

# DOWN LANE PARK



Park Management Plan 2023

**Haringey**  
LONDON



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## Foreword

Dear residents and park users,

I am pleased to share with you the management plan for Down Lane Park. This plan has been developed by Haringey Council, in partnership with the Friends of Down Lane Park

Residents have told us that our parks and green spaces are one of the things they love the most about Haringey, and as a council, we agree. We are proud of our green spaces and are committed to doing all we can to make our parks the very best they can be.

Most of Haringey's district and local parks have been nationally recognised through the Green Flag Award scheme, and we continue to work with Friends groups to maintain and improve our parks for our community and visitors alike. In a recent resident survey 80% of people told us they were satisfied with parks and greenspaces in the borough.

It is no secret that Haringey – like all local authorities – has been affected by austerity, but we continue to work hard to fund and maintain our parks, as well as bringing in external investment to provide a much-needed boost.

Green spaces in Haringey play so many different roles - from a retreat from the busy city, or a place for sport and play, to sites for nature conservation and world-renowned events. Each management plan seeks to balance the many competing demands for each park to allow our community to enjoy the park their way.

This management plan looks to show how the council is meeting and addressing the criteria of the Green Flag Award scheme and sets out the priorities for action and improvement of the park over the coming years.

I hope you find this document useful and I would encourage you to make the most of your local park. If you want to get more involved in the future management of the park why not consider joining a friends group, attending an event or simply just send us some of your thoughts?

Thank you,



Cllr Kirsten Hearn  
Cabinet Member for Climate Change and Sustainability

## **Draft open space vision in Haringey.**

Our draft vision is that by 2023 Haringey's parks and green spaces will be places where:

- Residents' lives are being improved by access to quality green space.
- Communities take an active role in the decisions about the future of parks and green spaces.
- Civic pride and community ownership of parks are encouraged, through a diverse range of volunteering opportunities.
- A diverse range of events is offered, providing a backdrop for communities to celebrate together and enhance the borough's cultural offer.
- Wildlife flourishes and habitats are maintained, expanded and connected.
- Spaces are protected and future proofed for the next generation.
- Funding for parks is sustainable.

The strategy is in development and will be subject to consultation with a range of partners and stakeholders before the Council is asked to formally adopt it in 2020. More details are set out in sections 10.4.

## **Purpose of the Management Plan**

This management plan detail and guides the management, maintenance, development and improvement of Down Lane Park now and over the next three years.

In developing this management plan, we particularly want to stress the importance we place on our commitment to involve the whole community in shaping the future of Down Lane Park. This is because we recognise that open space affects the lives of almost everyone who lives and works near the park. We believe that the combination of effective management and community involvement of all our open spaces offers considerable potential for helping to make Haringey a thriving and more cohesive community.

This management plan should be treated as a living and evolving document. It is open to review and adaption in an ever-changing environment.

This document is the primary location where all those with a connection to Down Lane Park, Friends and community groups, partners and residents, Members and Council staff - should be confident that everything about Down Lane Park can be found and is set out here.

It also tells a little of the history of the park, how it is today and details future plans and aspirations and how these are to be achieved.

## 1. Setting the scene

### 1.1 Haringey in a nutshell

Haringey is one of 33 London boroughs, and is located to the north of the capital covering 11 square miles in total.



Fig. 1: London Borough of Haringey shown in London context

It is home to some famous landmarks including Alexandra Palace, birthplace of television, that can be seen from all over London perched high up on its hill. Bruce Castle Museum and Park, the ancestral home of Robert de Bruce, and the new Tottenham Hotspur football stadium are found in the east of the borough.

The borough has extreme contrast areas such as the high hilly communities of Highgate, Muswell Hill and Crouch End in the west being some of the most prosperous locations to live, while some wards in the east are classified as being amongst the 10% most deprived in the country.

#### 1.1.1 The demographics of Haringey

The Haringey website has detailed information about the population of the borough and individual wards within the borough. This can be found at <http://www.haringey.gov.uk/local-democracy/about-council/state-of-the-borough>

#### 1.1.2 Population

- Haringey has a total population of almost 283,000 people, an increase of 15% in the last 10 years
- Just over half (50.7%) are female and 49.3% are male
- There are 66,500 young people (aged 0-19) living in the borough. This is almost a quarter (24.5%) of the total population.<sup>i</sup>
- Two thirds of the population – over 178,000 people - are aged 20-64
- A tenth of the population – 26,600 people are aged over 65
- Tottenham Hale ward in which Down Lane Park is located is one of the least densely populated in Haringey. The population density is over 9885 residents per km<sup>2</sup> (compared to an average of 10,264 in Haringey and 8,697 in London). The ward has a population of 13,485 of which almost a third (30%) are aged 0-19. Only 9% of the population is aged over 65.

## 1.2 Ethnicity and religion

Haringey is a highly diverse borough. Almost two thirds (38%) of residents are from (black, Asian or minority ethnic) BAME groups and 26% identify as “white other”.

Data from the last census shows that well over a quarter (32.7%) of the population of Tottenham Hale ward (in which Down Lane Park is located) described their ethnicity as black. This is much higher than the borough average. The ward also has a significantly lower than average white population (18.4%). Tottenham Hale ward has among the largest proportions of residents identifying as Christian (52.4%) or Muslim (20.3%) of all Haringey wards.

