acquisition will facilitate the carrying out the development, re-development on or in relation to the land' or 'required for a purpose which is necessary to achieve the proper planning of an area in which the land is situated'. This requirement is satisfied as the Council **considers that the** development will lead to an improvement in the economic, social or environmental wellbeing of the area, as outlined in this report.

Under Section 203, the Council must demonstrate that that the interference is necessary, that reasonable steps have been taken to engage with affected parties, and that the public interest in delivering the development outweighs the impact on private rights. Paragraphs 6.26 and 6.59 of this report sets out details of the engagement and consultation that has taken place on the scheme.

Under Section 204 of the Housing and Planning Act 2016, any third-party rights interfered with by the proposed development are converted into rights to compensation. Recommendation 3.4 seeks delegated authority to approve and make such compensation payments where applicable.

Appropriation to the General Fund

- 8.6. Recommendation 3.5 and 3.7 seeks to appropriate Phase One land comprising Bull Lane Playing Fields and Weir Hall Link from planning purposes back to the General Fund under Section 122(1) of Local Government Act 1972 for community, park and sports facilities, following completion of the Phase One works.

Appropriation for Housing Purposes

- 8.7. Recommendation 3.5 seeks appropriate the Phase Two land from planning purposes for housing purposes be held within the HRA, following practical completion of the Phase Two works. The Council can do so under Section 19 (1) of the Housing Act 1985. The legislation allows the Council as a local housing authority to appropriate for housing purposes any land for the time being vested in them and at their disposal. This appropriation is necessary as the new build units will be used for social housing by the Council and therefore must be held in the HRA. The appropriation of the land moving from the General Fund to the HRA and associated land valuation referred to in paragraphs 6.29 and 8.13 is an administrative requirement for the Council in relation to the transfer of the land from the General Fund to the HRA. It is advisable the valuation is within 6 months of the appropriation decision. There is a risk an outdated valuation could be challenged.

Proposed lease to the Selby Trust

- 8.8. The proposed lease at Recommendation 3.8 is a disposal of which the Council has the power under Section 123 of the Local Government Act 1972 to dispose of land in any manner they wish, including the granting a lease, but it must be for the best consideration reasonably obtainable, unless the Secretary of State consents to the disposal. Under the General Consents (England) 2003, states specific consent is not required for the disposal of any

interest in land which the authority considers will help it to secure the promotion or improvement of the economic, social or environmental well-being of its area and that undervalue of the rent subsidy in the lease does not exceed £2,000,000. As per Recommendation 3.8 if the undervalue exceeds £2,000,000, then the disposal will require an application to the Secretary of State for specific consent to the disposal of the new community lease. Depending on the value of the subsidy, the Council may have to refer itself to the Subsidy Advice Unit (SAU) for advice. The subsidised rent for each year of the lease term will be determined in accordance with the Council's Community Assets Social Value Subsidy Policy, approved by Cabinet on 22 April 2025, which applies to voluntary and community sector organisations, including the Selby Trust.

- 8.9. The Director of Capital Projects and Property is authorised under the Constitution to grant a lease of where the rent equals or exceeds £100,000 per annum but is less than £500,000 per annum.
- 8.10. Further legal comments are contained in the Exempt report.
- 8.11. The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendations in the report.

Procurement

- 8.12. Strategic Procurement (SP) note that this report relates to the approval to award a contract to Contractor A
- 8.13. The London Construction Programme (LCP) Housing Framework – Lot 1.3 (New Build) was adopted as the preferred route to market. The framework's scope fully aligns with the project scope. It offers a strong and capable pool of suppliers with relevant experience, ensuring robust competition and market capacity. In addition, the framework provides a transparent and well-defined pricing structure that supports value for money and is consistent with the Council's procurement strategy.
- 8.14. Suppliers within the framework were consulted as part of the scoping process, providing valuable market insight that informed the specification, delivery model, and commercial approach.
- 8.15. The adopted procurement route is in accordance with CSO's 7.02 and Regulation 33 of the Public Contracts Regulation (PCR 2015).
- 8.16. 3 bids were received out of the 7 suppliers under the adopted Lot.
- 8.17. The Tenderers' bid submissions were evaluated in accordance with the scoring methodology contained within the published Invitation to tender document.
- 8.18. SP support the recommendation to approve the award in accordance with CSO 2.01(c)

Finance

General Fund

- 8.19. The overall cost of the Selby Urban Village project is under the budget.

However, the cost of Phase One is over the budget allocated to the project.

8.20. Further finance comments are contained in the exempt report.

HRA

8.21. The Selby Urban Village scheme represents a significant component of the Council's strategic commitment to deliver 3,000 new homes by 2031.

