

DECISION NOTICE OF THE Cabinet Member Signing HELD ON Monday, 20th July, 2026, Times Not Specified

Set out below is a summary of the decisions taken at the Cabinet Member Signing held on Monday, 20 July 2026.

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

6. SELBY URBAN VILLAGE - APPROVAL TO PROCURE ARTIFICIAL GRASS PITCH WORKS CONTRACTOR

DECLARATIONS OF INTEREST MADE FOR THIS ITEM:

None

RESOLVED:

That the Cabinet Member for Placemaking and Local Economy:

1. Approved the commencement of a tendering process for a construction works contractor for the Artificial Grass Pitch at Selby Urban Village development, using the Football Foundation's AGP Framework.

Reasons for the decision:

The Selby Urban Village development comprised 202 new Council homes, a commercial unit, a community building, a changing pavilion, and enhanced park and sports facilities. The Council entered into a build contract for the construction of the Selby Urban Village development. The award of the contract was approved by Cabinet Member Signing on 19 February 2026 through the report *Award of Main Works Contract for the Construction of Selby Urban Village, N17*.

The Council secured grant funding from the Football Foundation to part-fund enhanced sports facilities at Selby Urban Village, including the construction of a 3G artificial grass pitch (AGP).

The 3G pitch provided all-weather, year-round access to multi-sports facilities, driven by the need to maximise access in the east of the borough where there was significant unmet demand for artificial pitches. This area experienced high socioeconomic deprivation relative to the rest of the borough, and the facilities improved the health and wellbeing of local residents and communities through sport and physical activity.

The Football Foundation's grant conditions required that the artificial grass pitch be delivered by a works contractor appointed through a mini competition under the Football Foundation's AGP Framework.

The estimated contract value for the AGP works required approval to commence a procurement exercise under the Council's Contract Standing Order (CSO) 2.01.b), with the decision delegated to a Cabinet Member in accordance with CSO 0.08. The estimated cost of procuring and delivering the AGP had previously been reported and included within the overall Selby Urban Village Phase One project budget, which was approved in the Cabinet Report dated 19 February 2026. The AGP procurement programme was aligned with the main works delivery contract, with the site programmed to be handed over to the AGP contractor in December 2026 following completion of the cut-and-fill groundworks by the main contractor.

It was anticipated that the award of contract for the AGP works contractor would be brought forward for Cabinet or Cabinet Member approval in November 2026.

To enable access to the AGP Framework, the Council signed a Framework Joining Agreement with the Football Foundation in May 2026.

Alternative Options Considered

Do not tender for AGP works

The Council could have decided not to tender for or undertake the AGP works. However, the 3G artificial grass pitch was part-funded by the Football Foundation, and this approach would not have met the Foundation's grant requirements. Consequently, the funding could not have been drawn down. The 3G pitch also formed a key component of the sporting facilities and commitments associated with the Selby Urban Village development.

Deliver natural grass pitches rather than a combination of natural and artificial pitches

The option of delivering only natural grass pitches was reviewed due to environmental considerations relating to artificial grass pitches. However, this option was discounted because natural grass pitches alone would have offered limited capacity. Sport England noted that "a properly maintained artificial grass pitch can sustain up to 80 hours of use a week, providing an average of around 1,400 playing opportunities. This compares favourably to a good-quality grass pitch, which can sustain just six hours a week, accommodating an average of around 100 playing opportunities."

The Selby Urban Village development therefore proposed grass pitches for cricket and football alongside an all-weather 3G pitch, enabling year-round sport while improving sustainability and community health outcomes. The all-weather surface supported significantly greater capacity, allowing more teams across different age groups to train, compete and participate in activities, including youth engagement programmes, walking football, inclusive and disability provision, and training opportunities for referees and coaches.

In-house delivery of AGP works

There was no existing resource within the Council with the capacity, specialist expertise or qualifications required to deliver the AGP construction works. In addition, this approach would have been contrary to the Football Foundation's grant requirements and would have prevented the grant funding from being drawn down.

Invitation to tender via the LCP Framework

Tendering through the LCP Framework would not have met the Football Foundation's grant requirements and therefore would not have enabled the Council to draw down the available grant funding.