The Haringey website has detailed information about the population of the borough and individual wards within the borough. This can be found at <http://www.haringey.gov.uk/local-democracy/about-council/state-of-the-borough>

## 1.3 Deprivation

The Indices of Deprivation are widely used for identifying areas with high levels of deprivation. These figures are used to provide evidence for regeneration policy in England and to help target often limited resources more effectively.

Haringey is the 30<sup>th</sup> most deprived local authority area in England (out of 326 local authority areas) and is the 6<sup>th</sup> most deprived in London (out of 33 boroughs). These figures take into account a range of deprivation types, including income, employment, education, health, crime, barriers to housing and services and living environment.

## 1.4 Open space provision in Haringey

Haringey is a relatively green borough in comparison with London as a whole. An open spaces study conducted in 2005 identified 382.9 hectares of open space in Haringey, representing 12.8% of the total area.

This green space is made up of:

- public parks
- commons
- heaths and woodland
- cemeteries
- nature reserves
- green rail corridors
- private open space (with restricted access)

Haringey Council manages and continues to provide grounds maintenance for the majority of the public open space within the borough, with the exception of Alexandra Park, Highgate Woods and Tottenham Marshes.

Although much greener than some other London boroughs, the 2005 assessment noted that Haringey was deficient in all types of open space. This fact underlines the importance of



improving and maintaining sites like Down Lane Park to enable more intense and diverse use.

In 2014 White Hart Lane ward (in which Down Lane Park is located) comprises 21.8% open space. This is below the Haringey (25.2%) and London (27.2%) averages.

## **2. About Down Lane Park**

### **2.1 Site location and description**

Down Lane Park covers an area of approximately 7 hectares. It is in the ward of Tottenham Hale one of 19 wards within the London Borough of Haringey and is located within a densely populated area.

The Park is designated as Significant Local Open Land and is a Site of Local Importance for Nature Conservation. In 2012 the site was named a Queen Elizabeth II field as part of the Fields in Trust campaign to protect outdoor recreational spaces as a legacy of the Diamond Jubilee.

Tottenham Hale ward comprises a mix of land uses including retail, residential and industrial/warehousing units. The area is dominated by a major road gyratory system and public transport interchange which generates a high volume of traffic.

Down Lane Park is within 635m of the Lee Valley Regional Park, close to The Paddocks Community Nature Reserve, and within walking distance to Tottenham Marshes, although these sites are not directly connected there are safe routeways to all sites including an underpass to Tottenham Marshes. It should be noted that the Regeneration of Tottenham Hale that is currently underway will improve much of the access to the sites within the ward.

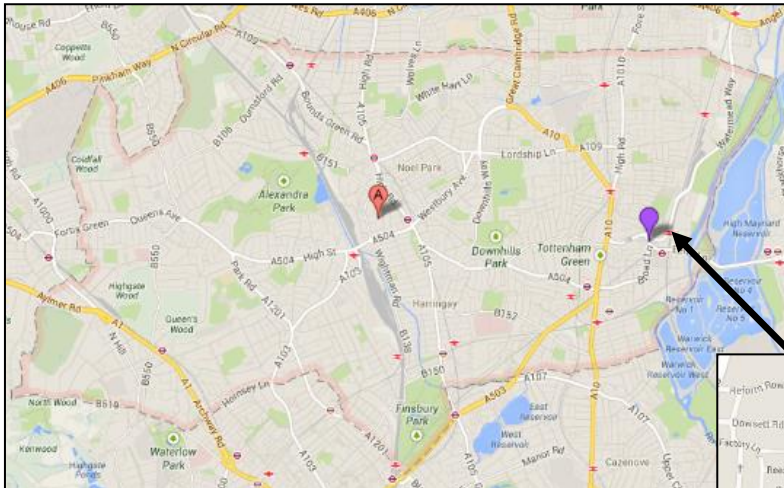


Fig 2. Map of Haringey

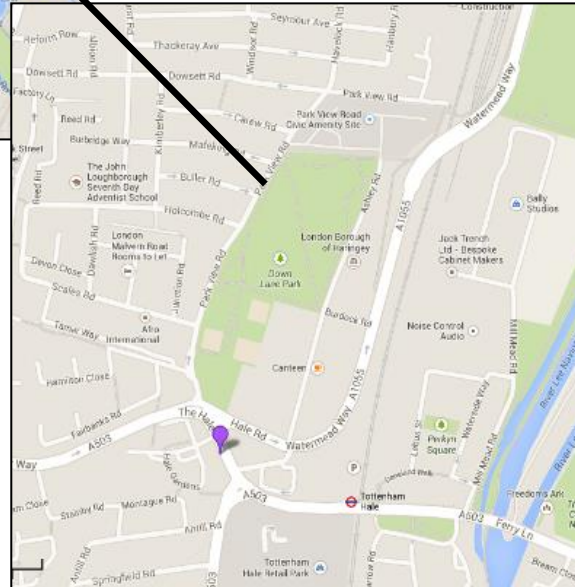


Fig 3. Down Lane Park and surrounding area

## 2.2 Tottenham Hale Redevelopment

Down Lane Park sits at the heart of the Tottenham Hale regeneration area, with a number of developments under construction currently which are changing the landscape across the district centre. A more intense urban neighbourhood is emerging, with investment addressing some of the area’s most acute underlying needs including:

- More and better housing, including over 400 new council homes
- New jobs, training opportunities helping to build a strong and fair local economy
- Enhanced strategic transport links as well as local active travel connections, along greener, safer, cleaner streets
- Enhanced green and open spaces with better access created for all
- New community infrastructure and facilities
- New workspaces and places for businesses and enterprise to thrive.