8.22. The programme contributes directly to the Council's long-term regeneration objectives and supports the delivery of high quality, affordable homes for local residents.

8.23. The scheme is incorporated within the Council's Medium Term Financial Strategy (MTFS).

8.24. The capital costs of the housing phase are expected to be financed through a combination of external grant funding and prudential borrowing undertaken within the Housing Revenue Account (HRA).

8.25. The land marked for housing development is currently held in the Council's General Fund and will be transferred to the HRA at a value determined by a RICS certified valuer.

8.26. Further finance comments are provided in the Exempt report attached.

Equalities

8.27. 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 those protected characteristics and people who do not.
- Foster good relations between people who share those characteristics and people who do not.

8.28. The three parts of the duty applies 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. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

8.29. The report is seeking approval to tender a main build contract to construct Selby Urban Village.

8.30. Consultation Community engagement with a wide range of stakeholders has taken place since 2019. Karakusevic Carson Architects were appointed in November 2019 to design proposals for the redevelopment of the Selby Centre site and Bull Lane playing field. From the outset, Haringey Council and the Selby Trust were committed to working collaboratively on an exemplar project, involving organisations and the local community to create an integrated, inclusive, healthy, sustainable, diverse and connected Selby

Urban Village.

- 8.31. It should be highlighted that the outbreak of the COVID-19 pandemic had a significant impact on the engagement strategy during the earlier phases of the project. The team were proactive and adapted event plans in line with government guidance to ensure that residents could participate safely. This meant conducting a number of events online and publishing all information presented at our public events on our online engagement platform.
- 8.32. One of the nine project aims was to deliver an extensive programme of outreach to ensure those less likely to engage with a formal process can participate, in particular with hard-to reach groups. The team used a range of outreach techniques and channels of communication in order to reach as many people as possible, and to engage appropriately and meaningfully.
- 8.33. The engagement techniques used, were tailored to suit each of the stakeholder groups. This included in-person meetings at the Selby Centre with 3D models to easily communicate design and virtual meetings to allow groups to drop in easily. It was important to ensure our engagement methods were accessible to as many people as possible, with translated design information made available at relevant consultations.
- 8.34. This decision will increase the supply of Council homes. This will have a positive impact on individuals on the housing register, especially families in need of two and three-bedroom homes, which includes people in severe housing need and people currently living in temporary accommodation. Data held by the Council suggests that women, young people, and residents from ethnic minority backgrounds are over-represented among those living in temporary accommodation. The N17 postcode also has high levels of socioeconomic deprivation relative to the rest of the borough. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics.
- 8.35. With regards to the contract appointment, as an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

Use of appendices

- Appendix 1 – 15 July Cabinet Report (public)
- Appendix 2 (Exempt) - Exempt 15 July Cabinet Report (EXEMPT)
- Appendix 3 (Exempt) – Exempt Tender Report (EXEMPT)
- Appendix 4 (Exempt) – Risk Assessment (EXEMPT)

Local Government (Access to Information) Act 1985

Exempt Report and Exempt Appendices 2-4 are NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of. Given COVID -the Local Government

Act 1972 in that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information).

Report for: **Cabinet, 15 July 2025**
Item number: **12**
Title: **Approval to Tender for the Construction of Selby Urban Village**
Report
Authorised by: **Jess Crowe, Corporate Director of Culture, Strategy and Communities**
Lead Officer: **David Sherrington, Head of Estate Renewal**
Ward(s) affected: **Bruce Castle**
Report for Key/
Non-Key Decision: **Key Decision**

1. Describe the issue under consideration

- 1.1. This report seeks Cabinet's approval to tender for a build contractor to construct the development of 202 new Council homes, a commercial unit, a community building, improved park and sports facilities, on the Selby Centre site and Bull Lane playing fields. This new development is called the Selby Urban Village (SUV).
- 1.2. Phase One delivers a new community building, changing rooms, improved park and sports pitches.
- 1.3. Phase Two delivers 202 new Council homes and a small commercial unit of 112 sqm.
- 1.4. The report also seeks Cabinet approval to accept funding from the Football Foundation toward the scheme. Further details are set out in the body of the report.

