



Parks and Greenspaces Asset Management Plan (AMP)

June 2023

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Introduction

The purpose of this asset management plan is to contribute towards informed decision making by the Council in order to support the ongoing management of the assets within the borough's parks and greenspaces, and to help inform decision making about the level of funding that can be made available for asset repairs and replacement between 2023 and 2038 based on an analysis of costs and available resources.

The Plan sets out the Council's proposed approach to the management of the assets in Haringey's parks and greenspaces including providing the costs and benefits associated with providing any agreed standard of service, and to minimize the whole-life costs, including the operation, maintenance and replacement or disposal of each asset in the portfolio.

Haringey is a relatively green borough with 148 parks and greenspaces that are directly managed by the Parks and Leisure Service. These, along with the 27 Council-managed allotments, create 383 hectares of open space which represents 12.8% of the total area of the borough.

Our commissioned surveys have identified that Haringey has 10,662 hard assets and 2,995 soft assets within these parks, greenspaces and allotments.

Hard assets range from buildings, bins and benches, fences and railings, paths and hard surfaces to play equipment, outdoor gyms, hard sports courts, paddling pools, bridges and structures, lighting and signage, and include underground and overhead utilities. Vehicles, plant, tools and machinery are additional to the 10,662.

Soft assets include sports pitches, areas of grassland, shrub beds, hedges, and areas of woodland.

Each asset is at a different point in its lifecycle, with some in need of repair or replacement, whilst others will last many years before they need replacing.

In all cases regular cleansing, servicing and maintenance will extend an asset's lifespan.

The capital replacement value of the assets within Haringey parks over a twenty-year period is £40m. Representing an annual requirement of circa £2m capital funding. This is against a current capital allocation of £530k per year.

In preparing its Parks and Greenspaces Strategy and this Asset Management Plan, the Council commissioned a Natural Capital Account, which indicates that over the life of the account, i.e., from 2020 to 2080, the borough's parks and greenspaces, covering both hard and soft assets, will have produced over £1,000m of benefits in terms of carbon sequestration, reductions in air pollution and, making up 80% of the total, health and wellbeing benefits through physical activity and recreation.

This is based on assumed annual average capital and revenue expenditure totalling just over £11m.

Haringey's Parks Asset Management Plan sits, along with the following other plans, policies and service standards, within its new 15-year Parks and Greenspaces Strategy (2022-2037):

- Community Engagement and Volunteering Plan
- Biodiversity Action Plan
- Policies
- Service Standards
- Tree and Woodland Management Plan
- Watercourse and Flood Risk Plan

The Asset Management Plan is about the design and facilities of Haringey's parks and greenspaces whereas other documents informing the Strategy are about biodiversity, usage and behaviour.

The Asset Management Plan is made up of several interconnected parts:

- this document, which sets out the key principles, the aims and objectives, the scope and exclusions
- a Parks Style Guide, which sets out the approach to the type, style and design of assets that we want to see in our parks and greenspaces (this document remains under development)
- an Action Plan, which includes recommendations made in the main AMP document that reflect the key strategic issues and challenges and link back to the aims and objectives. Each recommendation is translated into an action in the action plan
- appendices, which provide more detail on some of the issues discussed in the main document
- spreadsheets and an electronic database, which hold detailed information on each asset, recording its unique reference code, condition, location, photographs, specification, manufacturer, make and model, as well as unit and lifecycle costs for maintenance, repair, and replacement over the life of the strategy and beyond

The Asset Management Plan for Haringey's parks and greenspaces will sit alongside other style and design guides the Council has for Regeneration and Highways streetscape assets and will guide the specification of assets for use in Haringey's parks and greenspaces.

Aims and objectives

The objectives of the Asset Management Plan laid out below are linked to the following three underlying aims for parks and green spaces:

Inclusion and Wellbeing: Providing inclusive parks and greenspaces that all communities in Haringey can benefit from so that usage and enjoyment of our parks and greenspaces reflects the communities living in Haringey and contributes to improved wellbeing. Examples for the AMP include provision of accessible toilets, disabled parking, inclusive signage, play, pathways and seating opportunities.

Climate Change, Biodiversity and Sustainability: Supporting the Council's declaration of a Climate Emergency by reducing the carbon footprint of parks and greenspaces, protecting and promoting biodiversity, and helping educate everyone in Haringey about contributing toward saving the planet. Examples for the AMP include reducing the carbon footprint of parks buildings, machinery and fleet, de-culverting of rivers and provision of sustainable urban drainage schemes.

A Quality Service: Securing investment, Improving standards, partnerships, communications, and outcomes. Examples for the AMP include the undertaking of a regular schedule of asset inspections and the introduction of an asset replacement schedule.

For the Asset Management Plan (AMP), the objectives are to:

- provide facilities and signage that are accessible and meet the needs of all Haringey's communities
- establish and maintain an up-to-date digital record of all parks and greenspaces infrastructure and assets
- establish an accurate understanding of the financial value of existing parks assets, as well as identifying reasonable estimates of the likely ongoing costs associated with managing and maintaining parks assets to a good level for the next 15 years
- use the AMP data to recommend and prioritise where to best focus finite existing resources and targeted funding bids, through the establishment of an annual asset repair and replacement programme
- use the AMP data to better target resources and procurement practices for renewal or renovation (replacement or repair)
- reduce insurance claims and provide a robust insurance defence evidence base (subject to an effective inspection process)
- ensure that parks and greenspaces, buildings and structures meet Government legislative and health and safety requirements, including for sustainability and climate change
- To reduce crime and the fear of crime in our open spaces by utilising designing out crime measures to create a safe and secure environment for members of the public and stakeholders

For the Parks Style Guide (which is a separate document), they are to:

- set out a consistent set of standards, design guidance, and quality criteria for new assets and asset repairs
- ensure the standards reflect the available resources, robust anti-vandal criteria, accessibility and sustainability
- ensure that Haringey's parks and greenspaces have a clear and legible infrastructure of standardised assets, whilst retaining their own individuality and character
- ensure that all parks development schemes and asset replacement schemes (as well as Regeneration/Development schemes) adhere to this standard, and that over time, as budgets allow, all parks and greenspace assets adhere to the style guide, whilst retaining their own unique sense of identity

- ensure that the design and installation of assets supports biodiversity and nature conservation interests
 - ensure that all new planting schemes are in line with a standard set of criteria, reflect seasonal changes, are sustainable in terms of their procurement, adaptation to climate change, and 'right plant for right place', and can be maintained within existing maintenance resources
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Scope and exclusions

The scope of this Asset Management Plan covers all the assets within the borough's Council-managed parks and greenspaces.

Those 148 parks and greenspaces include formal public parks and gardens, recreation grounds, areas of amenity grassland ancient woodlands, Local Nature Reserves, Sites of Importance for Nature Conservation and 27 of the borough's allotments.

It does not include areas owned or managed by others, such as Alexandra Palace and Park, Highgate Wood or greenspace that come under the ownership of Lea Valley Country Park. It also does not include cemeteries or greenspace owned by Haringey's Housing or Highways teams.

The assets covered within this Asset Management Plan can be split into the following 7 key asset types:

- buildings
- vehicles, plant, machinery and tools
- underground and overhead utilities and infrastructure
- sports facilities
- play and outdoor gyms
- soft assets
- furniture, fittings and infrastructure
 - bins and recycling
 - benches and seating
 - bollards and barriers
 - lighting, photovoltaics and CCTV
 - paths and hard surfaces
 - railings and boundary treatments (including gates, locks and gate counters)
 - signage and interpretation
 - artwork and statues
 - pergolas and bandstands
 - paddling pools and water features
 - bridges
 - miscellaneous assets

Policy context (local, regional, and national)

Local context

Building a fairer, greener borough – Haringey Labour Manifesto 2022-26

Following the local elections in May 2022 the Council's ambition and priorities are based on putting residents at the heart of everything the Council does. For the remainder of 2022 and into 2023, the Council will work with residents to develop the Haringey Local Deal. The Haringey Local Deal will seek to empower communities to make change, putting local people at the forefront of decision-making. The Parks and Greenspaces strategy will support the delivery of the Haringey Local Deal and in turn the manifesto commitments.

The Parks and Greenspaces Strategy and its supporting plans, policies and standards will support the Corporate Delivery Plan in the following ways:-

Theme 1: Resident experience, collaboration, and participation

High Level Outcome 1 - Positive Resident experience

High Level Outcome 2 – Inclusive Public Participation

High Level Outcome 3 – Enabling Community Collaboration

High Level Outcome 4 – Developing Young Voice

Theme 2: Responding to the Climate Emergency

High Level Outcome 1 – A greener and climate resilient Haringey

High Level Outcome 2 – A just transition

High Level Outcome 3 – A low carbon place

High Level Outcome 4 – Growing the Circular Economy and Making Better Use of Resources

Theme 3: Children and young people

High Level Outcome 2 – Happy Childhoods

Theme 4: Adults, health & welfare

High Level Outcome 1 – Healthy and Fulfilling Lives

Theme 6: Safer borough

High Level Outcome 1 – A Safer Borough - A borough where all residents and visitors feel safe and are safe.

Theme 7: Culturally rich borough

High Level Outcome 1 – Haringey will be a place where arts, culture and heritage is fostered, celebrated, and valued, and is woven through everything the council does.

Theme 8: Placemaking and economy

High Level Outcome 4 - Leveraging Social Value

High Level Outcome 5 - Placemaking

Equalities

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 protected characteristics and people who do not.

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

The three parts of the duty apply 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.

Outdoor Sports and Play Facilities Framework (2016-2026) (incorporating the Playing Pitch Strategy (2016-2026))

The overarching aim of the OSPFF is to ensure that there is a range of accessible, high quality and well used outdoor sports facilities across Haringey.

The OSPFF will guide strategic planning and investment decisions relating to outdoor sports and play facilities during the 2016-2026 period.

The Physical Activity and Sport Framework sets out how the Council intends to work with partners to get more people physically active and playing sport through a variety of methods. Specifically, the document includes plans and proposals ‘to enable local people and organisations to make physical activity and sport a positive lifestyle choice for all Haringey residents in order to reduce health inequalities, improve wellbeing for all, and create a more sustainable community.’ Playing pitches are an important element of the facilities infrastructure which makes physical activity and sport possible in Haringey. The Council and its partners are therefore committed to ensuring that sufficient high-quality playing pitches are accessible to the community for sporting

purposes. The long-term protection and enhancement of playing pitches and associated ancillary facilities are key aims for the borough as the population changes and the number of individuals, groups, clubs, and organisations involved in pitch sports grows.

Regional context

GLA London Plan: Chapter 7, London's Living Spaces and Places

The London Plan sets out that 'London should be a city of diverse, strong, secure and accessible neighbourhoods to which Londoners feel attached, which provide all of its residents, workers, visitors and students – whatever their origin, background, age or status – with opportunities to realise and express their potential and a high-quality environment for individuals to enjoy, live together and thrive'.

'A city that delights the senses and takes care over its buildings and streets, having the best of modern architecture while also making the most of London's built heritage, and which makes the most of and extends its wealth of open and green spaces, natural environment and waterways, realising its potential for improving Londoners' health, welfare and development'.

It aims to encourage local distinctiveness, create an inclusive environment where crime is designed out and where parks and green spaces are protected and deficiencies in open space provision is addressed.

National context

National Planning Policy Framework

The National Planning Policy Framework sets out the government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for future land use can be produced.

It sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages
- are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas
- enable and support healthy lifestyles, especially where this would address identified local health and well-being needs, for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling

It allows for the protection of open spaces from development at the same time as acknowledging that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

Links to other PGSS plans

Biodiversity Action Plan

The scope of this document will be in line with the mission of the current national strategy, which is to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. The scope of the document also needs to ensure that the Council meets its duties under the Natural Environment and Rural Communities Act 2006 in respect of biodiversity. Unlike the rest of the strategy the BAP will consider all land within the borough. The plan will build on the existing BAP 2010-2015. Only those elements relevant to Haringey parks and greenspaces will be drawn into the main strategy.

Parks Policies

Documents are scheduled to be developed in these areas:

- Dog control, revised policy position to feed into thinking on renewal of the Public Spaces Protection Order for Dog Control in October 2020
- Licensed activities, new policy to cover licensable activities in parks including dog walkers and fitness instructors
- Park Safety, a new policy which considers an appropriate approach to elements, like CCTV, Lighting and gate locking
- Enforcement, a new policy on enforcement within parks, vehicle access, parking, bicycles, powered scooters, fixed penalty notices, byelaws and PSPO's
- Barbecues, a new policy that considers if BBQs should be allowed and or controlled in some way
- Sustainable waste management in parks and green spaces
- Herbicides, building on the Amenity Forums Integrated Weed Management guidance this new policy will set where and when herbicides will be used in parks and greenspaces. It will also cover issues such as management of invasive species
- Sustainable design and planting to enable parks and greenspaces to adapt to climate change and the need to mitigate increased production of carbon dioxide
- Toilets, urination and defaecation in parks and green spaces
- Project development and prioritisation policy to set out how new projects will be developed with stakeholders and how prioritisation decisions will be made

Service Standards

The Service Standards will build on the London Greenspace Quality Manual and the Mayor of London's Typology of Parks and Gardens and set out the service standards

to be achieved in the three main types of parks, district local and small. It will also set out what residents can expect in terms of a service standard, how this will be monitored and how this will be rectified if the standard falls below the required level. It will include proposals to publish performance data.

Tree and Woodland Management Plan

The scope of this document will consider the management of all trees in the borough on Council Land and the management of private trees such as those covered by Planning Legislation e.g., Tree Preservation Orders or those trees within Conservation Areas. As well as parks and greenspaces it will also consider the ancient woodlands in the borough and the management of trees on the public highway and other council owned sites.

The plan will explore the opportunities for partnership working within our woodlands and with individual trees. The plan will build on the existing Tree Management Plan 2014-2018 but will also include a forward-looking view of tree planting in parks and greenspaces to ensure continued tree canopy for future generations. Only those elements relevant to Haringey parks and greenspaces will be drawn into the main strategy.

Community Engagement and Volunteering Plan

The scope of this document will seek to identify opportunities for new volunteering and enhance existing volunteering opportunities in order to maximise the benefits from this growing area of community involvement. The scope will include how people can engage from the maintenance of the tree pit outside their house thorough to examples of park co-management models. The plan will also include how we engage in volunteering with third party organisations such as TCV, Trees for Cities and corporate volunteering.

The Council is seeking to engage with a wider audience, including with seldom heard from communities, to ensure its thinking for parks and greenspaces represents the views of, and provides opportunities for, all of Haringey's diverse communities.

Watercourse and Flood Risk Plan

The scope of this document will draw on the Borough Wide Flood Risk Management Strategy and the Haringey Integrated Catchment Management Study with the addition of the management of the sections of watercourses within parks and greenspaces. It will also set out the approach to SUDs and green roofs.