A key objective is to create and reinforce a network of green and blue connections and infrastructure, linking Tottenham High Road to the Lee Valley via a network of enhanced connections and open spaces. This network will connect local biodiversity-rich habitats with Tottenham Marshes, Lea Valley and onwards to the SSSI Walthamstow Wetlands.

The Tottenham Hale Redevelopment project will comprehensively upgrade Down Lane Park, positioned at the heart of the neighbourhood, while also addressing current challenges, issues and barriers which deter some people from using the park. Working with the community and local stakeholders, we will deliver a new vision for the park, to provide a high quality central green space at Tottenham Hale which caters for the future requirements of all the area's residents and visitors. This builds on previous feasibility studies that were carried out by the council in 2011 and 2016, as well as further community and stakeholder engagement, technical analysis and design investigation undertaken in 2020/21. This next stage of work will commence in January 2022 as a co-design approach, ensuring that local people's lived experience is at the heart of shaping the future plans for the park.

Further information can be found here: [Down Lane Park Improvements | Tottenham Regeneration](#)

## 2.3 Facilities

The facilities in the park are numerous and wide ranging, encouraging a wide and varied use of the park to all sectors of the community.

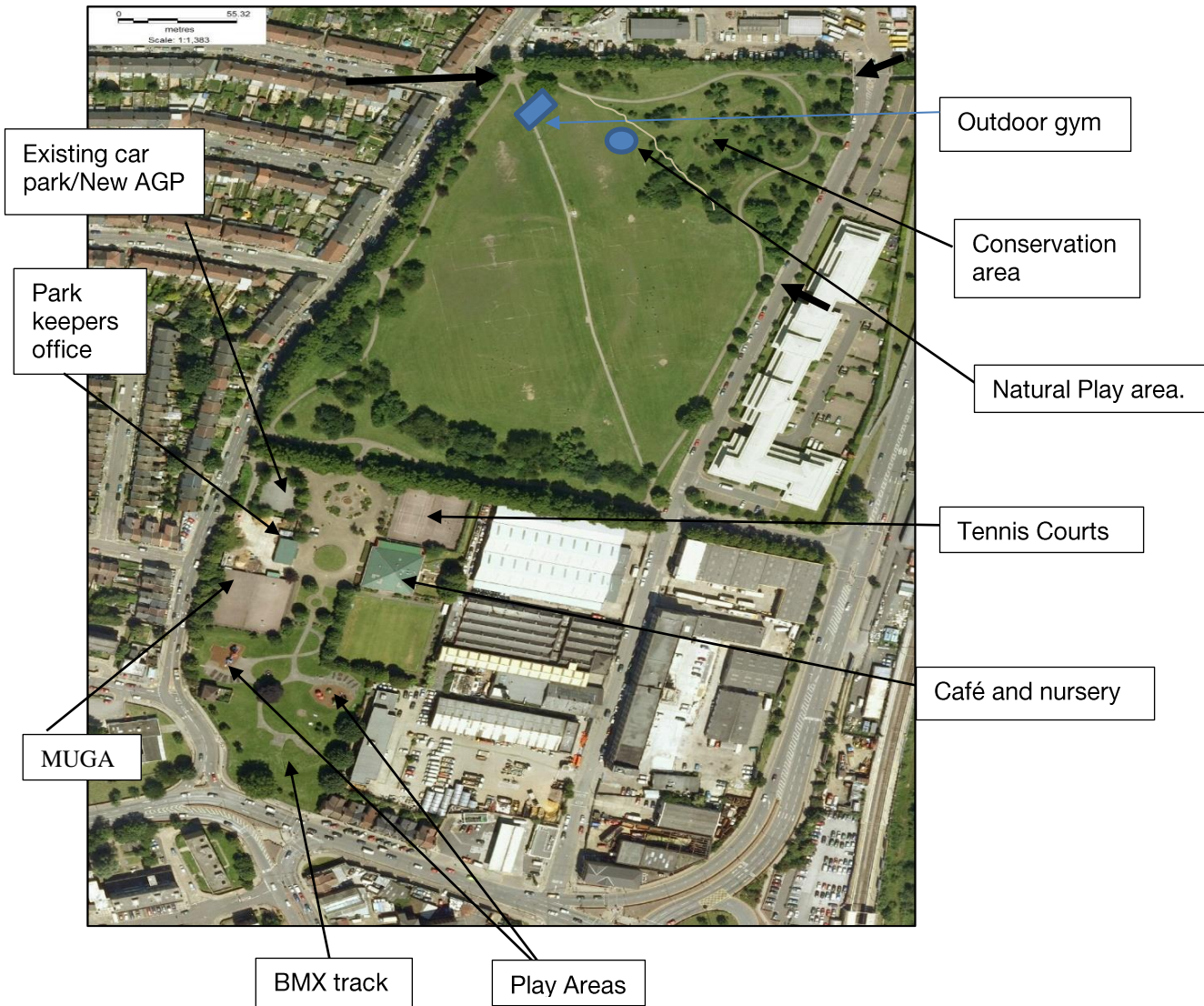


Fig 4. Down Lane Park Key Features



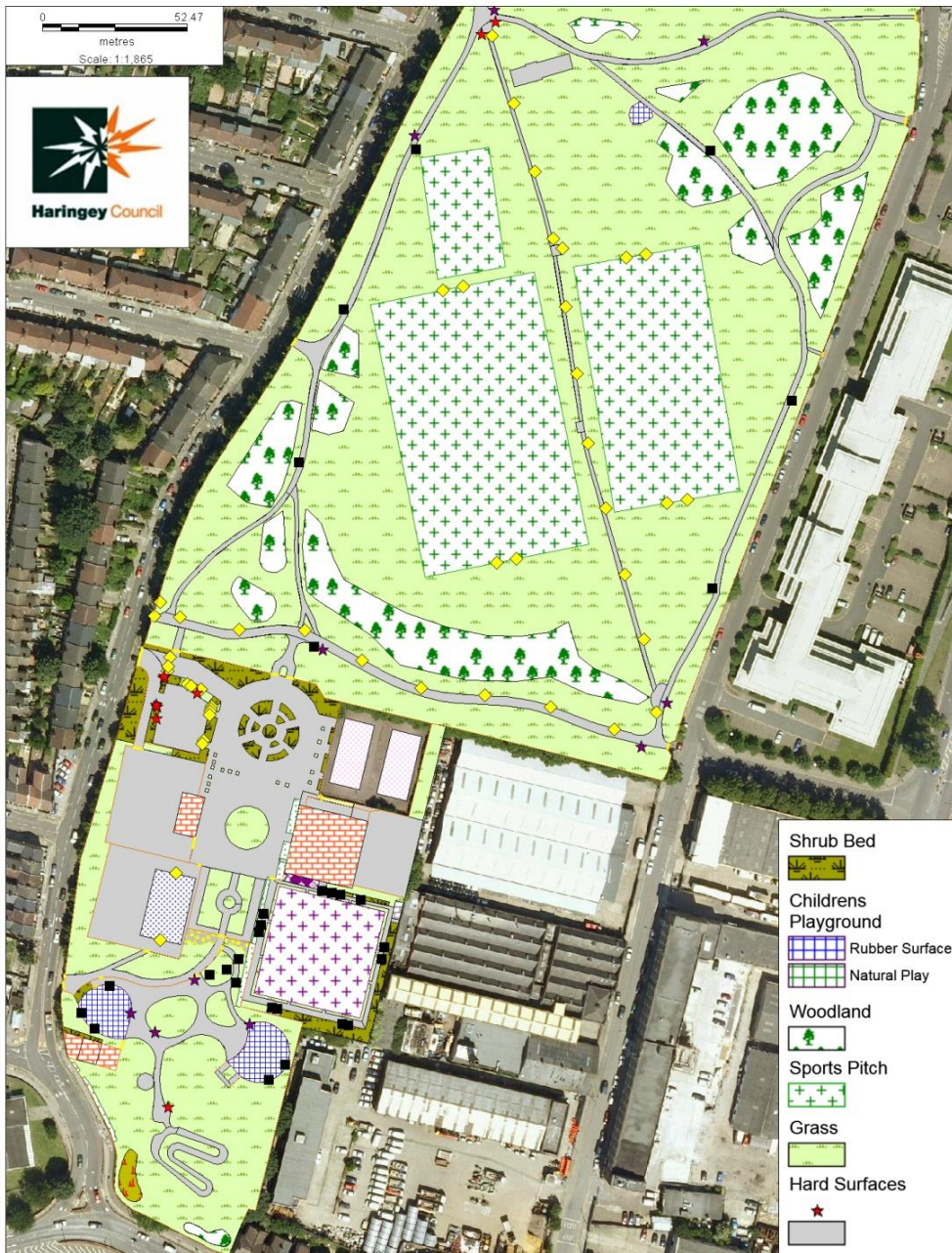


Fig 5. Down Lane Park hard and soft features

Item	Length (Metre)	Number	Square Meter
Grass			48791.82