2. Cabinet Member Introduction

- 2.1. Haringey Council has been working for years towards creating an ambitious, sustainable and inclusive urban village on the Selby centre site that improves the health and wellbeing of residents and the wider community. I am pleased to recommend through this report that we begin the process to tender for a build contractor so that work can begin in March 2026 to deliver the scheme.
- 2.2. Our ambitions for this development have been fashioned through a collaborative, co-design process with the Selby Trust and local community for four years. Through our Memorandum of Understanding, we have jointly set out a vision to create an urban village in Haringey where people can have all the amenities to enjoy healthy, fulfilled lives right on their doorstep. Not only are we building more than 200 high quality sustainable council homes at social rent, but we are also creating a community hub including workspace, green and open park space, and a suite of sporting facilities. We have a long history of working with the Selby Trust, who deliver valuable resources to the local community in Tottenham, Haringey and North London, from business support to social advice tailored to our diverse communities, to food banks.
- 2.3. Phase one will see the building of the community centre, sports changing rooms, and the regenerated park facilities and sports pitches. The finished development will create a hub of sporting amenities for physical and mental wellbeing and a community space where people can come together for cultural celebrations, start innovative enterprises and hold community events. The new Bull Lane Park will

feature extensive tree-planting, a large children's play area, an outdoor gym and a new cycle route.

- 2.4. Phase two will bring more than 200 new homes for council tenants by November 2029, including many family-sized homes and 21 wheelchair adapted homes for residents that can struggle to find suitable housing. The scheme will support our target to build more than 3,000 genuinely affordable high-quality council homes by 2031. The homes and spaces on the Selby site have been designed to high sustainability and energy efficiency standards. The site also includes a commercial unit for a small local convenience store.
- 2.5. The project makes a significant contribution to the aims and objectives set out in the Council's 'Shaping Tottenham' strategy. It will serve as a beacon of excellence for urban living that enhances North Tottenham as a destination for sports and leisure and healthy living in a sustainable environment. I believe Selby Urban Village will emerge as an exemplar of how placemaking can work for existing and new residents.

3. Recommendations

- 3.1. It is recommended that Cabinet:
- 3.2. Approves the commencement of a tendering process for a main contractor to construct Phase One and Phase Two of Selby Urban Village.
- 3.3. Approves upper limit of the total scheme cost set out in the exempt report and delegates authority to the Lead Member for Placemaking and Local economy, in consultation with Section 151 Officer and the Corporate Director of Culture, Strategy and Communities, to award the contract subject to the tendered sum being within the upper limit and affordable within the context of the funding strategy.
- 3.4. Approves receipt of maximum £2,041,298 capital grant from the Football Foundation towards New 91 x 55m FIFA Quality 3G FTP, pavilion, grass pitch improvement and MUGA. and delivery of the aims and objectives detailed in the Football Foundation funding 'Application and the Site Development Plan'.

4. Reasons for decisions

- 4.1. 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 and seeking planning permissions.
- 4.2. These approval decisions will ensure that the Council will not lose the grant allocations it has secured, by tendering the build contract in readiness to have entered into contract by March 2026. Details of grant funding are set out in the exempt report.

5. Alternative options considered

- 5.1. The Council could decide to not tender the scheme. This option was discounted as it would not been in line with previously agreed strategic objectives for the Selby Urban Village scheme.
- 5.2. The Council could adopt a different procurement strategy from that set out in section 13 of this report. Alternative procurement approaches were rejected as it

was deemed that the current strategy will meet the Council's objectives in terms of the programme timescales and value for money requirements.

6. Background information

- 6.1. The Haringey Local Plan adopted in 2017 recognised the Selby Centre as an Asset of Community Value, recognising its current and possible future purpose of furthering the social wellbeing of the local community. To this end, the Site Allocations Development Plan Document (DPD) proposed the Selby Centre as a site for Community-use led, mixed development, including the consolidation of community uses, with a potential for housing development. The DPD also identified an opportunity to link the adjacent Bull Lane playing fields with the Selby Site development.
- 6.2. Since 2018, the Council have been working with the Selby Trust to develop the Selby Urban Village masterplan. Located in North Tottenham, the masterplan seeks to repurpose an old school site and the Bull Lane playing fields, to deliver a mixed-use development that will deliver new council homes and community infrastructure for the local community.
- 6.3. The proposed new Selby Urban Village is a key plank in the Council's vision for North Tottenham as set out in Shaping Tottenham, the Council's ten-year placemaking strategy for Tottenham. Tottenham is identified as an international destination for sport and entertainment in the London Growth Plan, and the proposed investment in Selby Urban Village creates opportunities for grassroots sports and community facilities to benefit from North Tottenham's major sporting and other infrastructure, notably the world-class Tottenham Hotspur Stadium.