Key strategic issues and challenges

Inclusion

We want our parks and greenspaces to be welcoming places for all Haringey communities. This will mean that in the future we seek to develop new facilities that support and encourage usage by specific communities such as Black and Asian Minority Ethnic (BAME) (as referred to in the Borough Plan's Equalities Impact Assessment 'visiting nature by Black and Asian Minority Ethnic (BAME) communities versus white communities'), LGBTQI+ communities, people with disabilities and impairments, people for example with dementia, or people for whom English is not their first language.

Evidence from recent University of Sheffield research (Bridget Snaith, 'Green Space or White?') indicates that many green spaces are favouring UK white preferences and practices through design and management, and not providing well for people with different ideals or social needs.

Snaith's research at Lloyd Park in Croydon found that whereas 50% of the park's catchment were from BAME heritage, usage surveys of the park on one sunny day in July 2017 showed that 75% of people visiting the site claimed white ethnicities and less than 1% claimed BAME ethnicities.

This under-representation was supported by English Nature's MENE annual survey 2009, which found that whereas 74% of under 16-year-olds from white households visit parks and greenspaces once a week, the number for BAME households reduced to 56%.

CABE's 2010 Community Green report also highlighted under-representation of BAME communities in parks and greenspaces across the UK.

Snaith's research suggested that whereas people from white backgrounds in the main have preferences for parks and greenspaces that offer quiet escape from modern life, through walking and dog-walking in wilder more biodiverse and informal landscapes, people from BAME backgrounds are looking for their parks and greenspaces to be formally laid out, very well maintained, and provide activities for all ages, such as opportunities for children's play and exercise.

People from BAME communities cited dogs off leads as being a major barrier to their visiting parks and greenspaces, whereas people from all backgrounds felt that they preferred to visit parks where toilets were provided.

As the Council engages with more people there is likely to be an increase in demand for new facilities.

Accessibility

All parks and greenspace assets should be designed with accessibility and inclusion in mind. The Council has a duty under the Disability Discrimination Act and Equalities Act to ensure its parks and greenspaces do not present barriers to access for people with disabilities and difficulties.

Access audits commissioned by the Parks and Leisure Service recommend the adoption of the Social Model of Disability. The Social Model of Disability is a way of viewing the world, developed by disabled people, which says that people are disabled by barriers in society, not by their impairment or difference. Barriers can be physical, like buildings not having accessible toilets. Or they can be caused by people's attitudes to difference, like assuming disabled people can't do certain things.

The social model helps us recognise barriers that make life harder for disabled people. Removing these barriers creates equality and offers disabled people more independence, choice and control.

From ensuring that information is available for people with impairments, at the right height, in the right format, to ensuring that play areas, seating provision, exercise equipment, path widths etc do not discriminate against people with disabilities or other difficulties.

Access Audits have been undertaken at Finsbury Park, Lordship Recreation Ground, Queens Wood, the three largest of Haringey's Council-managed parks, also at the Parkland Walk.

Their findings can be categorised into:

- access statement and benchmarking against Universal Design criteria
- physical improvements, such as creation of new and adjustments to existing paths, railings, steps and ramps etc
- car parking provision for disabled people
- improvements to signage, interpretation and way marking, including size, height, colour and texture of assets etc
- specific provision for people with disabilities and difficulties, such as Changing Places toilets and welfare facilities, accessible seating areas, play and What 3 Words
- consultation and engagement with people with disabilities and groups, promotion and marketing of facilities and opportunities

A protocol to help inform provision for people with disabilities in future change and improvement projects will be developed in partnership with Disability Action Haringey.

Whereas some of the current parks play areas include specific provision to accommodate disabled young people, this plan will increase such provision to the extent that over the next 10 years 50% of all play areas will be fully accessible.

Accessibility and inclusive design

The seven principles of Universal Design underpin the approach in Haringey's parks:

- equitable use
- flexibility in use
- simple and intuitive use
- perceptible information
- tolerance for error

- low physical effort
- size and space for approach and use

Climate Change and Sustainability

Parks and greenspaces can help mitigate some aspects of climate change, such as through the urban heat island effect, contributing toward a cooling effect to counteract the heat of urban and residential areas, through providing natural flood management and SuDs and rain garden schemes, effectively capturing, storing and slowing down rainwater release into storm drainage systems.

Such schemes, including the daylighting of river courses within the borough, are actively being pursued by the Flood Defence team and a range of partners such as the Environment Agency, Thames Water, Thames 21 and the Haringey Rivers Forum. Completed schemes can be seen at Lordship Recreation Ground, Crescent Gardens, Rectory Gardens and Priory Common, with planned schemes being explored at Queens Wood, Chestnuts Park and Coldfall Wood.

Haringey's focus on energy efficient lighting for its parks is driven by the climate change agenda, as are the proposed improvements to the management of its buildings portfolio to maximise energy efficiency and the revitalising of its approach to paddling pools provision to reduce water waste.

Guidance will be developed on acceptable species to guide the design of planting schemes to reflect the changing climate as well as to help improve air and water quality through filtering out pollutants, not to mention the provision of tree cover for shade and the use of indigenous species wherever possible.

Projects and assets as part of any proposed developments should be considered in terms of their impact on biodiversity and nature conservation importance, site designations, e.g., LNRs, SINC, Ancient Woodlands etc.

Works that might affect trees or shrubs should not take place during the bird nesting season or if they do there should be ecological assessments carried out beforehand with works to be risk-assessed and approved by the Nature Conservation Officer and appropriately qualified and experienced contractors.

Nature conservation should be considered when deciding on lighting type, e.g., low level bollard lighting in known bat corridors.

Assets such as bridges, buildings and structures should be kept free of vegetation, including a 'cordon sanitaire', to protect the assets from root penetration and eventual water ingress which would cause millions of pounds of damage, e.g., Parkland Walk, where the site's management plan and the advice of specialist consultants recommended a cordon sanitaire of 5m, plus ensuring bridge embankments are maintained, where possible as meadows, to prevent vegetation return through regular maintenance regimes captured in management plans and workstreams.

Assets such as barriers and signage should be installed in areas of sensitive nature conservation interest to keep people on paths and not wandering and trampling over fragile ecosystems.

Licensed activities should be limited and controlled so they do not damage fragile ecosystems and soft or hard assets.

Educational interpretation should be designed, installed and appropriately located to explain, promote, enhance and protect what biodiversity already exists or is planned.

Encroachment cases should be responded to swiftly and comprehensively to protect nature conservation sites.

The Council must ensure that park buildings meet Government legislative requirements, including for sustainability and climate change.

This Asset Management Plan should consider the lifetime embodied energy of existing structures and, where possible, avoid the use of highly unsustainable materials such as concrete, plastics and resins, unless absolutely necessary.

Service Quality

Assets must adhere to British Standards, manufacturers warranties and other criteria and works undertaken by contractors and other third parties in Haringey's parks and greenspaces must be in line with Council specifications, terms and conditions and where appropriate legal agreements such as leases, licences and other contracts.

The management and maintenance of our hard and soft assets is undertaken in line with our Parks Policies and Service Standards.

The quality of our hard and soft assets will always be a balance of the appropriate specification of asset set against the up-front and on-going costs and availability of resources to manage and maintain them to the agreed standards.

Meeting wider Council outcomes (health and equalities)

Parks and greenspaces are a wonderful free resource for people of all ages, abilities and backgrounds and as such provide opportunities for physical and mental health improvement, such as through access to fresh air, access to nature, provision of informal and formal places for people to undertake exercise and physical activities, as well as quiet contemplation.

Informal opportunities for walking, running and cycling are provided for through path networks as well as through dedicated and way-marked routes.

Formal and informal opportunities for play are provided for through age-specific play areas, natural play areas as well as level changes and informal playful landscapes.

Outdoor gyms provide exercise equipment otherwise only found through subscription to gym membership.

Hard sports areas such as basketball courts, tennis courts, all weather pitches, multi-use games areas provide the opportunity for formal and informal booked and paid-for as well as free community sports uptake.

Grass sports pitches for football, rugby, and cricket etc again provide free or bookable/paid-for sports access for individuals and clubs. However, most pitches are maintained to a lower standard than we would like.

Haringey has 37 play areas across its 148 parks and green spaces, 10 outdoor gyms, 131 hard sports areas, 4 skateparks and 22 grass sports pitches.

Provision, management, and maintenance of these vital facilities require these assets to be part of a planned Asset Management Plan.

The impact of COVID 19

Parks and greenspaces were thrust into the spotlight during the Covid-19 outbreak, with the government encouraging people to use their local parks and greenspaces for their daily exercise requirements. The Council spent an additional £250,000 over and above normal budget allocations and lost over £1m of income over the Covid period.

The increased usage resulted in significant amounts of increased litter, requiring additional resources and installation of additional larger bins at key locations. More usage and increased importance highlighted conflicts between users and certain deficiencies in current designs.

Additional resources were also required for signage, posters and banners to explain social distancing rules as well as for security measures to deal with the increased number of unauthorised music events and night-time gatherings.

Additional resources may be required to enable more permanent future social distancing measures to be installed, such as path widening, changes to seating arrangements, signage requirements, dimensions of bin apertures and proximity of hand-washing facilities etc.

Waste/litter

The Council aims to provide an appropriate number of bins of the optimum size and at the most appropriate locations to ensure that people can dispose of litter when using parks and greenspaces and that the operational maintenance teams can adequately service them.

The Council spends over half a million pounds a year on waste collection across its parks and wishes to see a reduction in these costs.

The Council continues to provide litter and recycling bins in its parks and greenspaces, however in addition to providing the physical infrastructure and maintenance resources to enable litter to be properly disposed and collected, signage and educational campaigns are also required to encourage people to use these facilities rather than leaving their litter in-situ or stacked up against already overflowing bins.

Marketing and communications

The Council wants Haringey's parks to be used by the whole community and to be safe, welcoming, and accessible.

This will impact on the future approach to signage in parks, as well as to how the service is marketed and how the Council communicates.

We will be seeking to develop a revised approach to signage that is inclusive, welcoming and informative with an emphasis on all the positive ways in which parks and greenspaces can be enjoyed, rather than on the negative of what can't happen or is prohibited.

Future signage will need to have clear messages, be accessible for people with disabilities and/or learning difficulties and for people for whom English isn't their first language.

It should also be welcoming for the whole community including for all groups with protected characteristics.

Specific signage and interpretation within parks should explain unique, historical and natural site features, including the use of digital and social media to attract a wider audience and have relevance for modern park users.

Signage and interpretation should be installed to provide information about rivers, biodiverse and sensitive habitats, to deter anti-social behaviour and unauthorised activities as well as guidance about licenced activities.

Also from an Asset Management Plan perspective, the provision of signage will be considered and used to resolve unlicensed activities in parks such as sports clubs, school groups, exercise and e.g., yoga groups using parks as a free place to undertake their charged activities.

Specific signage is also required in all parks and green spaces setting out what activities will and will not be permitted and what enforcement action is to be expected from contraventions, as advice from the Police and Enforcement team indicates that having signage in place helps with enforcement action and prosecution.

Signage should be installed at sports facilities such as BMX and skateparks to inform users other than those for whom the provision is intended, of the risks associated with using such facilities, to avoid conflict, accidents and injury. Priority should be given to the intended user groups, i.e. skaters and BMXers. Parents of small children, joggers and dog walkers should be made aware of the risks and advised to avoid using such facilities.

Need for ongoing capital funding

The CIPFA guidelines describe a local authority's capital expenditure as the money it spends on providing, acquiring, constructing, or improving tangible and non-tangible assets, which include land, buildings and equipment, which will be of use or benefit in providing services for more than one financial year.

Capital expenditure is usually spending of a 'one-off' nature and results in the construction or improvement of an asset such as a play area or MUGA.

There is on the one hand a need for ongoing capital funding to maintain the assets within the borough's parks and greenspaces, and on the other hand there is the issue of the availability of funding, where the Council has limited funds and a variety of demands for prioritising spending.

The capital replacement value of the assets within Haringey parks over a twenty-year period is £40m. Representing an annual requirement of circa £2m capital funding. This is against a current capital allocation of £530k pa.

The AMP is therefore seeking a tripling of the resources currently allocated across both play, sport and outdoor gyms as well as more money for the basics to ensure we have a good quality range of assets and allowing us to focus more on the activation of parks and greenspaces.

The AMP will recommend that over the life of the strategy the current ten outdoor gyms are replaced at least once and eight more outdoor gyms are provided in parks and greenspaces

Capital resources will also need to be made available to support the replacement and introduction of new outdoor gyms to benefit more residents, many of which would never visit a traditional indoor gym.

Parks 'operational' buildings, i.e. those that provide depots and bases for staff, were constructed at a time when the Council's approach to management and maintenance was very different to what it is today. These buildings were also designed based upon much lower energy efficiency standards. The Council now needs to undertake a review of its operational buildings to meet the needs of the twenty first century.

All leased properties need to be brought up standards, so they meet at least EPC grade E in line with the change in law. Eight properties not yet in formal leases or other appropriate formal agreements need to be regularised asap to provide both the Council and its business partners with the assurances of regularised letting arrangements.

Those who are responsible for health and safety compliance of Haringey's parks buildings, whether they be private leaseholders, Corporate Landlord, Strategic Property or parks staff, need to fully understand their roles and requirements and have sufficient resources in place to ensure compliance across the portfolio of buildings in parks.

The Parks Operational Building Review needs to be completed, to include recommendations for sports pavilion improvements and ensure that sufficient capital and revenue funds are made available to repair, upgrade or replace buildings so they are safe, energy efficient and reflect the Council's priorities for Inclusion, Climate Change and Service Quality.

Suitable and sufficient budget provision needs to be made available to expand the number of Changing Places toilets in parks.

The Parks and Leisure service is also seeking some special one-off funds like £10m to finish Parkland Walk Bridges and resurface the walk when all the bridges are done,

plus further monies to convert all lights in parks and green spaces to LED and have these added to the central management system.

The Council has worked hard to maintain assets, including approving specific programmes for assets such as bridges and utilising additional sources of funding such as Community Infrastructure Levy or event income in the case of Finsbury Park. In recent years the Council has been able to support the capital needs of parks in the following ways:

- by securing one off council capital for specific schemes such as Parkland Walk Bridges
- Neighbourhood Community Infrastructure Levy
- Community Infrastructure Levy
- Sport England
- London Marathon Trust
- Greater London Authority
- The National Lottery
- funding raised by Friends Groups
- event income

However, in the main this has been towards the cost of providing additional assets rather than the replacement of existing parks infrastructure such as paths, bins, benches etc. Covid has had a significant impact on the ability of external funders to make grants available and it is expected that external funding will remain in short supply for some time.