Paths			10422.76
Playground Surface			655.12
Shrubs			1054.50
Hedge			176.75
Rose			104
Bulb Layer			70
Bulb Layer			895
Sports Pitches		3	
Full		1	
Junior		1	
Mini		1	
Sports Court		3	
Tennis Courts		2	
Basketball Court		1	
Woodland			6096
Spring and Summer Bedding			43
Benches		27	
Bins	8	8	
Dog Bin	2	2	
Gate	40	40	
Park Sign	9	9	
Picnic Bench	2	2	

Table 1: Hard and soft landscape features at Down Lane Park

The Park covers a total of 69,988 square meters and is laid out in three distinctive sections.

Down Lane Park is fully enclosed. There are also a number of internal boundaries inside the Park. These boundaries are constructed of a variety of fencing and railing types dating from different periods of the Parks history.

### 2.3.1 Northern recreation area

The northern section of the Park is the largest section and is mainly open grassland laid out for recreational sports facilities. A number of conservation areas are incorporated around the edge of the sports field which is also the arena for park events. The original railings still exist along Park View Road.

### 2.3.2 Outdoor gym

An eight-piece outdoor gym, comprising 12 stations was installed in the north-west corner of the Park in 2012. The stations are fixed into concrete bases on rubber grass matting.



Image 1. Outdoor gym

The equipment includes the following:

- aerobic – cross trainer, skier, seated rower
- strength – chest press, shoulder press, lat pull down, pull up, assisted pull up, dips / leg raise, abdominals bench, leg press

### 2.3.3 Natural play area

A small natural play area was installed in 2012 to provide a greater range of activities for the user and includes, natural landscaping, boulders and logs.



