

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)

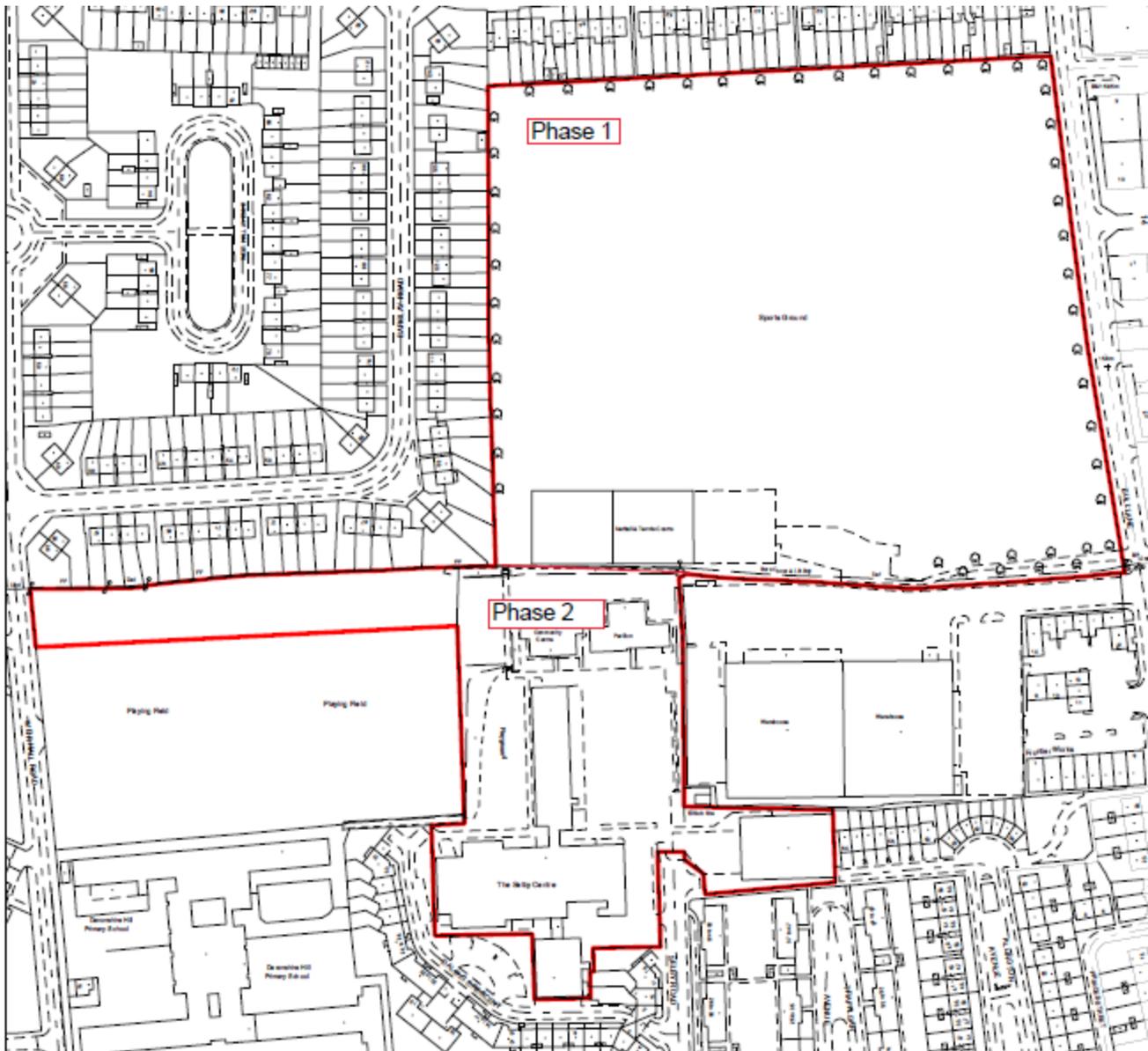
Local Government (Access to Information) Act 1985

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).