Combined, this has enabled the Council to obtain Green Flag standard for 22 of its parks however many of the assets such as pathways, drainage systems and other essential infrastructure are old and in need of replacement as parks usage and the Borough population are both increasing so additional capital will be needed to pay for this.

Whereas external funding is available to support some aspects of parks improvements, it is difficult to obtain for day-to-day issues such as the replacement of smaller assets. In all cases, applying for external funding is resource-heavy and always comes with conditions that must be weighed up against the benefits they may bring.

Provision, management, and maintenance of parks as vital free facilities requires its assets to be part of a planned Asset Management Plan.

This AMP seeks to ensure that future capital funding is aligned with the key Strategy priorities, actions and recommendations and that public expectations are managed in line with available capital resources. Capital funding priorities should also ensure that areas of the borough that are more deprived and/or have less access to open space should be prioritised for the allocation of funds.

Availability of revenue funding to support AMP

Prior to the start of each financial year, the Council is required to set a budget for its day-to-day expenditure. This is called the Revenue Budget and is the amount of money the Council requires to provide its services during the year, considering grants it receives from the Government.

Examples of revenue expenditure include staff salaries, building maintenance costs, parks maintenance operations such as grass cutting and litter picking, and the costs of running parks vehicles.

It is a legal requirement of the Council to set a balanced budget i.e., expenditure cannot be more than the Council's income.

The right balance needs to be struck between the Council's overall position of having to achieve ongoing reductions in revenue funding both for the Council as a whole and specifically for parks, which is a non-statutory service, versus the need to spend money on maintaining assets for health and safety, functionality, and longevity.

The Council's revenue budgets for parks enable only basic maintenance to take place, such as essential grass cutting and litter collection, however they do not allow for the attention to detail required to make the parks feel well presented and cared for. They also do not allow for the borough's existing pitches to be managed and maintained to sufficiently safe or chargeable standards.

The Council currently finds itself in the position where it only has the resources to undertake urgent repairs that unless addressed immediately would cause injury to park users, with non-urgent repairs simply being collated into a long list to be addressed 'as budgets allow'. It also does not have the resources to undertake regular asset cleansing and maintenance, therefore the condition of assets is deteriorating at a faster rate than is entirely necessary.

This leaves the Council at risk of increased insurance claims from accidents and having to respond to a large volume of customer enquiries about the state of its park's assets.

Using the example of every bin and bench being located on a hard base, the asset management plan aims to reduce maintenance costs by reducing the need for strimming around features, also thereby also reducing hard arm vibration risks for operational staff.

This AMP seeks to ensure that future revenue funding is aligned with the key Strategy priorities, actions and recommendations and that public expectations are managed in line with available revenue resources. Revenue funding priorities should also ensure that areas of the borough that are more deprived and/or have less access to open space should be prioritised for the allocation of funds.

Operational use

Assets should be designed to reflect operational requirements.

Examples of where this has historically been ignored and has led to problems, are:

- paths not being wide enough for parks vehicles to undertake essential maintenance operations without damaging path edges, especially at turning points
 - paths are not currently sufficiently wide to accommodate parks vehicles so parks vehicles may need to be reduced in width to match path dimensions or withdrawn from use
 - the assumption in this asset management plan is that the current fleet of transit-type vehicles will be replaced with smaller buggy-type vehicles, which will cause less damage to grass edges etc. The alternative would be to increase the width of paths
- bins at angles, with broken doors, grass growing up around them
 - by creating a base under each bin (equally necessary for all other assets) the lifespan of assets such as bins can be greatly extended
 - the historical problem is that bins have been specified previously so that their fixings are insufficiently robust, so that if knocked they soon end up at a tilt. This can be solved through robust/appropriate specification of in-ground fixings and foundations
 - broken doors are often the result of bins tilting, but also through not being raised off the ground and because maintenance such as strimming around bins rarely occurs, so grass grows up in the way of doors
 - dogs then urinate on the bins leading to them rusting at the base faster than they otherwise would
 - all this can be avoided by the installation of carefully designed, appropriate bases that remove the need for strimming and enabling the flow of mowers to get close enough to remove long grass without knocking not the assets
- benches should be situated on hard standing or individual bases
 - historically this has not happened and has led to the ground underneath benches becoming eroded, muddy puddles
 - this is readily avoided through the introduction of appropriately designed bases
- gates, bollards and barriers at park entrances are regularly left open or down, leaving sites at risk of unauthorised access and occupation, which can from time-to-time result in fly-tipping that can be time consuming and expensive to resolve
 - such gates, bollards and barriers therefore should be carefully designed so they are easy to operate at the same time as being difficult to misuse
- assets should be located at sufficient distances from other assets or features to enable them to be properly used. For example, bike racks located too close to buildings so there is no room for a bike to be secured are obsolete assets

Vandalism and damage

Under perfect conditions assets such as bins, benches, pathways, fences or statues etc can last for a specified period in line with the manufacturers' warranties, and this time can be extended through regular cleansing, servicing and maintenance.

However, damage to assets can also occur due to vandalism or accidental damage. In such cases redress may be sought through insurance claims or through finding and making the perpetrators of such damage pay, however ultimately it will come to the

Parks Service to undertake unplanned repair or replacement of damaged assets. A percentage will need to be allowed for in the costings of the AMP to account for damage and vandalism.

Inadequate enforcement resource

One of the problems that parks face is the lack of enforcement resources to ensure that when people do break the rules, for example through littering, drug and alcohol use, noise and the undertaking of unlicensed activities, encroachments, trespass, criminal damage or unauthorised access or activities, there is a robust follow up in terms of enforcement action.

Of these, addressing unlawful access, criminal damage to assets and encroachment are of significance for the Asset Management Plan.

Unlawful access to parks can be deterred at least to some extent through the installation of signage, bollards, barriers, gates and locks etc but determined lawbreakers will always find a way of gaining entry.

Safety

Hard and soft assets within Haringey's parks need to be considered in terms of whether they contribute toward an increase or reduction in the likelihood of crime or anti-social behaviour.

Policy 7.3 of the London Plan states as a strategic objective that:

- Boroughs and others should seek to create safe, secure and appropriately accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion. From the perspective of Haringey's Parks this statement needs to be balanced against other considerations, in particular biodiversity and nature conservation.

Designing out crime: Open spaces can be designed to reduce crime and the fear of crime when utilising design out crime principles and the services of Designing out Crime Officers within the Metropolitan Police Service. There are many elements of the "evolved" open space environment, where poor design, inappropriate placement or lack of maintenance can reduce natural surveillance and may become a crime generator. Good design can allow these elements to receive all the benefits of public spaces, whilst minimising crime, antisocial behaviour and the costs to the local authority associated with these negative activities. Considering these elements in the long term strategy of the open space, would ensure that the location is appreciated by all and ensures a safer public space.

Planning decisions

Development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating. In particular:

- routes and spaces should be legible and well maintained, providing for convenient movement without compromising security

- there should be a clear indication of whether a space is private, semi-public or public, with natural surveillance of publicly accessible spaces from buildings at their lower floors
- design should encourage a level of human activity that is appropriate to the location, incorporating a mix of uses where appropriate, to maximize activity throughout the day and night, creating a reduced risk of crime and a sense of safety at all times
- places should be designed to promote an appropriate sense of ownership over communal spaces
- places, buildings and structures should incorporate appropriately designed security features
- schemes should be designed to minimise on-going management and future maintenance costs of the safety and security measures proposed

The above designing out crime measures should be incorporated at the design stage to ensure that overall design quality is not compromised.

Practical examples from a Parks perspective might include:

- lighting and CCTV are sometimes requested to be installed to support safety in parks and greenspaces, however a balance needs to be struck between safety with protecting nature:
 - lighting will only be supported in parks where there is a strong evidence-based argument from community safety/police records or on adopted highways through parks
 - selection of low-level bollard lighting where bats are known to be present
 - selection of energy efficient lighting to reduce environmental impact and revenue costs
 - selection of solar lighting where appropriate to avoid the need for underground excavations for cabling etc
 - 80% of all parks lighting columns will be replaced between 2022 and 2024, along with 100% of all lanterns. 100% of lanterns will be linked to the central management system (CMS). Research is underway to see whether solar lights can also be added to the CMS
 - hard bases under any lighting or CCTV assets to reduce maintenance burdens such as strimming and associated HAV impacts
 - CCTV is to be specified, sourced and managed by the Council's Community Safety team, so asset location is the main area that the Parks Service can influence this
- assets should be designed and located so they allow good levels of visibility and natural surveillance to help park users feel safe and secure
- reducing the height of shrubs, raising tree canopies, removing clutter and hiding places
- Locating seating in high footfall areas

It should be noted that the Parks and Leisure Service's ability to comment upon planning applications has been increased since 2022 through the appointment of a

dedicated Officer in the Tree team. In addition, Parks Officers are provided by the Planning team with a list of weekly planning applications, for and checking regarding proximity to parks sites.

Increasing population

As the population of Haringey continues to grow there is potential for a dual impact on parks and greenspaces.

Firstly, an increasing population will result in an increased usage of parks and greenspaces, thereby placing more pressure on the underlying infrastructure and assets.

Secondly, an increasing population will require new land to develop for residential housing.

Parks will need to be protected from these threats in two ways.

- To protect against the impacts of increased parks usage, this AMP allows for a managed and planned approach to asset inspection, monitoring, repair and replacement.
- To protect against the pressures of development, the Council will register all its designated parks and greenspaces with Fields In Trust.

Increased dog ownership

The number of households owning a pet increased from a relatively stable percentage of between 45% and 47% from 2011/12 to 2017/18 to 62% in 2021/22. This is identified as occurring as a result of pets providing comfort and company during a period when people were spending far more time at home. Dogs are owned by 34% of all pet owning households meaning they are the most owned pets. (Statista Research Dept, Apr 2022.)

Dogs require regular exercise and need to use parks and greenspaces as well as people, however the increased numbers in parks of both people and dogs can lead to conflict and can also put some people off using parks. Feedback in particular from young people and people with a Muslim faith, indicates that the potential of encountering a dog is a barrier to using parks.

The Council will need to consider the usage of parks and greenspaces by dogs in greater depth to plan for the future.

Style Guide

Over the last few decades, several different styles of hard assets have been specified for use in Haringey's parks and in many parks evidence of this variety can still be seen.

Because of this and staff changes over the years, there is currently no visibly coherent Haringey parks style.

A recommendation of the AMP is the development of a Style Guide to provide a future framework setting out the types of assets that we want to see in Haringey's parks and green spaces, for there on the one hand to be a recognisable 'Haringey Park style', recognisable in hard assets and planting styles, and on the other hand reflecting history, unique characteristics and avoiding uniformity.

Whereas it is beneficial to have one style of bin and two types of bench across all parks and greenspaces, we recognise the value of our parks having unique features to give them their own identity. Good examples of unique features include the Model Traffic Area at Lordship Recreation Ground, the Philosopher's Garden at Priory Park, the historic walls and Beam Engine Museum from the former sewage plant at Markfield Park and the McKenzie Garden at Finsbury Park, to name a few examples.

The Council recognises that the borough's Ancient Woodlands and Local Nature Reserves have their own unique character and the Haringey style should allow for this.

Procurement and project management systems

Procurement

Currently, procuring contracts for works and services is laborious, overly bureaucratic and exposes the Council to unnecessary risk.

The approach to procurement for parks needs to be re-examined with a view to making it simpler, less time intensive and better able to protect the Council's interests.

This includes the need to always have contracts in place for major works to reduce the potential for claims by appointed contractors, and to enable swift action to undertake emergency works.

Project management

Parks and Leisure projects should be managed in a consistent way, with recognised processes to guide project identification and scope, start-up approval, budget allocation, highlight reporting, stage sign-off and implementation. Similar guidance will also cover project stages, such as engagement, consultation and co-production, wider permissions and approvals, specification, procurement, and contractor management.

A guide will be developed to Haringey's approach to the management of parks capital projects and tree works.

Trees and Woodland

Due consideration should be given to the protection of trees and root protection zones when planning parks projects and asset installations.

Similar consideration should be given to the potential impact on parks projects and works contractors due to limited vehicle access to, for example, ancient woodland sites and LNRs.

Generally, assets in woodlands and nature conservation sites will be the same style as for other parks and greenspaces, however a separate style of seating can be accommodated.

There is broad acceptance, including for example with Green Flag judges, that the standard of path surfacing in some woodland and Local Nature Reserve sites can be of a less urban standard and quality compared to parks.

A protocol will be developed for managing both tree works and capital projects in parks.

Community engagement and volunteering

Friends Groups and other community partners should be encouraged to propose improvements/changes to parks; however, this should be within a framework of agreed asset types (including planting schemes) and should in every case be proposed for Parks Service approval prior to installation.

Educational interpretation (e.g., designing and installing appropriately located and worded signage assets) should be provided to explain and promote Friends' and Volunteer-led schemes within parks.

Watercourses and flood management

The physical infrastructure of lakes, ponds, watercourses and SuDs schemes such as culverts and grills, aeration systems, liners, banks and edges is considered within the AMP and the Style Guide.

Guidance will be developed on acceptable plant species for lakes, ponds, SuDs schemes and watercourses.

Educational interpretation (e.g., designing and installing appropriately located and worded signage assets) should be provided to explain, promote, enhance and protect watercourses.

Lifecycle planning and pace of change

An important issue for the Council is what level of investment to make when, for example whether to invest heavily now, to achieve an overnight sea-change in the borough's parks, or whether to invest over time and accept that many of the borough's parks assets will therefore remain in poor condition for some years to come.

The PGSS and the AMP are 15-year plans, therefore the more urgent repairs and replacements will be prioritised within the early years.

The AMP must therefore be aligned with the appropriate level of resourcing within the Parks Development team, in terms of ensuring that the number of Parks Projects Officers and Zonal Officers matches the planned AMP implementation timeline.

Maintenance and repair

For this Asset Management Plan to be a success, it is strongly recommended that appropriate levels of regular asset maintenance are provide in support.

A well-managed park with well-maintained assets helps send a positive message to the public that Haringey's parks are regularly tended and cared for. This helps create a feeling of personal safety that leads to increased usage and self-policing.

Regular cleansing can extend the life of an asset and helps present it in its best light to the public.

Revenue budgets must therefore be aligned with the full range of activities that are required to manage the parks and greenspaces in line with the requirements of the AMP (as well as the Parks Policies, Service Standards and the requirements of the others plans that form the PGSS).

Gate locking

All gate-locking within Haringey's parks and green spaces has ceased. This is proposed to be formalised into Council policy with the adoption of the PGSS. The Parks and Leisure service will however use locking as a temporary measure from time to time to combat persistent anti-social behaviour and crime.