Image 2. Natural play area

### 2.3.4 Recreation field

The recreation field facilitates four football pitches; one adult, one nine-a-side, one seven-a-side and one mini pitch. These are used throughout the football season by local community teams of all ages and for casual kick-a-bouts.

During the summer the field is used by various local schools from both primary and secondary levels. Activities such as rounders, sports days and track events all take place.

This section of the Park is used daily as a short cut to the transport links, mainly via the north-west Park View Road North Gate through to Ashley Road South Gate. The path running between these two gates and the path from Ashley Road South Gate to Park View Road South Gate, cutting across at the southern section, are lit by street lights, installed approximately 15 years ago as these are public footpaths.

Horticultural elements within this section are limited to the trees and wildflowers and bulbs that are incorporated into the conservation areas.



### 2.3.5 Central amenity area

Major improvements are planned for this section of the park which will be carried out as part of the Tottenham Hale Regeneration programme. A number of planted seasonal bedding displays were once located here, shown by the brick paving. These beds are now grassed over due to the development works that are currently taking place here.



Image 3. Central amenity area and park keepers office.

### 2.3.6 Car park and New Artificial Grass Pitch

Following engagement with residents, park users, local schools and Living Under One Sun Community Hub and Cafe, a new artificial grass pitch (AGP) was installed on an area mainly used for car parking.

Since its installation the AGP has been in constant use by local groups who book via the ClubSpark system which controls access and lighting.



Image 4. AGP

### 2.3.7 Staff depot

The staff depot and yard facilitates the grounds maintenance team for the whole of the east area, and this is where the Operations managers for the east area are predominantly based, providing onsite staffing on a regular basis.

### 2.3.8 Nursery

The Pavilion Pre-School Nursery is a private facility. The building is leased from the Council and has been for a number of years. The nursery management work closely with Parks Operations, who carry out the grounds maintenance for the nursery gardens and children



are often brought out into the park for play. Security lights have been fitted to the building and car park providing better security at night.

### **2.3.9 Café**

The southern end of the pavilion building is currently leased to Living Under One Sun as a café serving a range of Products.

### **2.3.10 Tennis courts**

At the end of January 2014 works started to refurbish the two existing tennis courts, bringing them up to the Lawn Tennis Association (LTA) minimum standards, with floodlight provision. Now completed there are three full sized, LTA standard courts.



**Image 5. Tennis Courts**

### **2.3.11 MUGA**

The multi-use games area offers a hard surface games area for basketball, football and netball. One side is marked for basketball, the other multi use. This is currently in the process of being updated as part of the AGP project.



**Image 6. MUGA**

### **2.3.12 Changing facilities**

Changing rooms for football and referees are located in the pavilion building. These can be booked in advance of use and are maintained by Parks Operations.

### 2.3.13 Play areas

This whole southern section of Down Lane Park was refurbished in 2011 and now provides the community with a variety of play facilities catering for all ages. Within the main play area is a sectioned off area for the under 5s, this incorporates assorted play equipment challenging the under 5s play ability.



Image 5. Play area (under 5's)

The open section of the play area is aimed at the under 12s, here are a number of play apparatus as well as natural play opportunities located around a number of grass mounds. A slide has been incorporated into one of the mounds with access steps cut into the hillside. For additional interest floor activities and games are painted onto the safety surfacing. The natural play area consisting of logs, mounds and boulders snakes around the play area and provides children with an additional opportunity for imaginative play.



Image 7. Games marked out in play area



Image 6. Entrance to play area

The building within the children's play area was once the caretaker's house for the old school that once stood on the site of the play area. This is currently vacant and is part of the overall Council's building portfolio. At the entrance to the main play area is a picnic area providing picnic benches and benches.



Image 8. Picnic benches in play areas

### **2.3.14 BMX track**

The BMX track is constructed around a number of grass mounds with a gravel surface and is marked and signposted with safety information.

### **2.4.15 Bikes stands**

6 stainless steel cycle stands have been installed in the following locations:

- playground
- tennis courts
- outdoor gym

There are no cycle routes through the Park. Shared use walking / cycling signs to Tottenham Mashes are located on Ashley Road by the depot and from Monument Way.

## **2.4 Trees**

Parks and open spaces are of significant arboricultural importance as they contain some of the largest and oldest trees in the borough. Trees are an essential feature in parks providing shade and structure, making them a more attractive environment to visit.

There is a planned inspection programme for which we aim to inspect each tree every four years. Trees in parks usually only require maintenance to mitigate risks to site users and adjacent properties.

The trees in Down Lane Park are varied in species and structure. The predominant species are Lime trees that have been planted around the boundary of the northern section of the park, most likely when the park was initially designed.

There are other mature, individual trees around the site and small informal groups of trees that were probably planted as wooded areas approximately 15 to 20 years ago. These areas are regularly thinned to increase sight lines through the Park. These groups are a mixture of native trees including Oak, Wild cherry, Alder and Field maple.

There is a mature Beech tree in the play area which is a significant specimen and a number of new trees including Wild cherry, Beech and Rowan were planted here as part of the refurbishments that took place in 2011.



### 3. A welcoming place

#### 3.1 Visiting Down Lane Park

As well as being a destination in its own right, Down Lane Park also provides a pleasant route for people accessing the near-by schools and Tottenham Hale train station. While not directly connected to other parks and open spaces, it is a short walk to some excellent ecological sites, including Lea Valley Park, The Paddock Community Nature Reserve, Tottenham Marshes and the Wathamstow Wetlands.