Memorandum of Understanding

- 6.4. In 2019 the Council entered into a Memorandum of Understanding (MOU) with the Selby Trust, the tenant and principal occupier of the Selby Centre. The Selby Trust have been operating from the Selby Site for over 30 years and currently host 30+ organisations. The majority of the organisations in the current Selby Centre are small, voluntary sector organisations which offer a range of services and activities for the community and young people, not limited to recreation, work, sports, play, teaching and training.
- 6.5. The MOU sets out the vision for the Selby Urban Village "to create an integrated, inclusive, healthy, sustainability, diverse, connected urban village on the site." The MOU also sets out commitments to partnership working, engagement in regular and transparent and timely dialogue and information, working to enable a sustainable business model for the Selby Trust, supporting on funding bids, and working towards an agreed Heads of Terms and lease.
- 6.6. Principles of the project were agreed by Cabinet in 2019 and include:
 - **Connected** - To support the creation of a connected and integrated community and promote safe accessibility and connectivity to new and existing amenities.
 - **Sport** - To deliver high quality accessible and affordable sports and recreational facilities on the adjacent Bull Lane playing fields that achieve a range of social, health and educational benefits.

- **Community** - To re-provide the Selby Centre, which provides social, economic and community benefits and supports a sustainable and mixed-use scheme.
- **Housing** - To deliver around 200 residential units on the site, a minimum of 50% of which are council rented homes (to note the current scheme provides 100% of council rented homes)
- **Sustainability** - To deliver new spaces which are lean, green and clean embodying sustainable materials, reuse and recycling and principles of circular economy.

6.7. In early 2022, the Council, in partnership with the Selby Trust, bid for Levelling Up Fund (LUF) funding to the Department of Levelling Up, Housing and Communities (DLUHC). For the bid, the Council split the masterplan into two phases. Phase one would see the delivery of a new community centre and sporting facilities and phase two the delivery of c.200 new Council homes.

6.8. In January 2023, DLUHC awarded the Council £20m LUF grant for phase one of the Selby Urban Village scheme. Following the LUF funding announcement, in the context of a substantially more challenging delivery environment, the scheme still has faced significant cost pressures. As a result, a significant cost optimisation exercise has been carried out for both phases of the scheme to ensure a deliverable scheme was submitted for planning.

6.9. Since 2023 and in partnership with the Selby Trust, design work on both the Selby Centre and Housing scheme has been ongoing. Particular focus through the later design phases was on scheme optimisation to reduce costs to meet viability requirements.

6.10. The current design of both the new community centre and surrounding amenity is the product of months of co-design work with the Selby Trust and surrounding community. This approach is in line with the Council's commitment to engagement and co-design as set out through the Haringey Deal and Shaping Tottenham.

6.11. In October 2024 planning was submitted to both Enfield Council and Haringey Council planning authorities for the respective parts of the scheme and planning has subsequently received resolution to grant permission by the planning committees of both authorities.

6.12. In parallel to design and planning work, the Council has continued to work with the Selby Trust across a range of issues, including a legal agreement for the future operation of the site, vacant possession of the existing site and the proposed financial contribution from the Selby Trust toward the costs of phase one.

6.13. The Council recognises the significant amount of work the Selby Trust has contributed to this project since 2019 in partnership with the Council. Both organisations have collaborated at length to achieve the work presented to date. Alongside the Selby, it is also worth recognising the contribution from the Greater London Authority in the journey to date.

7. Site history

7.1. The Selby Centre building was originally built as a secondary school in the 1960s which was closed with the Trust taking over the building in 1992. The Selby Trust

had been set up in 1986 out of local community action, to provide a space where the local community could gather, learn and support one another. The founders of the Trust envisioned a place where people from different cultural backgrounds could unite under a common goal of community betterment. In the 1980s and 1990s, the Selby Centre hosted a cricket academy, Haringey Cricket College

7.2. Today, the Selby Trust continues to provide a wide range of services but has pivoted to provide more health and well-being programmes including mental health support, educational initiatives, sports, and other activities for young people.

7.3. The Centre is approximately 1.2 hectares in size with a floorspace of appx 7,200 sqm over six blocks and associated car parking. The current Selby Centre buildings are divided into the following spaces:

- 27 training and meeting rooms directly rented by the different tenants
- 13 Computer training rooms rented by the different tenants.
- 51 Office rooms rented by the different tenants
- 5 Meeting rooms for hourly hire (external and internal users)
- 1 Community event hall/event space with kitchen
- 1 Community Café
- 1 Soft Play and Children's Party Area with kitchen
- 1 Sports hall
- 1 Boxing gym with a permanent ring

7.4. The current buildings are expensive to heat and maintain. Property maintenance costs are increasing as the buildings age and significant investment will be required to meet safety compliance standards over the next 5 years. Selby report that rising utilities costs have increased running costs three-fold.