Asset inspection and reporting

Knowing what condition each asset within each park and greenspace is in, enables the Council to plan when maintenance, repair or replacement needs to take place and helps ensure that assets do not deteriorate to such an extent that they pose a risk to the health and safety of parks users. To enable this the Parks and Leisure Service undertake asset inspections.

Parks asset inspections are undertaken on a regular basis, dictated by size, in line with the Mayor of London's typology for parks.

The Council currently prioritises its resources on its larger parks and greenspaces, as these generally contain a wider variety of facilities that attract higher footfall than some of the smaller spaces. Larger sites tend to be those with cafes and toilets, play and sporting areas, active Friends Groups and are more likely to attract national accreditation such as Green Flag awards. There are 56 such spaces in Haringey, 22 of which have Green Flag.

Smaller spaces tend to have fewer assets, perhaps limited to paths, benches and bins. Some may be as small as raised roadside planting beds and have no assets other than the bricks or stones that form the raised planter. There are 92 such spaces in Haringey.

The largest sites in the Mayor of London's typology are the Metropolitan parks. These are over 60 hectares in size. The only such site in Haringey is Alexandra Park which

is not managed by Haringey Council and is therefore not included in the scope of this Asset Management Plan.

The next largest sites are the District Parks, between 20 and 60 hectares. Haringey has three such Council-managed sites: Finsbury Park, Lordship Recreation Ground and Queens Wood. These are inspected quarterly.

Haringey has 17 Local Parks, between 2 and 20 hectares. These are inspected quarterly.

Small and Small Local sites are under 2 hectares.

Haringey's 36 Small sites are inspected every six months and it's 92 Small Local sites are inspected annually.

The inspection of play areas is contracted out to a specialist RoSPA-approved play inspection company, with the inspections being linked to insurance policies. Issues are rated according to risk rather than the A-E condition rating used for other parks assets.

Spotlight Meetings

Spotlight meetings are site visits arranged with the Parks Zonal Officer, a colleague from the Parks Operations team (and representatives from other relevant Council teams, as required), along with representatives from the Friends Group, other stakeholders based in the park and Ward Councillors.

Spotlight meetings are timed to coincide with quarterly asset inspections for Green Flag sites (please see Appendix 1 which lists all the parks and greenspaces and highlights those that have Green Flag status).

The advantage of holding regular meetings with key stakeholders is that each stakeholder can meet the relevant parks staff face to face (subject to Covid restrictions) and help prioritise asset-related issues and be part of the solution to jointly address them.

Reporting

Asset inspections are captured via digital media via handheld tablets that can be used live in the field and connect directly with a digital database.

During these inspections assets are given a condition rating, where A is for excellent, B for good, C for acceptable, D for in need of repair and E for in need of urgent repair and immediate make safe.

Asset condition and intervention

If an asset's condition is deemed to be rated as A, B or C the only interventions required are regular cleansing and servicing maintenance operations.

If an asset's condition is rated D, then over and above the regular maintenance operations, a repair is required to be undertaken within three months of the inspection, as budgets allow. The three-month period gives time to put in place the necessary procurement and contractor mobilisation.

If an asset's condition is rated E, an emergency make-safe must be made as soon as possible/immediately, with the full repair to be made within three months of the inspection, as budgets allow.

A defect is deemed to be rated E when it presents a significant risk of injury to park users.

The 2018 Green Spaces Quality Manual, produced by Parks for London and the London Parks Benchmarking Group, gives clear guidance to help decide what rating to give an asset.

- An asset in A/excellent condition would be one that is 'as good as new', with no visible defects or deterioration.
- B/Good assets have very little in the way of defects or deterioration.
- C/Acceptable assets may have several defects and show signs of deterioration, but from an operational and safety perspective have quite a bit of serviceable life left in them.
- D/Improvement required assets are clearly not in the best condition, have visible defects and clear signs of deterioration and need repair or replacement, however they do not pose an immediate threat to park users. The list of D-rated assets will inform future years' replacement cycles.
- E/Urgent repairs pose a threat to park users and unless addressed immediately would lead to physical injury and potential insurance claims.

Where regular asset inspections can be evidenced and linked to a clear policy and set of guiding principles as set out above, and follow-up actions are taken in accordance with those policies, the Council will be better able to successfully defend against future asset-related insurance claims.

The Council has put place an in-house team to address all E-rated asset repairs and to carry out routine regular asset cleansing and maintenance to extend asset lifespans.

Guiding principles on hard assets

As set out in the above section Scope and Exclusions, the assets in parks and greenspaces can be split into the following 6 key asset types:

- buildings
- vehicles, plant, machinery and tools
- underground and overhead utilities and infrastructure
- sports facilities

- play and outdoor gyms
- furniture, fittings and infrastructure
- soft assets

Each of the above key asset types is discussed in more detail below:

Buildings and land

Parks and greenspaces in Haringey are home to a range of buildings whose use is largely ancillary to provision of recreation in these spaces. There are, however, also some notable exceptions such as Bruce Castle Museum, the Beam Engine house in Markfield Park or the Chestnuts Community Centre. None the less these buildings provide valuable additions to the park in which they are located.

In total there are 60 buildings in the borough's parks and green spaces.

Commercial and Community Leases

There are thirty-three buildings in parks in this category, which are currently leased to tenants and include parks café, sports pavilions and facilities, children's nurseries and one-off provision such as the commercial properties under the arches of St James Lane Viaduct, part of Parkland Walk, Railway Fields Nature Reserve or places like Wolves Lane Horticultural Centre. In most cases the lease is on a full repairing and insuring basis. Therefore, the Council's ongoing involvement in these buildings is limited. These locations benefit from either private investment to improve the premises as part of the lease holder's business or from external funding from the likes of the National Lottery or Sport England.

There are eight properties, with exception of one all based in Finsbury Park that have existing occupiers for which updated tenancy arrangements are required, the Parks Service remains fully responsible for these buildings in the meantime.

Non-Parks Buildings: there are eight buildings which although within parks, the Parks Service is not responsible for the arrangements to manage or maintain those buildings.

Operational Buildings: twelve buildings are for the direct operational use of the Parks Service and include both depots, sports pavilions, a plant nursery and one public toilet block. In addition, the Parks Service operates from two other locations at New River Sports and Fitness Centre and Ashley Road Depot. The Ashley Road depot is home to the park's machinery workshop and in due course will relocate to Marsh Lane when that new facility comes on stream.

Park cafés and toilets: there are thirteen park cafes within the commercial and community leases in parks and except for one each café also provides public toilet provision within the park as part of their lease conditions. The exception to this are the public toilets in Finsbury Park and in the future, it is intended to extend the lease and include the public toilet provision.

Leases on land

There are two categories in which leases of land might be considered (1) land leased by the Council and (2) land leased by the council.

Land leased by the Council: this can be either on a whole site basis, such as has been done at Tottenham Cemetery, Wood Green Cemetery and Enfield Crematorium or at Railway Fields.

In the case of the cemeteries and crematorium the Council decided in 2011 to withdraw from the provision of burial and cremation services and disposed of the land on a long lease (50 years) and sold the ongoing concern to Dignity UK Ltd. Dignity have invested in all three sites and the Park Services receives a significant annual income that is used to support the provision of parks in the Borough.

In the case of Railway Fields different factors are at play as The Conservation Volunteers, a long-term partner of the Council, were best placed to deliver the nature conservation outcomes of the site at no cost to the Council. It has also provided a base from which The Conservation Volunteers can undertake their borough wide volunteering activities.

In other situations, land has also been leased to other organisations where there is a benefit to park users or it allows the continuation of activities that the Council cannot afford to provide. Examples of would include external space for park cafes or the leasing of the Finsbury Park Athletics Track. In the example of the athletics track the transfer of the management of this area to a new local partnership has resulted in over £1m of investment that the Council would not have been able to access.

Leases of land by the Council: in limited circumstances the Council also leases land to provide greenspace for residents. The best example of this is Avenue Gardens / Nightingale gardens and Tunnel Gardens where these areas have been leased from other organisations such as Thames Water to make these site available to the public.

New Leases: where new leases are proposed resulting in a change of use of a building or land key considerations will be:

- what benefit will park users gain from the proposed use?
- how will it help people enjoy the park?
- will it make the park busier because a busy park is a safe park?
- what improvements to the park will the proposal deliver?
- will it complement or detract from existing provision in a park
- can the proposal only be delivered in a park setting?
- will the proposal help encourage people to be more active?
- will it help to make the park more inclusive?

Key Challenges

Energy Efficiency - From the 1 April 2023 all leased buildings will need to meet the Energy Performance Certificate Grade E. The Council and not the tenant will be responsible for the costs and undertaking the works to reach this EPC rating. Any new leases on the eight properties currently not leased will need to meet the EPC grade E

before being leased. Additional capital funding will be required from April 2022 to ensure these targets are met.

Building Compliance – The safety and statutory compliance of each building is currently split across several services within the Council. It is not currently possible to obtain an up-to-date view of compliance across the Park’s portfolio.

Carbon Reduction – Within the operational portion of the building stock work is under way to complete zero carbon audits of all fourteen operational properties. These audits will assess what alterations, adaptations, and retrofitting is required to these properties to reduce their consumption of energy and water and to propose new ways of generating energy to become self-sufficient and not to be reliant on energy coming from the grid. A broader review will also be undertaken to consider how parks more generally can become carbon neutral or potentially carbon positive. This will support the Council’s objectives in its Climate Change Action Plan to be zero carbon by 2027.

Operational locations – A review is underway of the locations at which parks staff are based and operate from. There are several changes proposed because of other projects, for instance, as the regeneration of Down Lane Park progresses, moving the depot out of this park will provide an increased amount of green space that will be able to support some of the growing population in this location. The Keston Road depot adjacent to Downhills Park is at end of life and therefore consideration needs to be given to its future use. The insourcing of New River sports ground presents an opportunity to consider future use of this location as a larger operational base. The review of operational locations will be combined with the zero-carbon audit to inform future operational depot strategy.

Direct Sports Pavilion Provision - The council is directly responsible for two sports pavilions in the borough (others are managed by third parties). The pavilion at Muswell Hill Playing Fields is at the end of its life and needs to be replaced. The other at Markfield Park is in reasonable condition. Football is the most popular sport in the borough. The new Football Development Plan for the borough will put a significant emphasis on promoting Women and Girls football and therefore the layout and provision of facilities within sports pavilions will need to respond to this shift in playing participation.

Inclusive toilet provision - One of the three key aims of the Parks and Greenspaces Strategy is to increase the inclusivity of the borough’s parks. The Council has already opened its first Changing Places toilet in Finsbury Park and aims to open its second facility in Lordship Recreation Ground in the next 12 months. New projects at Down Lane Park and The Paddock will have this requirement built in from the outset. Other Changing Places facilities are being planned at Alexandra Park and New River.

However there remain key parks within the borough that are not accessible to those that need the additional facilities provided by a Changing Places toilet. Further provision needs to be made at least within:

- Bruce Castle
- Muswell Hill Playing Fields
- O.R. Tambo Recreation Ground

- Priory Park
- Queens Wood

Recommendations

- Additional funding needs to be made available in 2022/23 to ensure all leased properties can meet at least EPC grade E in line with the change in law
- That for the eight properties not yet in formal leases or other appropriate formal agreements are swiftly entered into
- That those who are responsible for health and safety compliance of Haringey's parks buildings, whether they be private leaseholders, Corporate Landlord, Strategic Property or parks staff, fully understand their roles and requirements and have sufficient resources in place to ensure compliance across the portfolio of buildings in parks
- Complete the Parks Operational Building Review, including recommendations for sports pavilion improvements and ensure that sufficient capital and revenue funds are made available to repair, upgrade or replace buildings so they are safe, energy efficient and reflect the Council's priorities for Inclusion, Climate Change and Service Quality
- Make suitable and sufficient budget provision available to expand the number of Changing Places toilets in parks

Vehicles, plant, and machinery

There are ninety-six frontline operatives with the parks team who require vehicles, plant, and machinery to keep their duties.

Vehicles

The Council last had a new fleet of vehicles in the Parks Service in 2007 and has successfully utilised that fleet of vehicles for at least ten years and in the last three years vehicles have reached their end of life to the point that only three of the original fleet are in operation and those three will have to be removed from service prior to the expansion of the London Ultra Low Emission Zone (ULEZ) in October 2021.

The current fleet is now largely made up of hire vehicles and the three remaining vehicles will be replaced by further short-term hirers. A new fleet of parks vehicles is therefore required, and these will be procured during 2022/23. This new fleet will be powered by a mixture of EV's and the latest Euro 6 compliant diesel engines. The new diesel vehicles will deliver at least a 30% reduction in emissions compared to the 2007 fleet vehicles. The EV's will be those vehicles that spend the majority of time in parks and greenspaces. It is not possible at this stage to move wholly to an alternative fuel as a viable option is not available in our most common format. However, wherever possible electric options will be selected where they are available. A full transition to

an alternative zero emissions fleet will be completed by 2027 in line with the Councils Published Climate Change Action Plan.

Overall, the Parks Service has the requirements for a fleet of 19 road going vehicles and 3 site based buggies.

In line with the Parks Policy Pack newer vehicles are being sorted with narrower wheelbases to enable vehicles to be better accommodated on the existing road and path network within parks.

Plant and Machinery

The Council requires a total of 190 pieces of motorised plant and equipment as detailed below.

Item	Number	Replacement Cycle
Tractor	3	7 years
Tractor Mounted grass cutting Equipment	4	7 years
Ride-on mowers	11	5 years
Large pedestrian mower (Ferris/Bobcat type)	21	5 years
Small pedestrian mower (Husqvarna type)	37	2 years
Strimmer/brush cutters	32	2 years
Hedge trimmers	32	5 years
Long reach hedge trimmers	8	5 years
Hand blowers	34	4 years
Backpack blowers	8	5 years

As technology permits machinery is moving to battery powered and by 2023/24 all handheld equipment will be battery powered and in 2024/24 the transition of small pedestrian mowers to electric will commence. Other equipment will follow as new technology is developed for alternative zero emission fuels. The transition is expected to be complete by 2027 in line with the Councils Climate Action Plan.

The Council currently has no structured replacement plan for its horticultural plant and machinery. Like the park vehicle fleet much of the equipment is well over the replacement cycles indicated above and although some newer equipment is in use this is largely down to replacements due to theft of older equipment. There is therefore an urgent need for a catch-up year to ensure staff have good reliable, low vibration and low noise emitting equipment to keep them safe and ensure the minimum noise intrusion to the public alongside maintaining productivity levels.

The lack of funding available has also meant that items of equipment used for cutting large areas of grass across the parks has been hired annually at a cost of £65k per year. A recent exercise has indicated that if purchased rather than hired the costs could be paid back in as little as 3 ½ years, half the expected lifespan. The cost of investing in this equipment is estimated to be between £200-£250k once every seven years. As opposed to £455k in hire costs. Whilst the hire cost includes a level of

servicing, running repairs and replacement equipment if repairs cannot be completed in 24 hours there remains a significant variance between both costs.