Down Lane Park provides a wide range of sporting and recreational facilities. There are formal Children’s playgrounds, both traditional and natural along with a MUGA and Basketball court. The Pavilion, now used as a café, provides meals and snacks and is involved in community activities.

##### 3.1.1 Public transport

Located to the north of the very busy Tottenham Hale gyratory system, Down Lane Park is served exceptionally well by public transport of all descriptions.



Fig 6. Public Transport routes

Tottenham Hale Tube Station lies to the south eastern corner of the Park, and is on the Victoria Line running south west into the City and West End and east to Walthamstow Central. Tottenham Hale mainline station runs south into Liverpool Street and to Stratford, while northbound trains run to Stansted Airport and beyond.

Tottenham Hale Bus Station lies at ground level, above the tube station providing buses going in each and every direction: south into the city, north, east and west.



### **3.1.2 Tottenham Hale gyratory improvements**

Transport for London, working with Haringey Council, in the past made improvements to the Gyratory system to aid traffic flow, this was in response to the redevelopment of the area, and the need to accommodate the population rise along with existing issues of congestion. Currently, (2019) there are scheduled improvements to the Ferry Lane carriageway which links Tottenham Hale to Walthamstow. Improvements include, carriageway resurfacing, cycleways and landscape improvements, works are expected to start early 2020.

To improve the area, TfL together with the Council have or are in the process of:

- building a bigger and better bus station at Tottenham Hale
- installing more cycle parking at Tottenham and Seven Sisters stations and other key points in the area
- creating more crossing points for pedestrians and cyclists and improve existing ones with tactile paving and audible signals
- improving the look and feel of the area with mature trees, new seating and upgraded street lighting
- improving the setting of the Tottenham High Cross
- improving how bus routes operate in the area and where bus stops are located
- improving interchange at Tottenham Hale and Seven Sisters stations between bus services, the Victoria Line and National Rail services

### **3.1.3 Vehicles**

Many of the roads surrounding the Park are controlled by the Tottenham Hale and Seven Sisters Controlled Parking Zones. A resident's or visitor's permit is needed to park here between the hours of 8.30am and 6.30pm, Monday to Friday in the Tottenham Hale CPZ and 8am and 6.30pm, Monday to Saturday in the Seven Sisters CPZ. For short stay parking without a resident's or visitor's permit there are pay and display machines located at various points. The recent Tottenham Hale retail park has a large car park and is within 10 minutes walking distance of the Park.

## **3.2 Entrances**

There are 8 entrances into Down Lane Park, making access from all directions possible. Each entrance is identified by an individual gate name, making meeting points and identification for maintenance easier for the user and operative staff.

The Playground Gate off Park View Road consists of the original brick pillars and iron gates and fencing that were part of the old school that once stood onsite.

Apart from vehicle access to the car park, none of the other entrances provide vehicle access.

As part of the Tottenham Hale improvements access was improved with the removal of the underpass beneath Watermead Way and the provision of two new pedestrian crossings. The Friends of Down Lane Park were successful in lobbying for a zebra crossing on Park View Road close to the Holcombe Road entrance to be re-painted.

They have also secured agreement for double yellow lines to be introduced on Ashley Road at the Ashley Road South gate to remove the hazard that parking here causes to those using the gate.



### 3.2.1 Vehicle Access

Operations staff in vehicles, such as the hygiene team access the park through the Park View Road vehicle gate. This gate is locked throughout the day to prevent unauthorised access with the operational teams holding the appropriate keys.

### **3.2.2 Bikes**

There are no national cycle routes running through Down Lane Park, although bikes are welcome to use the paths. There are cycle stands located near the playground, outdoor gym and tennis courts.

LUOS, supported by the Council's Active Travel Programme, regularly runs a popular cycling club and undertake cycle repairs.

### **3.3 Equal access for all**

The Equality Act 2010 defines a disabled person as someone with 'a physical or mental impairment, which has a substantial and long-term adverse effect on their ability to carry out normal, day-to-day activities'.

Haringey Council and its partners are required by law to ensure that disabled people are not discriminated against with regard to access to public places, such as Down Lane Park. The council is also committed to meeting its obligations under the Public Sector Equality Duty with regard to ensuring that those with and without protected characteristics under the Equality Act are able to enjoy the park's facilities.

This commitment is considered whenever changes or improvements are made to the park. This not only benefits disabled users of the parks and their carers/companions, but also benefits those with small children and older people.

### **3.4 Signage**

The welcome signs at each entrance to the park show an individual gate name for ease of identification as well as contact numbers for the council, police emergency and non-emergency numbers and for the Friends of Down Lane Park.

Symbols are also shown to highlight initiatives and make users aware of restrictions in place. These include:

- Shared use walking / cycling symbols (with pedestrian priority)
- no unauthorised vehicles
- keep your park tidy
- three dog control orders with potential penalty for failing to adhere to these orders.

The entrance signs also include the Neighbourhood Watch logo to show the partnership the Council has with the Haringey Neighbourhood Watch Association (see section 5.7).

As well as the entrance gate signs, the play areas have signs which include:

- contact details for the council
- any relevant age restrictions
- no alcohol symbol
- no smoking symbol
- no dogs allowed
- no glass bottles

- a message that children must be accompanied at all times.

### **3.5 Toilet facilities and refreshments**

Toilet facilities are available within Living Under One Sun café and are managed by them. Refreshments are available in Living Under One Sun located in the Pavilion (<mailto:info@livingunderonesun.co.uk>) The current lease is under review.