7.5. Bull Lane playing fields is a 4 hectare site located directly north of the Selby Centre site designated as 'Local Open Space'. The playing fields are underused, of low quality, are associated with anti-social behaviour and are perceived by local residents as unsafe. Whilst located within Enfield's planning jurisdiction, the site is owned by the London Borough of Haringey and sits within the Council's Education portfolio and is maintained by Parks.

8. Design and Planning history

8.1. As outlined elsewhere in this report the Selby scheme comprises two elements. The reprovision of the Selby Community Building in Phase 1 is located in the LB of Enfield. The proposed new scheme was considered at Enfield Planning Committee on 28th January 2025, and was approved subject to conditions and a Section 106 Agreement (planning reference: 24/03470/FUL). We have reviewed the conditions and are currently negotiating outstanding minor issues.

8.2. The housing scheme in Phase 2 was considered and approved by Haringey's Planning Committee on 3rd April, and is at a similar stage with no major issues

(planning reference: HGY/2024/2851).

- 8.3. Due to their size, both schemes must be referred to the GLA. The GLA have requested that both schemes are considered simultaneously to understand their relationship. There has been significant liaison with the GLA to date, and no issues are anticipated which would delay the scheme.
- 8.4. Phase 2 of the Selby urban Village will see the delivery of 202 new homes for council rent. These new homes will be spread across four new residential buildings which will also contain a small amount of mixed commercial floorspace and new public and communal amenity spaces including blue badge parking spaces, cycle stores, courtyards, private terraces and play space.
- 8.5. The new homes will be arranged along a new street that connects Selby Road to Bull Lane playing fields. There will be a mixture of flats and maisonettes which range in size from 1 bedrooms to 4 bedrooms.
- 8.6. In programme terms, phase one will be delivered first and phase two can only start once phase one concludes. Infrastructure is split across the two sites and costs apportioned appropriately between the two.
- 8.7. A separate outline planning application has been submitted and approved by LB Enfield for a new sports hall on the site. At the current time this work is not funded and not included in the construction works, but the council is actively working with the Selby Trust to explore funding opportunities.

9. Engagements and Consultations

- 9.1. Community engagement with a wide range of stakeholders has taken place since 2019. Karakusevic Carson Architects were appointed in November 2019 to design proposals for the redevelopment of the Selby Centre site and Bull Lane playing field. From the outset, Haringey Council and the Selby Trust were committed to working collaboratively on an exemplar project, involving organisations and the local community to create an integrated, inclusive, healthy, sustainable, diverse and connected Selby Urban Village. Selby Trust has been involved in the co-design of the new building and employers requirements, and specification for the fit out of the new community building.
- 9.2. A key project aim was to deliver an extensive programme of outreach to ensure those less likely to engage with a formal process could participate, in particular with hard-to reach groups. The team have used a range of outreach techniques and channels of communication to reach as many people as possible, and to engage appropriately and meaningfully. This included in-person meetings at the Selby Centre with 3D models to easily communicate design and virtual meetings to allow groups to drop in easily. Translated design information was also made available at relevant consultations.

10. Future management and operation of the new Community Centre

- 10.1. The Memorandum of Understanding envisaged the Council working in partnership with the Selby Trust toward a new long lease for the future management of the centre. In order to gain assurance around the Selby Trusts' capacity to operate the site, the Council has been undertaking due diligence of the Selby Trust proposals.

- 10.2. At the time of writing the Council has not concluded its work to assess the proposal to lease submitted by the Selby Trust. The proposal to lease is a key document that sets out the Selby Trust's business plan and proposals for the new centre. It is being assessed by a team of relevant officers across the Council.
- 10.3. Once concluded, the Council will be in a position to determine whether it is able to offer a legal agreement in line with intentions of the MOU. Further information on this work can be found in the exempt report.
- 10.4. Aside from the community centre, the scheme delivers a range of sports facilities that will not be the responsibility of the future operator to manage. The Parks and Leisure service will manage these aspects of the site and have produced an income and expenditure model that is neutral to the General Fund.

Vacant possession of the existing site

- 10.5. The phasing of the project requires the existing Selby Centre site to be vacated once the new centre is built to allow for the existing centre's demolition and works on Phase 2 (housing) to begin. Work is ongoing between the Council and the Selby trust on the strategy around securing vacant possession to prevent any project delays and in turn, increased construction costs.
- 10.6. Further information on vacant possession of the existing Selby Centre can be found in the exempt report.

11. Procurement Strategy Following discussion with the Corporate procurement team, the Council will be using the London Construction Programme framework for the procurement process.