Recommendations

- Vehicles - over the next six years the Councils parks fleet will transition to zero emission vehicles to meet the Climate Change Action Plan objective for the whole Council fleet to be zero emissions by 2027
- Machinery and Plant – that all machinery, commencing in 2022/23 transition to zero emission fuel by 2027 in line with the Climate Change Action Plan objective for the whole Council fleet to be zero emissions
- Machinery and Plant – that a regular allocation for machinery replacement is included in the Councils capital programme at a cost of £105,000 pa and that in year one this amount be increased to £195,000 to allow an element of catch to take place
- Machinery and Plant – that an allocation for large grass cutting machinery of £250k be included in the capital programme in 2022/23 and 2029/30

Underground and overhead utilities and infrastructure

Public utilities

The Parks and Leisure Service are from time to time approached by utility companies looking to locating their utilities/assets in Haringey's parks and greenspaces.

Such assets include utilities such as water, electricity, gas, cable TV, Wi-Fi etc, and are managed by recognised providers such as Thames Water, UK Power Networks, National Grid, Cadent, Virgin Media etc.

In all cases legal agreements such as wayleaves, easements, and licences or leases must be drawn up through the Council's Property and Legal teams plus additional information such as risk assessments, method statements, detail plans and programmes, and evidence of insurance need to be scrutinised on a case-by-case basis by Parks teams to decide on which proposal to accept and which to reject. In some cases, hire fees will be levied to cover costs of compounds being installed and taking parts of sites out of public use for periods of time.

Care should be taken when giving approval to electricity and gas cables. High voltage oil-filled cables have been linked to increased incidences of leukaemia, so for example the location of new play or other facilities should not be approved in the vicinity of such underground assets.

Underneath Finsbury Park there is a huge de-commissioned water reservoir that has been used as a filming location in the past. Other large-scale water reservoirs are at Priory Park, Woodside Park and O.R Tambo Recreation Ground. Utility companies retain liability for their infrastructure and this detail is captured in the formal agreements put in place by Haringey's Legal/Property teams.

The Parks teams will not approve the locating of unsightly above ground assets unless there are clear and evidenced benefits for doing so that outweigh the loss of benefits caused by the asset being in the park.

Each of the utility companies hold electronic records, also accessible via LineSearch, DigDat and other online platforms, of the locations and depths of their assets and have strict guidance that prevents excavations with certain distances of their assets or the locating of parks assets in proximity to their underground assets that need to be borne in mind when developing parks schemes.

The Council’s ability to manage its assets is sometimes impacted upon by problems with assets owned by others, such as burst pipes etc.

Other underground assets

Apart from the pipes and public utilities described above, the Council has in many cases installed its own underground services, such as for lighting columns as well as to service parks buildings and facilities with water, electricity and Wi-Fi. Although records of these are held within the Parks service for its more recent installations, historic records are in many cases unavailable, therefore care and due diligence checks always needs to be taken when undertaking any excavations in parks.

Council-owned water pipes are of particular concern as these are old and in need of renewal. The Council spends significant sums per year on repairing burst pipes and water leaks in parks.

Recommendations

- That all Council owned underground services are surveyed on a phased basis related to need, for their location, assessed to establish their condition and a forward plan costed and, subject to future budget availability, replaced with modern provision.
- That programmes be developed to enable all public and private underground and overhead pipes and utilities to be surveyed for each of Haringey’s parks and green spaces, in line with project development and delivery.
- That the above surveys are provided to anyone seeking to undertaken excavations or works in Haringey’s parks prior to any works being undertaken
- That sufficient resources are allocated to enable such surveys to be undertaken
- That project planning reflects the time and costs of such surveys

Sports facilities

Hard sports areas

There are 102 hard sports facilities in Haringey’s parks, of which all are condition-rated A-C.

Facility	Total	Managed by others
All weather pitch	2	
Badminton	1	
Basketball (Full Court)	9	2
Basketball (Half court)	8	

Bike Track	3	
Mini Tennis	6	4
Multi use games area	13	
Netball	2	
Skate boarding	4	
Table Tennis	15	
Tennis	36	19
Volleyball	3	
Total	102	25



Most of the above facilities are provided free of charge to residents and an important part of a park for children and young people.

Twenty-five of the facilities are managed independently and charges do apply on those courts. Booking and charging is also in place for the all-weather pitches. Booking is now required on tennis courts and at one site the booking system controls the flood lights as well. The booking system for tennis is already providing valuable information that will help the Council to diversify the usage of tennis courts and make them more inclusive. An upgrade programme of the council managed tennis courts at six sites will take place in 2022/23 supported by a grant from the Lawn Tennis Association.

An exclusive coaching agreement is in place for the council operated tennis courts and provides a level of income to the council. this funding and funding from the two

all-weather pitches will be utilised to provide improved court maintenance and free tennis coaching for those most in need.

The Council has set out its plans to refurbish and expand the hard-court provision in the borough within the Outdoor Sports and Play Facilities Framework 2016-2026 (OSPFF) (see Section 5 and Appendix 9).

The capital programme includes provision of £230k per annum, to support the objectives of the Outdoor Sports and Play Facilities Framework. Costs have been further developed as part of this Asset Management Plan. Costings use Sport England’s standard costing model. This amount is for all sport provision, outdoor play, and outdoor gyms. This amount represents broadly 1/3 of what is required to meet the needs of replacing sports courts and play areas and replacing outdoor gyms and a modest expansion programme.

A forward programme of refurbishment and replacement requires the following funding over the next 15 years.

Asset Type	Quantity	Measure	Life cycle	Replacement cost	Plan Cycle = 15 Years	Total Cost	Annual Cost
MUGA	13	No	25	£ 160,000	0.6	£1,248,000	£83,200
Other Hard courts	31	No	25	£ 110,000	0.6	£2,046,000	£136,400
Skate Parks	4	No	25	£ 160,000	0.6	£384,000	£25,600
Sports Pitches - Artificial	2	No	10	£ 80,000	1.5	£240,000	£16,000
						£3,918,000	£261,200

Typically, the Council would expect 50% of key projects to be funded through external funding. Due to the pandemic this external funding has largely dried up, but over the life of this Asset Management Plan is likely to become more available again. Therefore, it should be expected that some external funding from the likes of Sport England and The London Marathon Charitable Trust would be available. In addition, funding could be available from Neighbourhood Community Infrastructure Levy or raised by Friends groups as has been the case in the past.

A key issue in the provision of these types of courts is to keep the playing surfaces free from leaves, moss, and algae. It is also important to the playing experience that the correct nets and posts are in place and that the court lines are clearly demarcated. Whilst resources are available to refurbish / replace courts there have been a lack of available resources to address some of the regular maintenance tasks. This is currently being addressed and later in 2022 a new maintenance team will be established with the vehicles, plant and machinery to implement a regular programme

of jet washing, relining, net and post maintenance and other minor repairs to fencing and gates.

The current mix of hard courts is quite typical for a parks setting, but over the life of the plan it is anticipated that developments could come forward that introduce new hard court sports areas, such as crazy golf or Padel (a mixture of tennis and squash played outdoors under a roof cover) likewise there could be further development of existing courts such as at Ducketts Common to include a roof covering to extend its use throughout the winter months.

In some instances, it will be necessary for the Council to put on activities to encourage more or different use of the hard courts as part of its efforts to increase the inclusivity of parks facilities. Two current examples are StreetTT and Inspire a Generation.

StreetTT is a mobile and web application to connect table tennis players into online table tennis leagues. Haringey residents can download the application, register with minimal details, find a local table, and arrange to play against other local players.

Inspire a Generation is a British Wheelchair Basketball initiative to introduce regular wheelchair basketball on basketball courts in the borough for both disabled and able-bodied players. It will be necessary to install storage at several locations to ensure suitable wheelchairs are available for all players.

Recommendations

- Continue to ensure that a variety of free court access is provided across parks.
- Continue to upgrade tennis courts to include bookings, access control and floodlighting.
- Implement the new sports court maintenance team to improve the maintenance and presentation of courts.
- Explore additional hard court sporting facilities to include in parks either directly or in partnership with others.
- Secure additional Council funding to upgrade and renew the existing courts within the borough. Where available maximise this funding by securing external funding from a variety of funders.
- Continue to provide opportunities for community and sporting activation of hard courts to increase the inclusivity of courts, recognising that in some instances this may require additional hard assets such as storage to facilitate this.

Grass sports areas

There are 29 grass sports areas in Haringey's parks and greenspaces, all of which are low quality and in poor condition.

Facility	Total	Managed by others
Adult Football	9	
American Football	1	1

Aussie Rules	1	
Baseball	1	1
Bowling Green	3	3
Gaelic Football	1	
Junior Football	5	
Mini Football	7	
Rugby	1	
Total	29	5

All the above facilities need to be booked and a charge is levied for their use. Outside of when bookings take place those managed by the Council are free for people to use for walking, exercise, or other forms of recreation. Demand for such facilities outstrips supply in the borough. Generally, the grass pitches are in a poor condition and often become waterlogged during the winter leading to cancelled games and more intensive use later in the season to catch up.

Haringey's underlying soils are heavy clay which is prone to shrinkage in summer and heave in winter. This combined with heavy sports usage results in defective playing surfaces that require drainage and regular pre-, in- and post-season maintenance to enable them to be provided as safe playing surfaces.

The kinds of hard assets associated with grass sports pitches include underground drainage infrastructure such as French drains, slit drains etc, line marking and goal posts which should be managed in accordance with the published advice from sport's governing bodies.

Playing football is the number one sporting activity in the borough. Demand is only set to grow as the population rises and as more women and girls' teams are established. Creating capacity for the increase in women and girls' football is a top priority of the new Football Development Plan. The Football Foundation has developed a ten-year investment plan for each borough and in contrast to many other external funders they do have money to support investment in line with this the local investment plans. It is reasonable to expect that for football pitches that up to 50% match funding could be available for the right scheme that delivers good sporting outcomes. Resources are now required to address the many years playing pitch infrastructure has not been updated and appropriate maintenance has not taken place.

Although some positive benefits can be achieved quite cheaply in the short term to temporarily address such problems, the recommended approach would be to carry out more comprehensive replacement and renewal of the underlying drainage and improvements to the playing surfaces to all the borough's playing pitches.

An uplift in day-to-day pitch maintenance can be achieved through investment in a robotic pitch marking equipment. Such an investment will free up the groundsman's time from pitch marking to enable them to undertake maintenance of goal areas, the wing areas of pitches and address any damage to the pitches such as that created by foxes and other borrowing animals.

The purchase of our own large tractors will mean that they will be available through the winter period rather than being returned from hire. This winter availability will mean that existing turf maintenance equipment can be utilised to further improve the in-season maintenance of pitches.

Whether goal posts are provided by the Council or by the clubs that use and hire its pitches, the provision and maintenance requirements of goal posts are guided by advice from governing bodies.

There remain two publicly available bowling greens in the borough only one of which is being actively used by a club which is in Finsbury Park. The bowling green at O.R. Tambo Recreation Ground is used for casual bowls activity.

A forward programme of refurbishment and replacement requires the following funding over the next 15 years.

Asset Type	Quantity	Measure	Life cycle	Replacement cost	Plan Cycle = 15 Years	Total Cost	Annual Cost
Sports Pitches - Adult	9	No	25	£100,000	0.6	£ 540,000	£36,000
Sports Pitches - Junior	5	No	25	£80,000	0.6	£ 240,000	£16,000
Sports Pitches - Mini	7	No	25	£25,000	0.6	£ 105,000	£7,000
						£ 885,000	£ 59,000

Recommendations

Secure additional Council capital and revenue funding to upgrade and renew the existing pitches within the borough. Where available maximise this funding by securing external funding from a variety of funders. Improve in season maintenance via the investments in robotic line marking equipment and the ownership of our own tractors to undertake a higher level of pitch maintenance. Continue to work with clubs and partners to develop the sports pitch offer in the borough.

Play and outdoor gyms

Play equipment

There are 37 sites in Haringey's parks and greenspaces that have play provision, the condition of which are based on a risk assessment.

Play is fundamental to children's development and a good quality, challenging, inclusive play area needs to be at the heart of every park. Play equipment in Haringey's parks varies from play area to play area and site to site, encompassing a range of different types, different manufacturers, provision for different age groups and each at a different point in its lifecycle. A play area can be expected to last on average twenty years with the replacement of its safety surfacing every ten years.

All outdoor gyms in Haringey are RoSPA-inspected on a quarterly basis by the Play Inspection Company. Each item of equipment is given a risk rating.

All new play equipment and safety surfacing in the UK, must adhere to BSEN1176 and 1177.

All new equipment will have to be signed off with a post installation inspection as compliant with RoSPA requirements.

Designs and works must conform to the following three specifications:

- play installation
- play inspection
- hard landscape



When procuring new or replacement play equipment, the Council looks for that equipment and schemes that reflect the following key criteria:

- high quality
- reflecting public consultation
- inclusive design, providing access for all/disabled provision
- providing a range of exciting, challenging and stimulating play experiences, a large amount of play value, an appropriate level of risk and provision for a large number of children at the same time
- age-appropriate play
- natural play
- robust and sustainable materials
- only steel or highest quality Robinia footings/in the ground

- bonded rubber mulch safety surfacing (no grass matting)
- fencing and gates to adhere to relevant British Standards
- gates to be self-closing, free of finger-traps, inward opening and have dog-controls
- extended guarantees/warrantees
- RoSPA inspected

Until recently the Council has fenced all children’s playgrounds for the twin purposes of keeping the areas dog free and to contain children within the spaces. However, over the last eight years there has been a move away from fencing for over 8’s play spaces in favour of a more open landscaped edge to play areas. This has been implemented successfully in Finsbury Park for instance in 2019. Fencing will be considered on a site-by-site basis but omitting it for over 8’s play area helps to both blend the areas into the landscape but also invest more money in playable facilities.

Play for young people with disabilities: The Council has an aspiration to provide that 50% of play areas are fully accessible over the next ten years. From an asset management perspective, this would require considerable replacement of existing play equipment and reconfiguration of play areas.

A forward programme of refurbishment and replacement requires the following funding over the next 15 years.

Asset Type	Quantity	Measure	Life cycle	Replacement cost	Plan Cycle = 15 Years	Total Cost	Annual Cost
Play Areas	37	No	20	£ 115,000	0.75	£3,191,250	£212,750
Play surfacing	17,200	M2	20	£ 75	0.75	£967,500	£64,500
						£ 4,158,750	£277,250

Outdoor gyms

There are 10 outdoor gyms in Haringey’s parks and greenspaces.

