

Report for: Cabinet Member Signing – Lead Member for Placemaking and Local Economy

Item number:

Title: Selby Urban Village – approval to procure Artificial Grass Pitch works contractor

Report authorised by: Jess Crowe, Corporate Director for Culture, Strategy and Communities

Lead Officer: David Sherrington, Head of Estate Renewal

Ward(s) affected: Upper Edmonton (LB Enfield)

Report for Key/

Non Key Decision: Key decision

1. Describe the issue under consideration

- 1.1. This paper sets out the procurement strategy for a works contractor to deliver the 3G Artificial Grass Pitch (AGP) at the Selby Urban Village development, using the Football Foundation's AGP Contractor Framework.

2. Recommendations

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

- 2.1. Approves 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.

3. Reasons for decision

- 3.1. The Selby Urban Village development comprises 202 new Council homes, a commercial unit, a community building, a changing pavilion, and enhanced park and sports facilities. The Council has entered a build contract for the construction of the Selby Urban Village development. The award of contract was approved by Cabinet Member Signing on 19 February 2026 in report: Award of main works contract for the construction of Selby Urban Village, N17.
- 3.2. The Council has 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).
- 3.3. The 3G pitch provides all-weather year-round access to multi-sports pitches,

driven by the need to maximise access in the east of the borough where there is significant unmet demand for artificial pitches. This is an area of high socioeconomic deprivation relative to the rest of the borough, and these facilities will improve health and wellbeing of local residents and communities through sports and activities.

- 3.4. The Football Foundation's grant conditions dictate that the artificial grass pitch must be delivered by a works contractor appointed through a mini competition under the Football Foundation's AGP framework.
- 3.5. The estimated contract value for the AGP works require the approval to commence a procurement exercise by the Cabinet, based on the Council's CSO 2.01.b), with the decision able to be delegated to a Cabinet Member based on CSO 0.08.
- 3.6. The estimated cost for the AGP procurement and delivery was previously reported and included as part of the overall Selby Urban Village Phase One project budget, approved in the Cabinet Report on 19 February 2026.
- 3.7. The AGP works procurement programme is aligned to the main works delivery contract, with the site programmed to be handed over to the AGP contractor in December 2026 following cut and fill groundworks by the main contractor.
- 3.8. The expectation is that an award of contract for AGP works contractor would return for Cabinet/ Cabinet Member Signing in November 2026.
- 3.9. In order to access the AGP framework, the Council has signed a Framework Joining Agreement with the Football Foundation in May 2026.

4. **Alternative options considered**

- 4.1. **Do not tender for AGP works:** The council could decide not to tender/ undertake the AGP works, however the 3G artificial grass pitch works are part funded by the Football Foundation and this approach would not meet the Football Foundation's grant requirements, and so the funding would not be able to be drawn down. The 3G artificial pitch is also a key part of the Selby Urban Village development sporting facilities and commitments.
- 4.2. **Deliver natural grass pitches rather than combination of natural grass pitches and artificial grass pitch:** The option of delivering only natural grass pitches was reviewed due to environmental considerations regarding artificial grass pitches. However, this option was discounted as natural grass pitches alone would offer limited capacity, with Sport England noting *"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*