- 11.2. In order to meet the funding timelines and based on feedback from the market, the Council is proposing a single stage tender.
- 11.3. Market engagement via the LCP has been underway for some time and the Council has received positive feedback from the market on the proposed approach.
- 11.4. More information on the procurement strategy can be found in the exempt report.

12. Programme

- 12.1. The current programme envisages a contract award in quarter 4 of 2025/26. It is critical the Council meets this milestone as both MHCLG and GLA funding require contracts to be in place by March 31st 2026.
- 12.2. The construction of Phase 1 is anticipated to be concluded in August 2027, allowing for construction of Phase 2 to follow in September 2027.
- 12.3. The overall scheme is expected to be completed by November 2029.
- 12.4. Any delays to the commencement of Phase 2 could lead to additional costs to the Council.

13. Contributions to Strategic Outcomes

The recommendations in this report will make a significant contribution and support the delivery of key themes within the Corporate Deliver Plan (CDP) 2024-2026.

Resident experience and enabling success:

13.1. Responding to the climate emergency: Responding to the climate change emergency is a core objective of the Housing Delivery Programme. This scheme adopts the three-step Energy Hierarchy. The estimated CO2 savings on site are 91% for the housing development, against a Part L 2021 compliant scheme. The estimated regulated CO2 savings for the scheme masterplan (combined Phases 1 & 2) are 90%. The proposed energy efficiency measures include levels of insulation beyond Building Regulation requirements, low air permeability levels, efficient lighting as well as energy saving controls for space conditioning and lighting. By means of energy efficiency measures, regulated CO2 emissions are reduced by 30% for the housing development which means that at the 'Be Lean' stage, the proposed development significantly exceeds the GLA target of 10%.

13.2. Homes for the future: The construction of these new homes directly contributes to this key theme. The council's vision to create a borough where everyone has a safe, sustainable, stable, and affordable home. Providing 202 new Council homes at Social Rents will meet this key theme.

13.3. Place and economy: This project will ensure that the Shaping Tottenham outcomes set out in this theme under 'Deliver a new neighbourhood at Selby Urban Village' are achieved. The project will ensure that the objectives set out in this theme are met by providing jobs through construction- helping to contribute to 'building an inclusive economy' where everyone can find access to rewarding work that pays a living wage. The Selby Urban Village's design, construction and delivery process is anchored on social and economic revitalisation, with the community's best interests and stakeholder voices at the core of the decision-making. The proposed new Selby Centre aims to continue the valuable work it currently does to offer workspaces and opportunities to local people and businesses which are in turn committed to providing a social input. The Selby Trust work will include an explicit plan for social enterprise, skills development, and economic empowerment. The social value plan will include a mechanism to capture social benefit generated through the partnership in the local area. The design choices prioritise the essential needs of the community, such as access to health and leisure facilities, affordable workspace, and a secure and safe places.

14. Statutory Comments

14.1 Legal

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

14.3 Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet has the responsibility to approve the commencement of a tendering process where the value of the contract to be procured is £500,000 and above and as such the recommendation in paragraph 3.2 of the report is in line with the provisions of the Council's CSO.

14.4 Pursuant to the Council's Contract Standing Order (CSO) 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 or

more and as such the recommendation in paragraph 3.3 of the report is in line with the Council's CSO.

- 14.5 Further to paragraph 16.1.3 above, the recommendation in paragraph 3.3 of the report to delegates authority to the Lead Member for Placemaking and Local economy, in consultation with Section 151 Officer and the Corporate Director of Culture, Strategy and Communities, to award the contract subject to the tendered sum being within the upper limit approved by Cabinet is 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)).
- 14.6 Pursuant to the Council's CSO 21.01 Cabinet has authority to approve the receipt of a grant where the value of the grant is £500,000 or more and as such the recommendation in paragraph 3.4 of the report is in line with the provisions of the Council's CSO.
- 14.7 The Director of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the approval of the recommendations in the report.

Procurement

- 15.1. Strategic procurement note the contents of this report, and the recommendations as set out.
- 15.2. Strategic procurement will work with the service to ensure value for money is achieved through the procurement activity, including delivery of the social value aligned with the Council's priorities.
- 15.3. Further procurement comments can be found in the exempt report.

Finance

General Fund

- 15.4. The recommendations of the report are to undertake a tendering process for the Selby Urban Village project, approve an upper limit to the total scheme cost (phases 1 & 2), and approve the receipt of £2m of Football Foundation grant.
- 15.5. The scheme is a complex one (in 2 phases), with a range of outcomes, funding sources, stakeholders, and interdependencies. There are financial risks and potential implications for the Council's General Fund revenue account, the General Fund capital programme and capital and revenue implications for the Council's HRA which are set out in the Exempt Report.