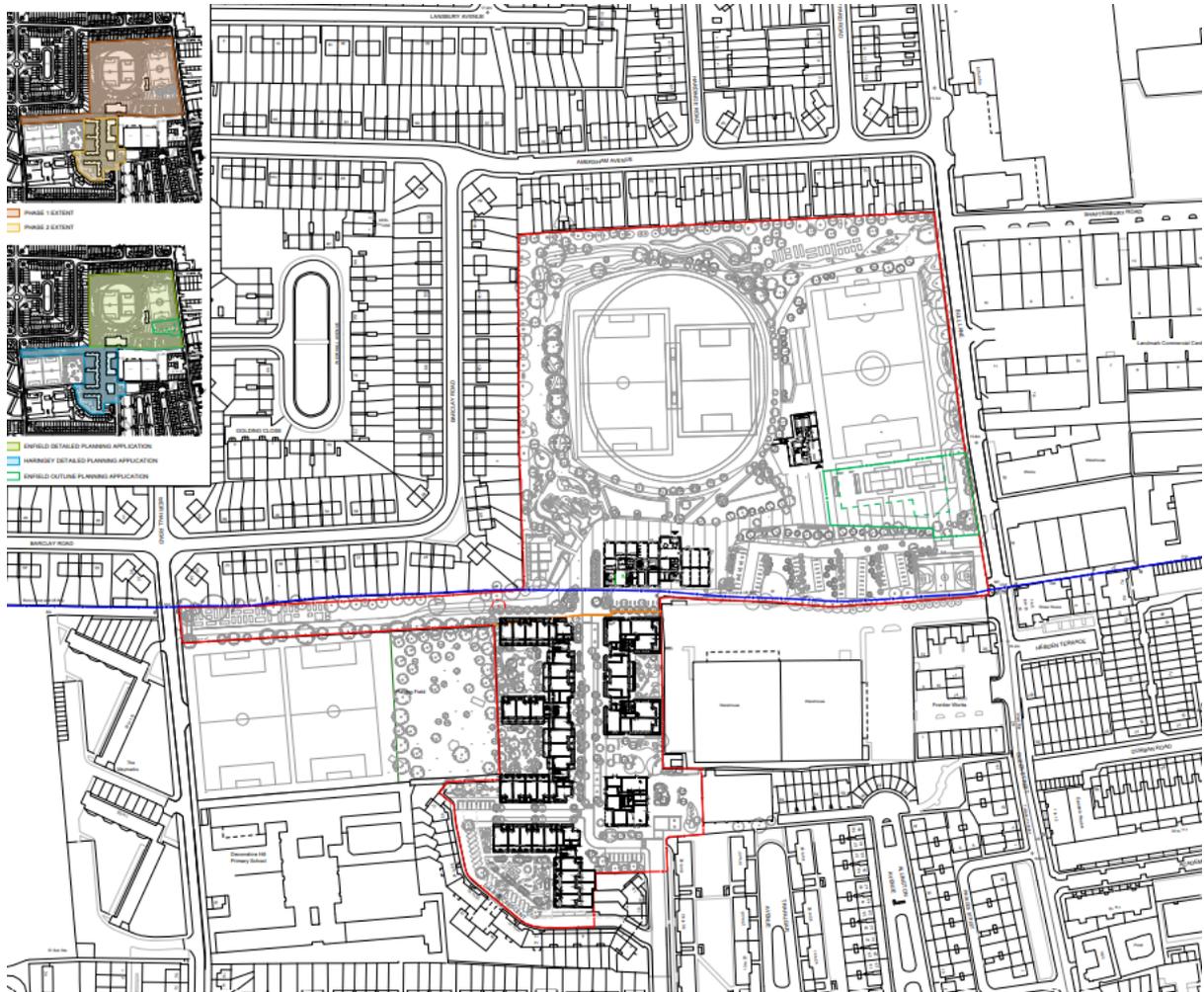
APPENDIX 1 – Site Plans and Scheme Design Computer Generated Images

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)