Outdoor Gyms are an accessible, free facility for residents of all ages and abilities to take part in fitness activities, in their own time, in a local outdoor space. This helps to improve their own health and wellbeing and encourages the use of parks and greenspaces by a wide range of residents, helping to support community engagement and greater community cohesion. Exercising outside has also grown in popularity because of the pandemic. Outdoor gyms are a relatively new park asset, the first ones being introduced into Haringey in the run up to the 2012 Olympic Games.

As with play areas generally, all new outdoor gym equipment must be signed off as compliant with RoSPA requirements.

Designs and works must conform to the following three specifications:

- play installation
- play inspection

- hard landscape

When procuring new or replacement outdoor gym equipment, the Council looks for that equipment and schemes that reflect the following key criteria:

- high quality
- reflecting public consultation
- inclusive design, providing access for all/disabled provision
- providing a range of exciting, challenging and stimulating exercise experiences, accommodating as many people at the same time as possible
- robust and sustainable materials
- only steel footings
- bonded rubber mulch safety surfacing (no grass matting)
- fencing and gates to adhere to relevant British Standards
- gates to be self-closing, free of finger-traps, inward opening and have dog-controls
- extended guarantees/warrantees
- RoSPA inspected

All outdoor gyms in Haringey are RoSPA-inspected on a quarterly basis by the Play Inspection Company. Each item of equipment is given a risk rating.

The life expectancy of each item of outdoor gym equipment is broadly ten years and the surfacing below the equipment has a similar lifespan, although different approaches have been used in over the years including, grass matting, coloured tarmac, resin bound stone and most recently bonded rubber mulch. Over the life of this plan each of the existing outdoor gyms will need replacing and there is demand also to grow the number of sites that offer outdoor gyms.

Smart technology is now being introduced into the equipment and usage information can be shared both with the user and the Council. In addition, the energy generated from equipment can be harvested to run lighting or charge personal devices.

Recommendations

- That over the life of the strategy the current ten outdoor gyms are replaced at least once and eight more outdoor gyms are provided in parks and green spaces
- Capital resources are made available to support the replacement and introduction of new outdoor gyms to benefit more residents, many of which would never visit a traditional indoor gym.

Asset Type	Quantity	Measure	Life cycle	Replacement cost	Plan Cycle = 15 Years	Total Cost	Annual Cost
Outdoor Gym - existing	10	No	10	£30,000	1.5	£450,000	£30,000
Outdoor Gym - New	8	No	10	£40,000	1.5	£480,000	£32,000

Furniture, fittings and infrastructure

This section details the following items of parks furniture, fittings and infrastructure:

- bins and recycling
- benches and seating
- bollards and barriers
- lighting, photovoltaics and CCTV
- paths and hard surfaces
- railings and boundary treatments (including gates, locks and gate counters)
- signage and interpretation
- artwork and statues
- pergolas and bandstands
- paddling pools and water features
- bridges and culverts
- gate counters
- soft assets: Grass, plant beds, hedges, woodland

Bins and recycling

There are 804 bins in Haringey's parks and greenspaces, but none in its allotments. Of the 804, 589 are rated A-C and 215 are rated D or E.



The Council is committed to keeping its parks and greenspaces clean and well presented, and as such provides opportunities for people to dispose of their waste. It is also committed to recycling and therefore provides recycling opportunities along with general waste collection.

The Council spends over half a million pounds a year on waste collection across its parks and wishes to see a reduction in these costs.

Since 2019 it has been Council policy to remove all dog waste bins from parks. Dog waste legislation has enabled dog waste to be disposed of in mixed waste bins since 2005.

In providing litter bins for general waste and recycling the Council has to consider the following issues and principles:

- as part of our plans to present a recognisable style for Haringey's parks, we are proposing to use just one type of bin across all of Haringey's parks and greenspaces. This also aids with streamlining and a reduction in procurement costs
- locating bins on existing or new hard bases will reduce maintenance costs through a reduction in the need for strimming, with the knock-on benefit of reducing hand-arm vibration for operational staff
- locating bins at key areas, such as just in from entrances, near junctions and near high footfall areas such as play areas and cafes etc and reducing the overall number of bins across the park's portfolio
- installing new signage setting out the rules about the responsible use of parks, the impact of littering and the enforcement response for people who ignore the advice (therefore also the requirement for additional resources to enable the required enforcement response)
- a knock-on impact of ensuring we have adequate bin provision is ensuring that the maintenance and service of bins is properly provided for. This will in many places require widening paths and redesigning path junctions to accommodate bin collection vehicles (as well as to accommodate social distancing)
- at some of our largest parks such as Finsbury Park, where millions of people visit each year, larger bins will be provided in addition to the standard bin type

Recommendations

- That the Wybone bin is adopted across all of Haringey's parks and greenspaces
- That all bins shall be on hard bases
- That priority is given to rolling out the adopted bins to all sites as an early action upon adoption of the Strategy, to help reinforce the Haringey style
- That refuse collection schedules are geared to ensuring that bins are not left overflowing for days on end
- That litter campaigns are undertaken to spread the message about responsible use

Benches and seating



There are 1,033 benches in Haringey's parks along with other forms of seating provision, of which 875 are rated A-C and 141 are rated D or E.

To enable parks and greenspaces to be accessible, especially by older people and people with limited mobility, provision has to be made for people to sit. For parks to be vibrant community facilities that people want to visit, they need to have facilities to encourage people to visit, stay and make return visits. Older people, disabled people and younger people have requested that seating be organised to facilitate interaction, is triangular so people can face each other whilst sitting.

Part of this offer revolves around having adequate seating provision.

Seating in parks is traditionally seen in terms of the 'park bench' and Haringey's offer is in line with this view, however less traditional seating is also provided, examples of which can be seen at Paignton Park, where there are concrete block seats, at Tottenham Green West, where there are concrete and timber seats, at Brunswick Park where there are concrete chess tables with in-built seating, at the Richard Hope Play Space at Finsbury Park where there is amphitheatre seating.

The preferred bench for Haringey's parks is the Eastgate Anti-vandal with metal slats. Nature conservation sites can use the Eastgate Anti-vandal bench with timber slats and/or solid timber chunky beam seats.

The Council operates a memorial bench programme whereby people can commemorate loved ones by funding the supply and installation of a bench on a base with a plaque. Details for this programme are on the Council's website and are subject to the Fees and Charges Policy.

Recommendations

- That the Eastgate Anti-vandal bench with metal slats is adopted for use across Haringey's parks
- That for the nature conservation sites the Eastgate Anti-vandal bench with timber slats or a chunky solid wood bench will be the standards
- That benches should be on hard bases and sufficient space for wheelchair access to seating areas is allowed for at key locations
- That priority is given to rolling out the adopted bench style to all sites as an early action upon adoption of the Strategy, to help reinforce the Haringey style

Bollards and Barriers

There are 1,261 bollards, posts and barriers in Haringey's parks (static, collapsible and coffin), of which 1,029 are rated A-C and 138 are rated D or E.



Haringey's parks not only need to be welcoming, attractive, well maintained and adhere to DDA requirements, they also need to be kept secure, to reduce the risk of

unauthorised and illegal access and usage, to protect against that damage that such access may create.

At the same time as needing to prevent unauthorised access, Haringey's parks need to allow public access, disabled access, push chair and cycle access, vehicle access for its own maintenance teams, as well as access for leaseholders, sports clubs, contractors, volunteers and Friends Groups.

Not all of Haringey's parks and greenspaces have or need secure boundaries, and in fact all gate-locking other than at Finsbury Park has ceased, to be reviewed along with the adoption of the PGSS. For those parks and greenspaces that do have secure boundaries, whether through railings, fences or walls, certain additional security measures are allowed for at park entrances, such as height barriers, bollards and gates.

Paramount to the success of such physical interventions is the day to day use by operational staff and parks stakeholders, in ensuring that these assets are kept locked and in place at all times and not left open and vulnerable to incursion. Design of entrance features needs to consider all the above issues along with ease of operation.

Recommendations

- That the Kent light-weight coffin bollards are used at park vehicle entrances to prevent unauthorised vehicle access but allow authorised vehicle access
- That certain entrances to identified sites have robust height barriers
- That such assets are kept in the closed position at all times other than for allowing access and egress and are not left open between such times
- That regular cleansing, servicing and maintenance of such items is undertaken

Lighting, Photovoltaics and CCTV

Lighting within parks is managed by the Council's Highways Lighting team, within their own asset management database.



Feedback from the police and local communities indicates a demand for increased lighting in parks and greenspaces for safety purposes, however there is a need for compliance with biodiversity and nature conservation requirements to provide dark skies for wildlife such as bats and nesting birds.

Where a strong case can be made for lighting in parks, such as where there is sufficient police evidence to justify it, or where there is high demand for extended hours of use, lighting may be approved subject to certain criteria.

Traditionally lighting in Haringey's parks has been standard columns, often on adopted footpaths managed by Highways. This type of lighting requires excavation works for cabling and ducting and has high ongoing costs.

Solar/photovoltaic and LED (Light Emitting Diodes) lighting, although sometimes more expensive to install initially, has far less excavation work required, no cabling or ducting and low ongoing costs.

Although standalone solar/photovoltaic system removes the option for the lighting to be linked to the central management system and therefore a decision will be made on a case by case basis.

Where bats are known to be present, lighting should be low level bollard type lighting.

Where the Police and the Community Safety team advise that CCTV is recommended to aid the fight against crime in our parks and greenspaces, such provision will be located on hard standing and will be managed and maintained by the CCTV team.

The cost of replacing all the lighting in parks and greenspaces with LED and adding to a central management system is £870k. This is being funded over two financial years 2022/23 and 2023/24.

With energy tariffs increasing and High Intensity Discharge (HID) lamps being phased out over time, the Council is looking to replace 80% of lighting columns and 100% of

lanterns in parks with LED provision. LED lamps are more energy and lumen efficient, require reduced maintenance regimes and can be controlled digitally.

		Qty	Node Cost	Installation cost	Total
1	Parks Lighting assets requiring CMS nodes	398	£ 81.25	£ 76.87	£ 62,931.76
2	Parks Lighting assets requiring Led lanterns	340	£ -	£ 450.00	£ 153,000.00
3	Parks Lighting assets 'Aluminium Column Replacement'	6	£ -	£ 2,275.00	£ 13,650.00
4	Parks Lighting assets 'Concrete Column Replacement'	1	£ -	£ 1,775.00	£ 1,775.00
5	Parks Lighting assets ' Column Replacement RJ Survey 2014'	280		£ 2,275.00	£ 637,000.00
6	CMS System costs(software etc)	0	£ 2,452.38		£ 2,452.38
					£ 870,809.14
Notes:					
The above costs are based on asset inventory data November 2020, a full detailed survey of Homes for Haringey & Parks assets will be required to confirm the works required.					
	Annual costs for CMS 'From Tender Documents		£ 104,750.00		
	Average cost per lighting asset		£ 6.16		

Recommendations

- That generally lighting is not approved for installing in parks, because of the impact on nature such as birds and bats
- For lighting to be approved in parks and greenspaces there needs to be sufficient police and community safety evidence that lighting would reduce crime rather than lead to an increase
- That where lighting is approved it is to be linked to the Central Management System
- Solar powered lighting is preferred and where bats are present or other nature conservation interests apply it is to be low-level bollard-type lighting
- That generally CCTV is not approved for installing in parks
- For CCTV to be approved in parks and greenspace there needs to be sufficient police and community safety evidence that lighting would reduce crime rather than lead to an increase
- That where CCTV is recommended for installation in parks and greenspaces, it is assumed that it will be on a temporary basis until crime levels return to acceptable levels
- That where CCTV is recommended for installation in parks and greenspaces, the resources to install, manage and maintain it are to be provided by the Community Safety or CCTV teams and are at no cost to the Parks and Leisure Service
- That the location of CCTV must be approved by the Parks and Leisure Service and avoid the need to cut back vegetation or trees to accommodate it
- Signage will be displayed where council CCTV cameras may capture images of parks and greenspaces users

Paths and hard surfaces

There are 2,237 hard surfaces/paths in Haringey's parks and greenspaces of which 2,026 are rated A-C and 201 are rated D or E.

Paths and hard surfaces in parks and greenspaces serve a number of different purposes and require different design solutions.

For Haringey's parks and greenspaces, the standard material used is tarmac and most paths are generally footpaths for pedestrians and cyclists, however some paths are

used by vehicles and need to be constructed to a greater depth and width than other paths, including where vehicles turn.

Where budgets allow and such aesthetics are favoured, a chipping finish is recommended.

It is acknowledged that the Council's own maintenance vehicles have over the years caused damage to our footpath network and adjacent grass because footpath widths are not adequate for vehicles and yet vehicles need to access parts of each park where there are no paths suitable for vehicles. Also, approval has been required to enable contractors, partners and event organisers to use the footpath network and grass, which has over time led to a deterioration of both.

A prime example of this is where paths are set out at right angles to each other and maintenance vehicles use these to turn, damaging the grass and the path edges.

An assessment should be made of each park or greenspace to determine which paths vehicles are allowed to continue to use and these paths should be upgraded to vehicle-grade standard.

There is a case for the widening of all primary paths in district and local parks to accommodate all users, protect path edges and help with social distancing.

The Council recognises that footpaths in Ancient Woodlands and Local Nature Reserves may need to be constructed from different materials to those generally within parks, however the fundamental principles of providing accessibility for all remain.

Hard surfaces

Simply by placing hard assets on hard surfaces or specially created bases, many problems are greatly reduced leading to better presented and longer lasting assets. Also, by careful design of such bases, the need for staff to undertake strimming is avoided, as grass maintenance by vehicle is sufficient, thereby also reducing maintenance implications.

Hard bases for parks assets should reflect the type of hard surfacing elsewhere in the individual park and should be designed to sufficient dimensions to allow for the necessary operation and servicing of the assets. An example of this is that bin bases should be long enough to enable doors to be opened and inner liners to be removed and returned with ease.

Regarding bench bases, sufficient space should be allowed to prevent soil/grass erosion by dangling feet and provide sufficient space for wheelchairs and disabled access.

Edging

Paths that have edges are more robust than those that do not, as they provide a strong edge that is less likely to deteriorate over time and more able to withstand wear and tear. These should ideally be brick or concrete edges on concrete haunches.

Where budgets allow paths should be edged.

Steps and ramps

For DDA compliance and as a more accessible alternative to steps, ramps should be provided to enable older and less mobile people to have as much access to parks and greenspaces as able-bodied people.

Car parks

The Council's preference for the public to access parks is on foot, by bicycle or via public transport.

Although the Council has a wider policy of not allowing the public to drive into or park in parks, provision of disabled parking and parking spaces for parks vehicles, parks leaseholders, event organisers and parks contractors will be provided where considered appropriate. Please refer to the Vehicles Policy for full details.