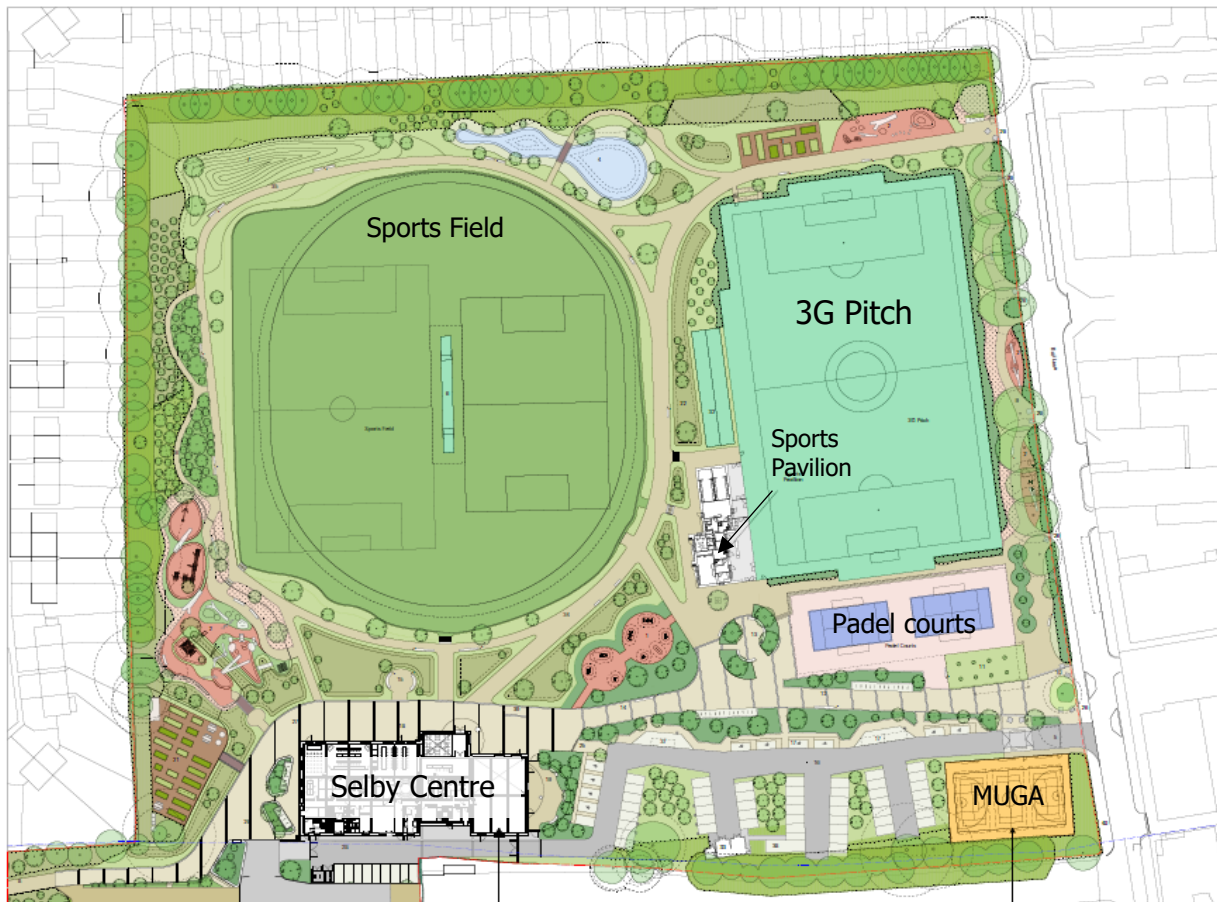
week, accommodating an average of around 100 playing opportunities.”

- 4.3. The SUV development instead proposes provides grass pitches for cricket and football alongside an all-weather 3G pitch, enabling year-round sport and improving sustainability and community health. The all-weather artificial surface supports far greater capacity, allowing more teams across age groups to train, compete, and engage, including youth engagement programmes, walking football, inclusive and disability provision, and training for referees and coaches.
- 4.4. **In-house delivery of AGP works:** There is currently no resource within the Council that has the capacity, specialist expertise or qualifications to deliver these AGP construction works. As above this would be contrary to Football Foundation’s grant requirements, and so the funding would not be able to be drawn down.
- 4.5. **Invitation to tender via LCP Framework:** This would not meet the Football Foundation’s grant requirements, and so the funding would not be able to be drawn down.

5. Background information

- 5.1. The Selby Urban Village project is a partnership between Council and The Selby Trust (local charitable organisation) to transform the Selby site and Bull Lane Playing Fields into a new accessible and well-connected neighbourhood.
- 5.2. The Selby Urban Village (SUV) development consists of Phase 1 delivering a new community building, a pavilion building with changing rooms, improved park and sports pitches. Phase 2 will deliver 202 new Council homes alongside a small commercial unit of 112 sqm. The development will take place on the existing Selby Centre site and Bull Lane Playing Fields. The build contractor for Phase 1 and 2 has been procured.
- 5.3. The Council has secured grant funding from Football Foundation for the construction of a 3G artificial grass pitch (AGP) as part of the enhanced sports facilities at Selby Urban Village.

5.4. Proposed Selby Urban Village Phase 1 site plan below:



5.5. The construction of the artificial grass pitch as per the Football Foundation's grant conditions must be delivered by a contractor appointed through a mini competition under the Football Foundation's AGP framework.