Maintenance issues can also be reported via the Councils' 'Love Clean Streets' smart phone app or by reporting via the website or by telephone.

### **3.6 Events**

The council welcomes and encourages events put on for the community in Down Lane Park. The [outdoor events policy](#) sets out the types of events that are encouraged and those we do not allow.

Down Lane Park has the potential to host events for up to a total of 11,705 people in the designated event areas. Those interested in holding an event of any size can refer to the [Events Brochure](#).

Small community events and activities are particularly encouraged so we have made the application process easier and events for under 100 people are free of any charge.

Money generated from major events contributes to providing support for community events to take place in parks. This includes more than £20,000 from the [Parks and Open Spaces Small Grants](#) 'community events' theme which is available for anyone to apply for.

An Environmental Impact Fee is set out within the events fees and charges. This is charged to hirers on a sliding scale with the price dependent on the size and scale of the event. For 'major' events – with attendance of 10,000 people - a fee of £10,600 is charged. This is specifically set aside for the Friends and recognised stakeholders of the park the event took place in, to bid for.

Event management training is also held each year for groups who want to learn how to put on a safe and exciting event in a park.

Current events include Falconry displays, Film events, and in June of 2019 a range of events to celebrate Windrush Day.

## **4. A Clean and Well-Maintained Park**

### **4.1 Operational and management responsibility for parks**

Responsibility for the management of maintenance of all the borough's parks is split between three council teams.

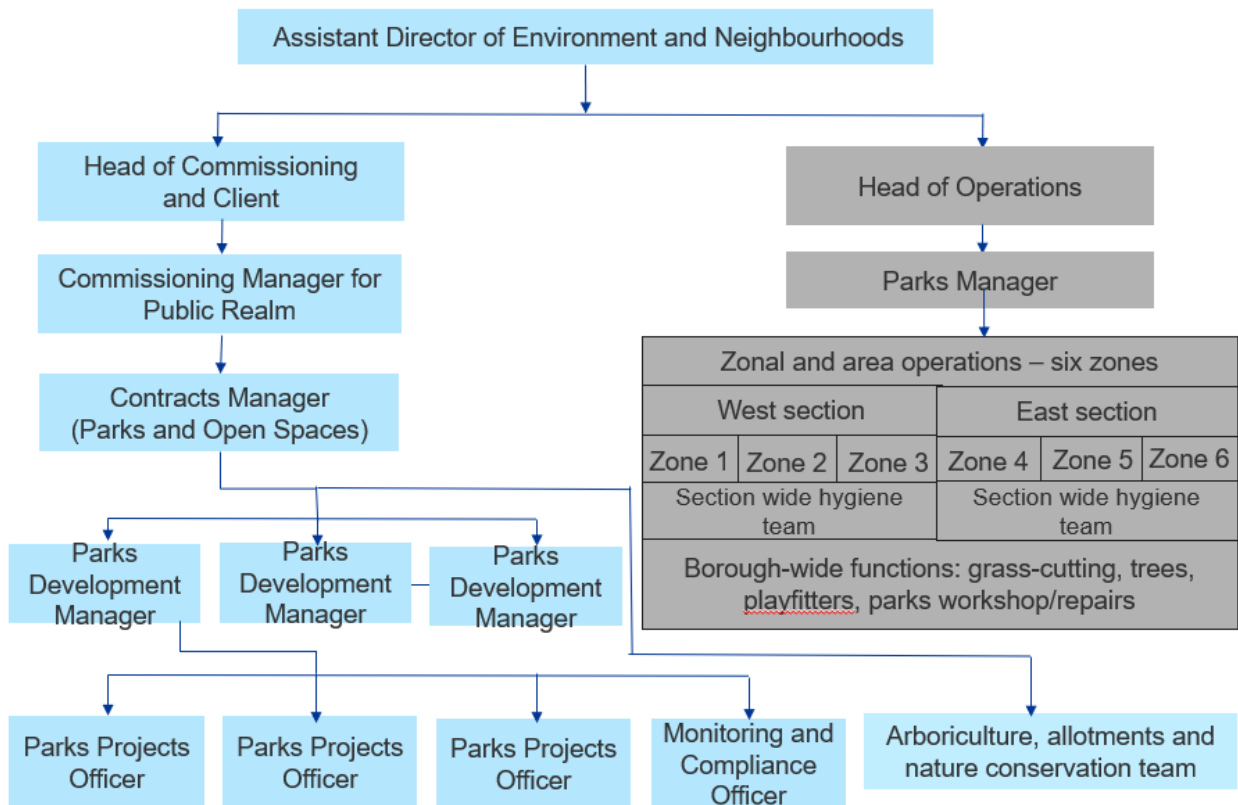
The Parks Operations team is responsible for the grounds maintenance and management of litter and hygiene within the park, while the Commissioning and Client Team is



responsible for the physical assets within parks, arboriculture, allotments, nature conservation and the management of projects within parks.

The Active Communities Team is responsible for the management of events in parks, activation of parks through cycling, walking, and other fitness initiatives. The team is also responsible for the management of the council’s small grant scheme and its partnerships with Neighbourhood Watch and the Conservation Volunteers.

### Simplified parks structure chart



### 4.2 Current maintenance by Park Operations

The structure chart in section 4.1 shows a simplified overview of the work of the Park Operations Team (shaded in grey).

As shown, the borough is divided into two geographic sections (east and west), each of which is divided into three zones, giving a total of six zones across the borough. The zones are shown in the map overleaf.