Such provision will be constructed to the appropriate widths and depths and be marked clearly.

Recommendations

- That vehicle access to parks and greenspaces shall be in line with the Vehicles Policy and be limited to authorised vehicles and blue badge holders only
- That blue badge parking pays are created where blue badge access is authorised, in line with Access Audit recommendations
- That certain paths should be allocated for vehicular use and these should be constructed to accommodate vehicles, in their width, depth and space for turning at junctions etc
- That paths that allow for vehicular use should also allow for pedestrian use, through being wide enough to accommodate both safely
- That there should be an identifiable hierarchy of paths in Haringey's parks, where primary pedestrian paths shall for example have a more natural looking finish such as through rolled chippings
- That maintenance of path edges to prevent vegetation encroachment is undertaken on a regular scheduled basis

Railings and boundary treatments

There are 2,751 boundary railings and fences in Haringey's parks, of which 2,480 are rated A-C and 236 are rated D or E.



Boundary treatments to parks should be sufficiently robust to prevent unlawful access at the same time as presenting as attractive features in their own right.

Where new park boundary fences are installed, they will generally be at least 1.2m high and designed to deter people from climbing over.

There is a wide range of boundary treatments used in Haringey's parks, including various types of railings, fencing and walls. For new boundaries the Council favours a black steel railing.

From a legal perspective, not all park boundaries belong to Haringey Council, some belong to neighbouring properties. The rule of thumb is that if the majority of fencing type is the same across multiple properties, it is Council owned, whereas if the majority of property boundaries are different, they are owned by the neighbouring properties.

Gates need to open and close effectively. Where they are required to be locked the Council favours the Gerda lock as this is more secure than other options.

There are 754 gates in Haringey's parks and greenspaces of which 674 are rated A-C and 57 are rated D or E.

The locking of parks is discussed in the Policies section of the Parks and Greenspaces Strategy documentation.

Recommendations

- That boundary surveys are undertaken as part of regular asset inspections and issues are identified and rectified to prioritise safe provision and prevention of unauthorised access
- That the Gerda lock is installed as standard across the parks portfolio where such locks can readily be installed and robust key management measures are in place
- That when repairing existing parks boundaries, they should be repaired on a like for like basis
- That when creating new parks boundaries, the adopted standard should be a simple, black, 1.8m high steel railing

Signage and interpretation

There are 949 signs in Haringey's parks of which 824 are rated A-C and 125 are rated D or E.

All signage and noticeboards etc in Haringey's parks are required to adhere to Corporate Communications standards and all works to provide these are via a single corporate contractor, i.e., Boldens Signage Solutions. Orders for such work are raised through the Panacea system which is managed by the Corporate Communication team.

There is a standard suite of templates for all parks signage, although in many cases older style signage is still present in many parks. Signs are generally A1, A2 or A3 sizes.



Signage should be clear and concise, should reflect the Council's corporate branding requirements, provide key parks messages and contact details and be positioned at strategic locations such as entrances. places. Materials used should be hard wearing to withstand weather conditions and abuse, and readily cleansable to remove graffiti etc.

Interpretation boards are installed at specific locations to provide more detailed information about specific issues. Examples can include interpretation to explain rain gardens and SuDs schemes, birds, trees and wildlife habitats, heritage and arts features. The design of interpretation boards is usually consulted upon with Friends Groups or other stakeholders but will also reflect the Council's corporate branding and communications style.

Noticeboards are provided to give visitors important and changing information about events, activities and other relevant information about parks. They are use both by the

parks service as well as certain authorised local groups such as Friends Groups and the Safer Neighbourhoods and Neighbourhood Watch teams.

The left-hand side of each noticeboard is for use by the Council's Parks teams

The right-hand side is for use by Friends Groups and other organisations.

Noticeboards are not allowed to contain anything that may cause offence,

Signage and interpretation boards should be provided at a height that can be easily seen by children and people in wheelchairs.

Raised text, large text and braille should be used to provide accessible signage for blind and partially sighted people

Signage will include recognised international symbols for people with disabilities

Fingerposts and Waymarkers

Fingerposts are currently used at a small number of parks for in-park directional signage. These can be found in Finsbury Park, Markfield Park and Queens Wood, although in future they could be installed more widely. They should be located at junctions and high footfall areas. The preferred style for Haringey's parks and greenspaces is the Kingston Finger Post with a black heritage column and green aluminium fingerposts.

Waymarkers are used to signal running or walking circuits and distances, and have been installed where requested by running groups in parks such as Finsbury Park. They provide simple but useful information for people to judge how far they have run and are usually located close to ground level.

Recommendations

- That all older style entrance signs are updated to reflect the current branded style as a priority action upon adoption of the Strategy, to help reinforce the Haringey style
- That where new biodiverse maintenance regimes are introduced, or other significant changes are implemented in parks and green spaces, new signage shall be installed to interpret the changes, to help with people's understanding about the reasons and benefits
- That signage is welcoming and accessible for everyone, to address perceptions that currently not all communities (e.g., LGBTQ+ and BAME) feel welcome in parks

Artworks and statues

There are 59 memorials and monuments in Haringey's parks of which 44 are rated A-C.

There is room for a great deal of flexibility in terms of style of artworks and statues etc.

The key issues for the AMP and Style Guide are that these items should be:

- robust and fit for purpose

- designed and located following consultation and engagement with parks stakeholders
- appropriate to the place and specifics of each individual case
- any amendments or changes will be subject to Conservation Planning and Cultural/Heritage team advice
- as these are high profile items, they may be subject to individual conservation management plans and be required to be maintained to high standards in advance of specific occasions

Examples of statues in Haringey's parks include the life-size bronze and bronze bust of Oliver Tambo in O.R. Tambo Recreation Ground.



Artworks include the Battle of Wood Green panels on UK Power Network's substation in Ducketts Common.

Memorials and Historic features

Memorials and historic features are individual in nature and contribute toward the unique character of the parks in which they are set.

There are 39 memorials in Haringey's parks, of which 37 are rated A-C and 2 are rated D.

War memorials are located at Crescent Gardens.

War memorials and other historic features are often made from granite and require specialist cleaning schedules.

Historic features include the fountain at Priory Park, a gift from the Bishop of London, and the Temperance memorial in Trinity Gardens. A Windrush memorial is located at West Green Common.

Pergolas and bandstands

The borough has only 1 bandstand, at Markfield Park, and 2 pergola structures, at Rectory Gardens and Barratt Gardens.



These types of assets in Haringey's parks, which include pergolas, bandstands and other kinds of canopies, tend to be individual in nature, however they need to be fit for purpose and robust. The style needs to fit in with the overall look and feel of the individual park location etc.

Regular inspection is important as they have overhead elements that could cause injury if left to deteriorate.

Paddling pools and water features

Haringey's parks include several water features, including 3 paddling pools and 1 splash play facility, as well as a number of rivers, lakes, ponds, SuDS assets and underground reservoirs.

Rivers, lakes, ponds, SuDS and rain gardens are covered in more detail in the Watercourse and Flood Risk Plan, however where those features include assets such as inlet and outflow pipes, culverts, aeration systems, constructed edges, pond liners or other features, the management of such assets falls within the remit of the Asset Management Plan. There are 2 lakes and 7 ponds in Haringey's parks and greenspaces.

Parks which have rivers in or under them include Chestnuts Park, Coldfall Wood, Down Lane Park, Lordship Recreation Ground, Queens Wood, Markfield Park and Woodside Park.

Subject to the outcome of feasibility studies, Haringey is seeking to daylight (take rivers out of culverts and open them up to become part of the park environment) rivers such as the Moselle and Stonebridge Brook and is actively engaging with key partners and stakeholders to develop plans to do so. Where plans are developed to daylight rivers in parks and greenspaces, it is essential that a programme to investigate and resolve all upstream misconnections is also agreed and that misconnections continue to be investigated after the works to prevent future pollution events.

There are a number of water assets that belong to others, for which leases and licences are in place. An example is the New River which passes, visibly or underground, through Finsbury Park, Finsbury Gardens, Trinity Gardens, Nightingale Gardens and Avenue Gardens that is the responsibility of Thames Water.

Lordship Recreation Ground is an example of where the Moselle was successfully daylighted.

For SuDS and rain gardens, the ongoing management and maintenance responsibility for the drainage infrastructure sits with the Highways Flood Defence team, whereas the day-to-day maintenance of the above ground SuDS vegetated channels and other SuDS assets sits with the Parks Operations team. There are 8 SuDS schemes in Haringey's parks and greenspaces.

Thames Water also have underground reservoirs at Finsbury Park, O.R. Tambo Recreation Ground, Priory Park and Woodside Park.

Paddling pools and water play

Water play, when temperatures allow, is a very popular feature of parks. The Council currently provides opportunities for water play via three paddling pools at Bruce Castle Park, Lordship Recreation Ground and Priory Park and via the splash play facility at Finsbury Park.

However, the 3 paddling pools are old and expensive to maintain and operate and are also bad for the environment in terms of single use of water. Residents also wish for them to be open for longer periods in the summer. Capturing and reusing the water will be an important priority in any future provision.

In the future the Council wants to reconsider the paddling pools offer, to ensure that we continue to provide exciting water play but in a manner that is not detrimental to the environment or our revenue budgets. The Council plans to renovate the paddling pools at Bruce Castle and Priory Park between Autumn 2022 and Summer 2023.

There is one splash play facility at Finsbury Park. When it is working well and in good condition, it provides a valuable and interesting element to the play dynamics of the site, however resolving issues when it goes wrong can be time-consuming and expensive.

Water fountains

The boating lake at Finsbury Park contains the only water fountain in Haringey's parks. It has been installed to manage water quality and consists of three water aerators and one re-circulating pump.

Water irrigation and storage systems

Although there is one plant nursery in Finsbury Park, all the watering is undertaken by hand and there is no irrigation or water storage tanks. All watering is direct via hosepipe from the main water tap. This will change when a new polytunnel is installed as part of our nursery upgrade works, as the plans for this include an irrigation system.

Additional irrigations systems may need to be invested in and installed at future 'jewels in the crown' sites once they have been identified, rather than having to transport water via bowser around the borough.

Water troughs and water taps

Each of the allotment sites has water taps and troughs to make water available to allotment holders for watering their plants.

Although usually in diluted quantities and therefore unlikely to present much of a risk, Legionella is commonly found in all sorts of water settings, including in rivers and ponds.

Where the following circumstances apply the HSE recommend that it is important to undertake regular Legionella testing via a competent person where:

- water is stored and re-circulated.
- the temperature of water is between 20 and 45 degrees Celsius
- water contains nutrients such as rust, sludge, scale or organic matter
- conditions are present for bacteria to multiply
- it is possible for water droplets to form, such as irrigation systems and water fountains
- employees, residents or visitors are likely to have weakened immune systems

Two drinking fountains have recently been installed in Haringey's parks, at Tottenham Green and Page Green Common. These have been funded jointly by the GLA and Thames Water and all ongoing liabilities sit with Thames Water for at least the next 25 years.

Recommendations

- That regular Legionella testing by a competent person is undertaken on all water sources that meet the listed criteria in line with the HSE guidance
- That sustainable and energy efficient forms of paddling pool and splash play provision are explored to replace the existing assets
- That additional investment is made to support the introduction of irrigation systems at 'jewel in the crown' sites, rather than having to transport water via bowser around the borough

Bridges

There are a range of bridges in Haringey's parks and greenspaces, of various sizes and styles dictated by need. The most significant of these are those along Parkland Walk.

Of the 12 bridges along Parkland Walk (a former railway line), two come under the remit of Islington Council and three come under the remit of Haringey's Highways team, leaving Parks and Leisure Services responsible for the management and maintenance of the remaining seven bridges.

Parks and Leisure are also responsible for the abutments of a former railway bridge at Park Avenue.

Smaller bridges of various types are also present at Coldfall Wood, Hartington Park, Lordship Recreation Ground, Queens Wood and Stationers Park.



Parks and Leisure (park-side drainage) share responsibility with Highways (bridge deck/surfacing) and Network Rail (bridge structure and drainage) for the footbridge over the railway at the Oxford Road entrance to Parkland Walk and Finsbury Park.

The bridges are subject to visual inspections every 2 years and Principal Inspections every 6 years, undertaken by Building Control's Structural Engineers.

Vegetation encroachment, root damage and subsequent water ingress is a major source of damage to bridges and structures.

£11.6m has been allocated to the repair of 3 of the 7 Parkland Walk bridges and the resurfacing of the Walk with a further £2m to be bid for in future years. A programme of repairs to the other 4 Parkland Walk bridges is currently being planned. Vegetation encroachment has been cited as one of the main contributory factors in the deterioration of Parkland Walk's bridges.

The 12 bridges along Parkland Walk are as follows:

Islington

- Mount View Road
- Crouch Hill

Highways

- Crouch End Hill

- Muswell Hill Road
- Muswell Hill

Parks

- Upper Tollington Park
- Stapleton Hall Road
- Vicarage Path
- Mount Pleasant Villas
- Stanhope Road
- Northwood Road
- St James' Viaduct

Only the 7 bridges that come under the Parks heading are covered in this AMP. Upper Tollington Park bridge and Vicarage Path footbridge have already been repaired during 2021 and Stanhope Road has secured planning permission for demolition and creation of a new bridge, with works due to commence in 2023/2024 within existing capital.

Recommendations

- That a 5m vegetation and tree clearance zone is maintained around each of the Haringey-owned bridges along Parkland Walk and elsewhere in the borough's parks and greenspaces. This is in line with the management plan for Parkland Walk and follows the specific advice of bridge engineers engaged on the Parkland Walk Bridges project. Whereas it is recognised in the case of Parkland Walk that there have been community protests about the removal of trees from bridges to accommodate this requirement, the safety of the public and protection of the bridges from further deterioration from tree root damage and water ingress is paramount. In such cases biodiversity mitigatory measures will be required, and is already the case at Parkland walk, to offset any essential tree removals
- That meadow and other biodiverse plantings are considered at bridge locations as mitigation for any tree losses
- That the above works are overseen by Nature Conservation and Tree Officers

Miscellaneous assets

This section covers miscellaneous assets that don't have a section of their own.

Storage containers

There are many operations, whether carried out by parks staff, Friends Groups or parks stakeholders such as sports groups etc involved in the management and maintenance of parks and green spaces, that require items to be stored on site.

Most items required by the Parks Operations team can be stored in depot buildings, depot yards and in steel shipping containers, however for other items separate storage containers will need to be provided elsewhere in parks.

Storage containers come in a variety of different shapes and sizes and although the Council would seek to avoid where possible the introduction of such items into parks, where there is sufficient evidence in support of their need, we would want any such containers to be as visually sympathetic and appropriate as possible for a parks environment.

Storage containers should therefore be of sympathetic design, located on hard bases, should be of robust construction and should be made secure against unauthorised access.