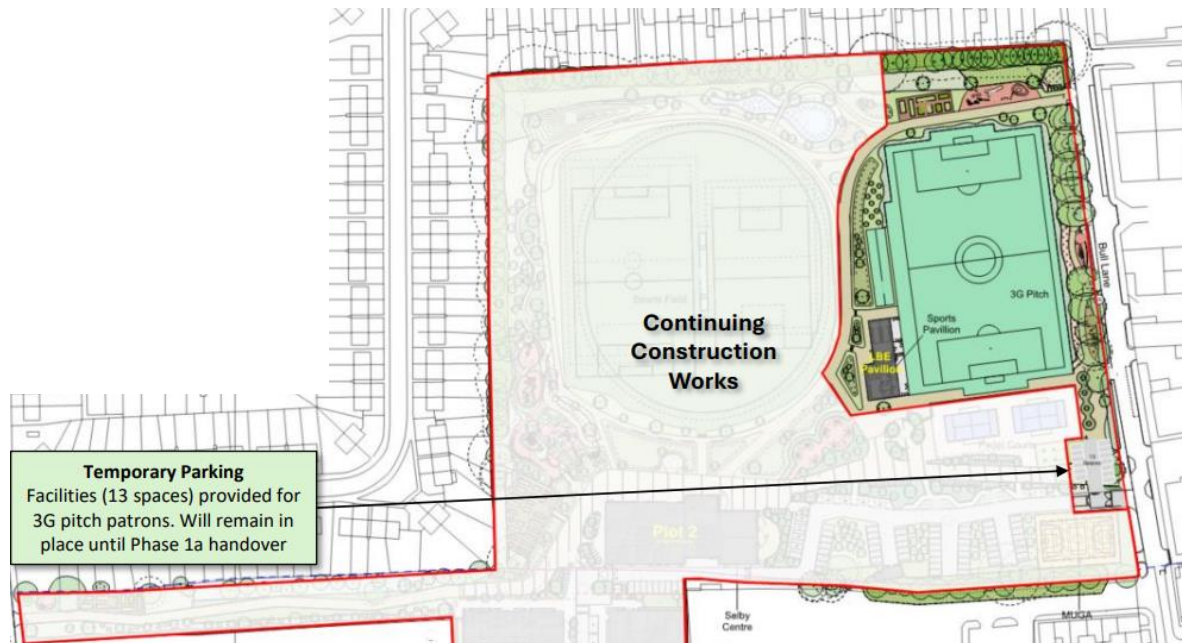
5.6. The scope of works for the delivery of 1 x 97mx61m community football/ rugby artificial grass pitch includes:

- Contractor's preliminaries, OH&P
- Drainage works
- Pitch sub-base and kerbing installation
- 3G artificial grass pitch surfacing and marking
- Perimeter fencing works and gates
- Floodlighting and electrical works
- Hardstanding installation
- Infill retention mitigation measures to prevent rubber crumb loss/ pollution
- Sports and maintenance equipment/ site furniture (goals/ nets/ signage/ boot scrapers)
- Maintenance equipment, O&M Manuals

5.7. The above scope of works does not include groundworks (cut and fill) and

wider utilities connections for the AGP site, as this work is being undertaken by the main works contractor for Selby Urban Village. Guarantees to ensure level surfacing will be provided from the main works contractor.

- 5.8. The site plan below from the draft construction logistics pack shows the area (not greyed out) that will be available for early beneficial use.



- 5.9. The anticipated programme for procurement and delivery of the artificial grass pitch is anticipated to be:
- July- September 2026: Tender period via AGP Contractor Framework
 - September- October 2026: Tender evaluation and reporting
 - November 2026: Award of contract for AGP works contractor
 - December 2026: AGP contractor mobilisation
 - January – April 2027: AGP works undertaken
 - June 2027: Early beneficial use of the artificial grass pitch
- 5.10. The AGP framework contract is a JCT D&B 2016, with a schedule of amendments from the Football Foundation and LBH.
- 5.11. The estimated contract value is set out in the exempt report.

6. Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes

- 6.1. 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.