General Fund Capital

- 15.6. The phase 1 scheme is included in the General Fund capital programme on the basis that it is externally funded. The budget for the scheme in the approved General Fund capital programme is as follows:

| Selby Urban Village Budget | | | | |
|-----------------------------------|----------------|----------------|----------------|--------------|
| Pre 2025/26 | 2025/26 | 2026/27 | 2027/28 | Total |
| £000's | £000's | £000's | £000's | £000's |
| 188 | 5,000 | 21,081 | 10,526 | 36,795 |

- 15.7. The bought forward figures (previous years) relates to the Levelling Up Fund

grant.

15.8. The estimated funding for phase 1 of the scheme is as follows:

| Selby Urban Village Funding Assumptions | |
|--|---------------|
| | £000's |
| Levelling Up Grant | 20,000 |
| Land Appropriation | 1,550 |
| Football Foundation | 2,041 |
| Cricket England | 30 |
| Selby Fit-out contribution | 2,000 |
| Selby Rent to fund borrowing | 3,500 |
| Total Funding | 29,121 |

15.9. On the basis that the funding assumptions set out above are realised, then the revenue effect on the Council's General Fund will be limited to costs incurred in cash flowing the development to cover the timing difference between the receipt of the funding and the requirement to make payments under the construction contract. This will be estimated when there is a contractor in place and a detailed cash flow has been developed.

15.10. There are a number of risks associated with the funding assumptions for phase 1, and these are set out in the exempt report.

HRA

15.11. The proposed phase 2 scheme is estimated to deliver 202 council homes at a total cost outlined in the Exempt report attached. The scheme is included in the Council's Housing Delivery Programme. At this point the scheme meets the investment criteria (a positive net present value) for new build schemes within the HRA. Grant allocations for the project have been agreed in principle with the GLA. This in principle agreement also allows for a contribution to the cash flow costs of the development of phase 2. Further information on the financial appraisal of phase 2 is set out in the exempt report.

Equalities

15.12. 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 those protected characteristics and people who do not.
- Foster good relations between people who share those characteristics and people who do not.

15.13. The three parts of the duty applies 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. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

- 15.14. The report is seeking approval to tender a main build contract to construct Selby Urban Village.
- 15.15. Consultation Community engagement with a wide range of stakeholders has taken place since 2019. Karakusevic Carson Architects were appointed in November 2019 to design proposals for the redevelopment of the Selby Centre site and Bull Lane playing field. From the outset, Haringey Council and the Selby Trust were committed to working collaboratively on an exemplar project, involving organisations and the local community to create an integrated, inclusive, healthy, sustainable, diverse and connected Selby Urban Village.
- 15.16. It should be highlighted that the outbreak of the COVID-19 pandemic had a significant impact on the engagement strategy during the earlier phases of the project. The team were proactive and adapted event plans in line with government guidance to ensure that residents could participate safely. This meant conducting a number of events online and publishing all information presented at our public events on our online engagement platform.
- 15.17. One of the nine project aims was to deliver an extensive programme of outreach to ensure those less likely to engage with a formal process can participate, in particular with hard-to reach groups. The team used a range of outreach techniques and channels of communication in order to reach as many people as possible, and to engage appropriately and meaningfully.
- 15.18. The engagement techniques used, were tailored to suit each of the stakeholder groups. This included in-person meetings at the Selby Centre with 3D models to easily communicate design and virtual meetings to allow groups to drop in easily. It was important to ensure our engagement methods were accessible to as many people as possible, with translated design information made available at relevant consultations.
- 15.19. This decision will increase the supply of Council homes. This will have a positive impact on individuals on the housing register, especially families in need of two and three-bedroom homes, which includes people in severe housing need and people currently living in temporary accommodation. Data held by the Council suggests that women, young people, and residents from ethnic minority backgrounds are over-represented among those living in temporary accommodation. The N17 postcode also has high levels of socioeconomic deprivation relative to the rest of the borough. As such, it is reasonable to anticipate a positive impact on residents with these protected characteristics.
- 15.20. With regards to the contract appointment, as an organisation carrying out a public function on behalf of a public body, the contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above.