Also shipping containers can be used as temporary or permanent buildings (see section on Buildings).

The permitted development rules within the planning process allow for parks buildings and containers to be provided where they are part and parcel of the management and maintenance of the parks, ie: 'If the application is submitted on the behalf of the local authority, permission would not be required for 'any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers.'

Raised planters

Raised planters are used where raised height is important for example to give people with limited mobility access to planted areas, where a separation from the existing soil conditions is required, such as where contaminants are present and clean soil is imported and isolated above such ground, or where temporary or moveable planters are required rather than planting permanently and directly into the ground.

In such cases where underlying soils are thought to be contaminated, planters should be lined to ensure there is no pathway for the source contamination to reach the users, whether that be members of a friends or volunteering group, or staff, contractors or the public.

Where planters are being raised to make planted areas more accessible and inclusive, consideration of the height and depth of the bed and the circulation of wheelchairs shall be considered.

Where temporary or moveable planters are proposed, these should be designed in such a way that they do not decompose over time and can be lifted and moved safely.

With all raised beds, there is an additional maintenance burden to prevent plants from drying out, so they should only be installed where such additional maintenance is able to be provided.

Cycle infrastructure

Cycle racks are provided in some but not all of Haringey's parks and greenspaces.

The preferred style is the Sheffield cycle stand. Such assets should be located on hardstanding but set back from and parallel to a main pedestrian thoroughfare, so they do not present as a tripping hazard. Reflective strips can aid their visibility for partially sighted people.

Flagpoles

Haringey has secured and retained 22 Green Flag awards and therefore has 22 flagpoles to fly these proudly in the relevant parks. From time-to-time flagpoles may be used to fly other flags, for example for special ceremonial occasions.

Flagpoles should be located on hardstanding, where they will be best seen from all directions whilst not present a tripping hazard. The preferred style is the House of Flags standard 10m pole with halyard.

Performance spaces

A new dedicated performance space has been created at the Richard Hope Play Space in Finsbury Park. This is within an over 8s play area and although it is mainly for use by children during the day, will also be made available for bookings by schools and groups for small-scale performances. The performance space includes 5G Wi-Fi, electrical power, a small timber stage with a removable sail-type cover and wet-pour rubber-crumb amphitheatre seating.

Assets proposed by Friends Groups

The Council recognises the important role performed by Friends Groups in support of the borough's parks and greenspaces and from time-to-time Friends Groups may want to introduce new elements to the park.

These elements must adhere to the same standards that would apply to any other assets in parks, in terms of their suitability and appropriateness, robustness and quality either where they are managed and maintained by the Friends Group or by the Council.

Examples may include bug hotels, specific interpretation panels, ponds and nature or wildflower areas.

We welcome ideas from Friends Groups for additional assets in line with the above.

Recommendations

- That all new assets in parks must be approved by the Council
- That storage containers should be of sympathetic design, located on hard bases, should be of robust construction and should be made secure against unauthorised access
- That raised planters should only be installed where there are agreements with third parties (e.g., Friends Groups) covering their maintenance and future liabilities

- That raised planters should be filled with clean inert soil and lined to remove the pathway between potentially contaminated soils and the end user, and to prevent deterioration of the planter structure

Summary

The following is a summary of the overall estimated costs associated with the implementation of the Asset Management Plan.

The constituent parts of the funding of the plan are made up of:

- Capital Schemes
 - Park Assets (£300k)
 - Active Life in Parks (£230k)
 - Parkland Walk Bridges – Phase 1: £3.6m. Phase 2: £10m
 - Finsbury Park Improvements
 - Street and greenspace Greening Programme
 - Park Building Carbon Reduction and Improvement Programme
 - Parks Lighting: £870k
- £901k Neighbourhood CIL
- £690k Strategic CIL (subject to report being agreed)
- £413k Section 106
- £1.8m Events Income
- £333k External tree planting grants
- £1.95m of revenue funding of capital
- Regen Led Schemes £10.2m
 - Down Lane Park Improvements £6m
 - The Paddock Improvements £3m
 - Page Green Common £1m
 - Ducketts Common Café £331k
- Partner led schemes £1.43m
 - OrganicLea – Wolves Lane Nursery £1m
 - OrganicLea – Pocket Parks £28k
 - Access to Sport – Finsbury Park Tennis Courts £400k
- Asset replacement costs:

Asset Type	Quantity	Measure	Life cycle	Replacement cost	Plan Cycle = 20 Years	Total Cost	Annual Cost
Benches	868	No	15	£ 750	1.3	£ 868,000	£ 43,400
Bins	780	No	10	£ 600	2.0	£ 936,000	£ 46,800
Signs	869	No	10	£ 160	2.0	£ 278,080	£ 13,904
Fencing - Metal	33136	M	40	£ 184	0.5	£ 3,048,512	£ 152,426

Fencing - Wood	10374	M	15	£ 80	1.3	£ 1,106,560	£ 55,328
Fencing - Brick / Stone	26900	M	50	£ 225	0.4	£ 2,421,000	£ 121,050
Bollards	889	No	25	£ 495	0.8	£ 352,044	£ 17,602
Gates	751	No	20	£ 1,000	1.0	£ 751,000	£ 37,550
Paths	244400	M2	25	£ 45	0.8	£ 8,798,400	£ 439,920
Soft landscaping renewals	119000	M2	20	£ 20	1.0	£ 2,380,000	£ 119,000
Parks Equipment and Machinery	1	No	7	£ 750,000	2.9	£ 2,142,857	£ 107,143
Water Bodies	4	No	25	£ 100,000	0.8	£ 320,000	£ 16,000
Accessible Toilet upgrades	5	No	20	£ 85,000	1.0	£ 425,000	£ 21,250
Miscellaneous (Pipes, flag poles, water fountains, historic features)	1	No	20	£ 1,000,000	1.0	£ 1,000,000	£ 50,000

£24,827,453 £1,241,373

Current Allocation £300,000

Additional Required £941,373

Guiding principles on soft assets

Park management plans list out the following categories of soft assets within the borough:

- Beds:
 - Shrubs
 - Roses
 - Seasonal (spring/summer) bedding
 - Herbaceous
- Bulb planting
- Grass
 - General amenity
 - Sports pitches
 - Meadow
- Woodland
 - Woodland
 - Woodland scrub
 - Ancient woodland
- Hedges
- Invasive species

Beds

There are 1,411 rose, shrub and herbaceous beds in Haringey's parks and greenspaces of which 1,267 are rated A-C and 113 are rated D or E.

All planting beds should be delineated clearly from surrounding land uses, ideally with a hard edging such as steel, or otherwise through neat and regular edging with an edging moon.

Beds should be kept free of weeds and maintained through the regular topping up of ameliorants and mulching, both for aesthetic impact and soil and plant health.

Species should be chosen in line with the criteria laid out in the sustainable planting guide, e.g., to reflect seasonal changes, 'right plant right place' and based on resource availability.

Bulb planting

At the time the surveys were undertaken, when not all bulb planting was visible, 201 areas of bulb planting were identified, of which 162 were rated A-C.

Grass

There are 1,060 areas of grass in the borough's parks, of which 886 are rated A-C and 174 are rated D or E.

Haringey's underlying soil and geological conditions are clay based, meaning that in the winter months they become heavily waterlogged and 'heave' and summer they shrink and crack. Add to this intensive sporting usage and you quickly have pitches that are unplayable at certain times of the year.

To be able to successfully charge sports clubs for playing on park grass sports pitches they need to be fit for purpose. This will be achieved through regular inspection addressing defects and undertaking regular maintenance.

There are 29 grass sports pitches in Haringey's parks. These include football (24), rugby (x3), Aussie rules (x1), cricket (0), hockey (0), and bowling greens (x1).

To create playable sports pitches on clay soils two inputs are required. Adequate drainage systems to prevent waterlogging and to allow water to drain off into drainage systems, and regular seasonal maintenance.

For heavy clay soils, sports pitches require a large amount of pre-season, in-season and post-season maintenance operations, including specific operations for Spring (end of playing season: renovation), Summer (closed season and pitch preparation), Autumn (start of playing season: care and maintenance) and Winter (playing season: care and maintenance), with additional in-season requirements, i.e., Spring (playing season). Resting and relocation or re-orientation of pitches for a season is also recommended.

Thought should be given to spring resources. Plan early for equipment replacement, facility improvement and possible pitch dimension alterations. Where space permits a slight variation in the positioning of a pitch layout will help protect those areas most vulnerable to wear and tear such as sidelines, goalmouths and penalty spots.

Meadows

Areas of meadow should be encouraged at key locations, for example near entrances, high footfall areas and site boundaries, where they provide seasonal colour and variety.

Meadows are discussed in more detail in the Biodiversity Action Plan.

Woodland

There are 183 woodlands in the borough of which 182 are rated A-C and 1 rated D.

Haringey has three Ancient Woodlands at Queens Wood, Coldfall Wood and Bluebell Wood. Ancient Woodland is woodland that has existed continuously since 1600 or before.

The PGSS includes a separate Tree and Woodland Plan which sets out the Council's position on woodland, however it is important to note that from the perspective of the AMP whereas it is the Council's overall aim to increase tree planting in the borough, there are times when it is necessary to remove trees as part of the development of projects and to protect assets. The Council recognises that the removal of trees is a highly sensitive matter for local communities and prior to any removals full assessment will be undertaken.

Hedges

There are 140 hedges in the borough of which all 140 are rated A-C.

Hedges are generally used to enclose areas of parks and greenspaces and provide a living and biodiverse alternative to fencing and railings etc, however, to ensure they are presented in their best light and kept in good health they need to be maintained on a regular schedule, as they can become unsightly and the cause of community concern if left to grow unchecked.

Invasive species

The Nature Conservation Officer will maintain a register of a list of known invasive species that are permanently present in the borough in line with Parks Policy PGSS 8.

Horticultural Management and Maintenance

Haringey's approach to horticultural management and maintenance standards is set out in its Service Standards and within individual park management plans, against the Mayor of London's typology for parks and the London Parks Benchmarking Group's Green Space Quality Manual.

Within District parks (A2: 20ha–60ha), we aspire to have good horticultural standards and a broad range of habitats.

Within Local parks (A3: 2ha-20ha), we should expect to have good horticultural standards and a limited range of habitats.

Small parks (A4: under 2ha) and Small Local parks (A5: Under 2ha) would have acceptable horticultural standards and simple habitats.

In line with the London Parks Benchmarking Group's Green Space Quality Manual, District and Local parks would be maintained to Grade B and Small and Small Local parks would be maintained to Grade C, where A is excellent, B is good, C is acceptable, and D is unacceptable.

In addition to this Haringey is proposing a Sustainable Planting Style Guide to ensure that our approach to planting, plants are selected so they are the right plant for the right place, so they provide as much seasonal interest and variety as possible without being too high maintenance, by rationalising obsolete planting by replacing with grass or meadow planting and creating 'jewels in the crown' where resources can be focused for high impact.

- The Sustainable Planting Style Guide will ensure that all new planting schemes are in line with a standard set of criteria, reflect seasonal changes, are sustainable in terms of their procurement, adaptation to climate change and 'right plant right place', and can be maintained within the available budget envelope

- Existing planting schemes will either be simplified or rationalised, thereby reducing maintenance requirements, or identified as ‘jewels in the crown’ and receive higher standards of maintenance. Interventions will lead to:
 - multi-impact
 - sizing to resources
 - improving seasonality
 - increasing visibility and safety
 - supporting biodiversity
 - reducing maintenance frequency and maintenance regimes
 - low maintenance renewal
 - volunteer-friendly
 - removal of features
 - simplification in line with Typology and Service Standards
 - maintaining ‘jewels in the crown’
- Plants for Haringey’s parks will be selected against the following section criteria which the functionality of the Sustainable Planting Style Guide will provide, eg:
 - character, plant type, habit, pH, soil-type, shade, more indigenous species
 - seasonal interest, biodiversity, ‘right plant, right place’, low maintenance
 - ability to soak up pollutants, toxic to humans and animals
 - meadows, rain gardens, SUDS
 - procurement, sustainability, drought tolerance

Recommendations

- That a Soft Assets Management Plan is prepared, setting out the borough’s landscape and horticultural strategy covering the following issues:
 - horticultural standards
 - sustainable planting style guide
 - the involvement of Friends and volunteers
 - expectations to match available resources
- That grass sports pitches are surveyed and prioritised for upgrading to make them fit for purpose for free or charged usage
- That goal post management is undertaken in line with governing body guidance
- That sports pitches on clay soils have adequate drainage systems to prevent waterlogging and to allow water to drain off into drainage systems, and regular seasonal maintenance
- That sports pitch maintenance includes pre-season, in-season and post-season maintenance operations, including specific operations for Spring (end of playing season: renovation), Summer (closed season and pitch preparation), Autumn (start of playing season: care and maintenance) and Winter (playing season: care and maintenance), with additional in-season requirements, i.e., Spring (playing season). Resting and relocation or re-orientation of pitches for a season is also recommended. (Thought should be given to spring resources. Plan early for equipment replacement, facility improvement and possible pitch dimension alterations. Where space permits a slight variation in the positioning of a pitch layout will help protect those areas most vulnerable to wear and tear such as sideline, goalmouths and penalty spots).

Working with partners

Where significant changes are planned to park assets, consultation will be undertaken prior to decisions being reached.

This will normally include any Friends Groups or other recognised user groups that we know of, plus key stakeholders related to the specific issues in questions.

Examples include where major works and park makeovers are planned to take place, and the borough-wide replacement of an asset type.

Where parks schemes are funded as part of Regeneration schemes or are of a specialist engineering nature or impact on the Highway, the Parks Development team will work closely with colleagues in the Regeneration and Highways teams. Examples of this include Parkland Walk Bridges, Down Lane Park, The Paddock, Ducketts Common and Page Green Common.

Other examples of partnership working include working with colleagues in the Legal, Procurement and Business Support teams.

We also work from time to time with external partners such as funding bodies, sport's governing bodies and regional government on specific projects.

Action plan

An action plan has been prepared to support the Asset Management Plan.

It is set out against the following headings:

- Objective
- Issue/Challenge
- Action
- Resource

...and against the three Aims:

- Inclusion and wellbeing
- Climate change, biodiversity, and sustainability
- Improving service quality

Actions within this Action Plan are generated from the Key Strategic Issues and Challenges and link back to the Aims and Objectives.

Appendices

- A1: List of parks and greenspaces sites
 - including which are Green Flag and Local Nature Reserve status

- including allotments
- A2: List of parks buildings and their stewardship
- A3: Summary of assets by type and condition
- A4: NCA Report
- A5: Access Audit summary
- A6: Project management process guide
- A7: Haringey Outdoor Sports and Play Facilities Framework
- A8: Asset Management Action Plan