- 6.2. **Resident experience and enabling success:** The Selby Urban Village 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, and the Selby Sports Advisory Group is crucial to the success and progress of the scheme and facilities. 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. Residents and Community Groups are key users who will continue to be consulted regarding the management system for community use of the 3G artificial grass pitch.
- 6.3. **Responding to the climate emergency:** Responding to the climate change emergency is a core objective of the Selby Urban Village programme. This scheme adopts the three-step Energy Hierarchy. The estimated regulated CO2 savings for the scheme masterplan (combined Phases 1 community and sports facilities & phase 2 housing) are 90% against a Part L 2021 compliant scheme. The proposed energy efficiency measures relating to the 3G artificial grass pitch include efficient flood lighting and power. The pitch is a key part of the sustainable drainage strategy for the site, providing attenuation and controlled water discharge into the drainage infrastructure, and reducing the need for buried tanks. Furthermore, the pitch enables all-weather year-round sporting activities, increasing the economic, social and environmental sustainability of the pitch and leading to better health outcomes for local communities.
- 6.4. **Homes for the future:** The construction of the 202 new Council homes in Selby Urban Village directly contributes to this key theme. The council's vision to create a borough where everyone has a safe, sustainable, stable, and affordable home with good proximity to facilities that support their health and wellbeing. The 3G artificial pitch is a key sports facility that will help meet new and existing local residents' needs.
- 6.5. **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 3G artificial grass pitch 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 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, and a secure and safe places.

7. Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

Finance

- 7.1. The overall cost of the works to create an AGP will be funded from the approved Selby Urban Village approved General Fund capital programme. Further comments are in the exempt report.

Procurement

- 7.2. Strategic Procurement (SP) notes the contents and recommendations set out in this report.
- 7.3. The procurement will be tendered as a mini competition via the Football Foundation APG Framework in accordance with the Council's Contract Standing Orders CSO 7.02 and CSO 7.03 and is a compliant route to market in line with Regulation 33 of the Public Contract Regulations 2015 (PCR 2015).
- 7.4. Pursuant to the provisions of the Council's Contract Standing Orders CSO 0.08 and CSO 2.01(b), Cabinet are required to approve the commencement of this tendering process.

Legal

- 7.5. The Director of Legal and Governance (Monitoring Officer) was consulted in the preparation of the report.
- 7.6. Pursuant to the provisions of the Council's Contract Standing Order (CSO) 2.01(b), Cabinet may approve the commencement of procurement process where the value of the contract to be procured is £500,000 or more and as such the recommendation in paragraph 2.1 of the report is in line with the Council's CSO.
- 7.7. Further to paragraph 7.6. above, and pursuant to the provisions of the Council's CSO 0.08, Cabinet Member may exercise the power reserved for Cabinet with the agreement of the Leader and as such the recommendation in paragraph 2 of the report seeking approval from the Cabinet Member for Placemaking and Local Economy is in line with the provisions of the Council's CSO so long as the Cabinet Member is taking the decision with the agreement of the Leader.
- 7.8. The Director of Legal and Governance (Monitoring Officer) see no legal reasons preventing the approval of the recommendation in the report.

Equalities

- 7.9. 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.
- 7.10. 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.
- 7.11. The report is seeking approval to tender a works contract to construct the artificial grass pitch at Selby Urban Village.
- 7.12. Community engagement with a wide range of stakeholders has taken place since 2019 on Selby Urban Village and the sports facilities. 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.
- 7.13. 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. The number of women engaging in the project has outweighed participation from men by more than double. The overall responses by ethnicity broadly reflect the community surrounding the Selby Centre, with over 50% of residents in White Hart Lane and Upper Edmonton identifying as BAME. A key method used to reach typically under-represented groups has been through targeted engagement through the Selby Centre's networks, and who are already working with diverse and minority groups. This included engaging with the Selby Sports Advisory Group and young people via the drop in events.
- 7.14. 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.

- 7.15. For the 3G pitch and sports facilities, community access and affordability emerged as one of the most important issues, and well-designed lighting was highlighted as an important feature, to support usage and safety particular of younger people and women and girls.
- 7.16. This decision will create accessible all-weather year-round sports facilities in an area of high socio-economic deprivation relative to the rest of the borough. As such, it is reasonable to anticipate a positive impact of increased activity, better physical and mental health and wellbeing outcomes for younger people under the age characteristic and also on residents from a range of ethnic backgrounds and socio-economic status, given the diversity of the neighbourhood.
- 7.17. 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

- Exempt Appendix 1: Exempt report - 19 February 2026 Cabinet Report: Award of main works contract for the construction of Selby Urban Village, N17
- Exempt Appendix 2: Football Foundation Grant Offer Letter

Background papers

19 February 2026 Cabinet Report: Award of main works contract for the construction of Selby Urban Village, N17 (Public Report link): [Agenda for Cabinet Member Signing on Thursday, 19th February, 2026, 9.30 am | Haringey Council](#)

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