Use of appendices

- Appendix one – Site plans
- Appendix 2.2 – risk assessment (EXEMPT)

- Appendix 2.2 – note of previous Cabinet decisions (EXEMPT)

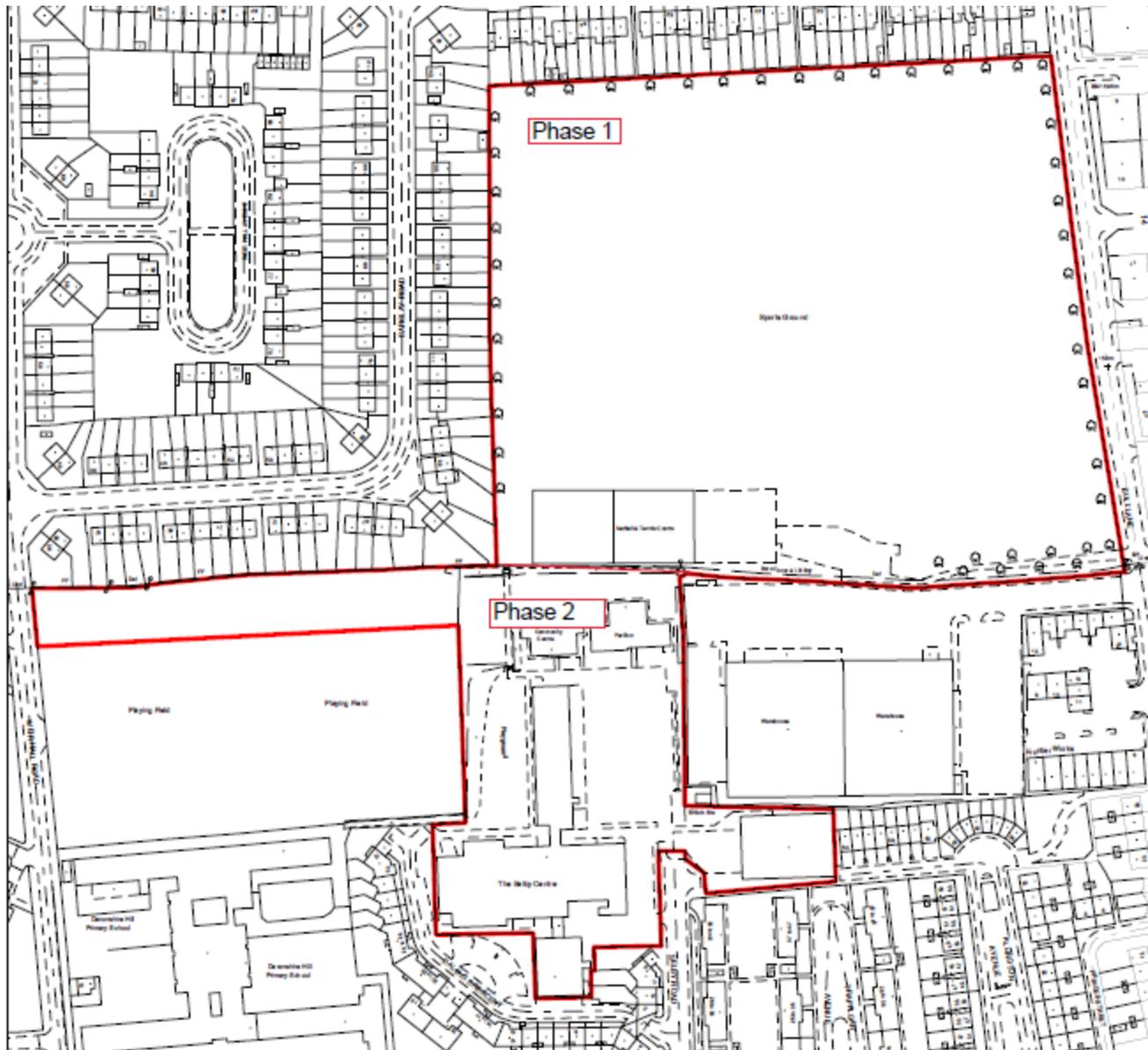
Local Government (Access to Information) Act 1985

Appendix 2.1 is NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of. Given COVID -the Local Government Act 1972 in that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information).

Appendix 2.2 is NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of. Given COVID -the Local Government Act 1972 in that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information).

APPENDIX 1 – Site Plans and Scheme Design Computer Generated Images

Red Line plans of the existing sites: Phase 1 Bull Lane Playing Fields; and Phase 2 Selby Centre Site



Proposed plans of the Selby Urban Village scheme

- Phase 1 community building, changing rooms and sports facilities
- Phase 2 202 Council homes and small commercial unit



Computer Generated Images – Phase 1 Selby Community Building





Computer Generated Images – Selby Urban Village Phase 2 (202 homes)



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By virtue of paragraph(s) 1, 2, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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