Each zone has a six grounds maintenance staff: a team leader, a senior operative and four gardeners, but team sizes are altered to meet operational demands by transferring staff between zones and by bringing in seasonal agency resource as necessary. Down Lane Park is in operational zone 5.

The Parks Operations structure is the total resource available for all parks and open spaces. This not only includes council parks and open spaces, but also all the Homes for Haringey sites across the borough.

In addition to the zonal operations, the hygiene function is organised at a section-wide basis, one team operating in the east section of the borough and the other in the west. The hygiene teams empty litter bins across all parks and open spaces to an agreed schedule. They also respond to emergency cleansing and hygiene requests.

At a borough-wide level there are also two play fitters who undertake maintenance and repair of playground equipment and outdoor gyms, and a team of two in-house arboricultural staff who carry out tree planting and supplement the use of external contractors for tree maintenance and responsive arboricultural work. Tractor-based mowing of larger areas of grass is also carried out as a borough-wide activity.

There are also two parks workshop fitters who carry out regular servicing of equipment and reactive repairs to parks machinery. They are based in dedicated parks workshop at Ashley Road depot.

Most park operatives work Monday – Thursday 7.30am – 3.30pm and Friday 7.30 to 1.30pm. However, limited weekend work also takes place with pitch marking and hygiene activities for example.

### Map showing zones for operational management of parks in Haringey

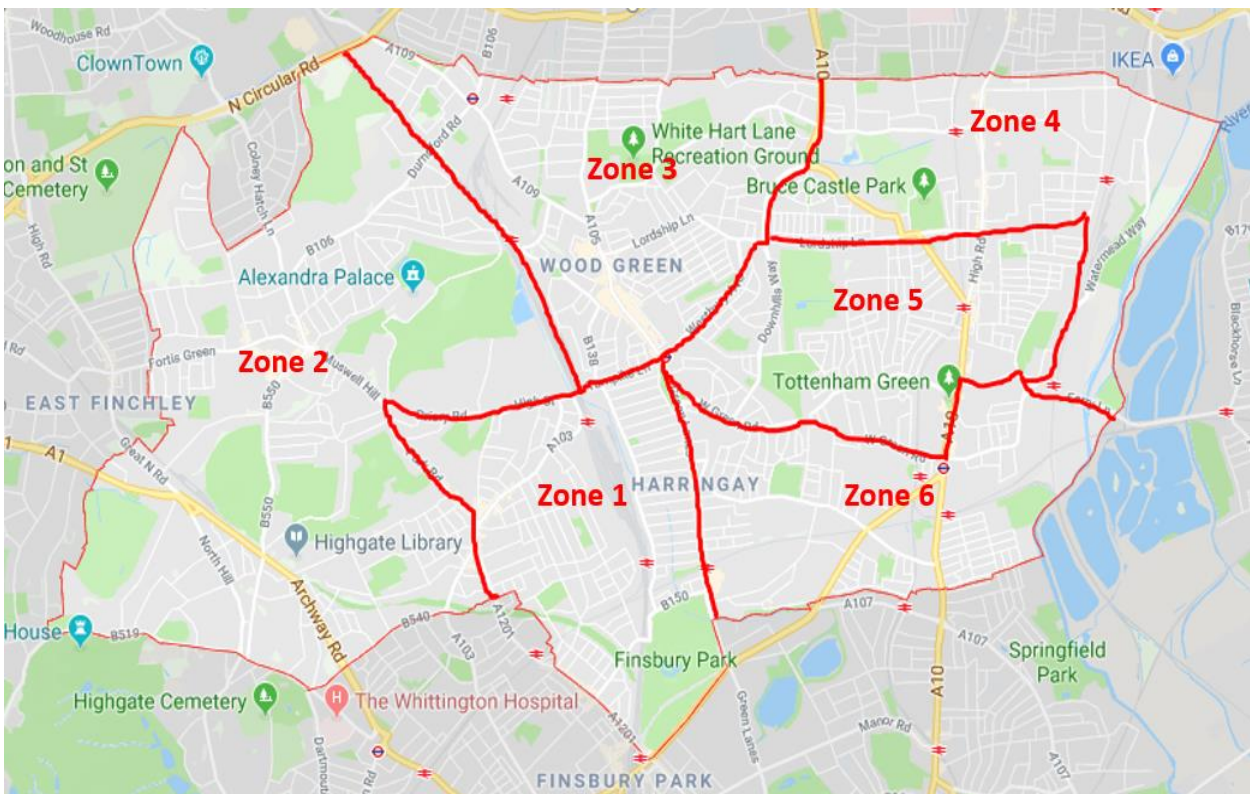


Figure 9: Map of Haringey zones

### **4.3 Asset management and management of projects in parks**

The Parks Development team has recently been split into a project team and a zonal team. The zonal team now works to the same six zones as the Operations team. Each zonal officer has been allocated to lead on zonal matters for two zones, each undertaking the following duties:

- Regular asset inspections
- Asset related enquiries
- Non-emergency asset repairs
- Management Plan input
- Project identification
- Friends Groups liaison
- Support for Friends-led development work
- Councillor liaison
- Identification of volunteering opportunities

The allocated Parks Zonal Officer for Down Lane Park is Chris Poore.

A Nature Conservation Officer has responsibility for parks and open spaces across the whole borough, including Down Lane Park.

#### **4.3.1 Park asset inspections and Spotlight visits**

In 2018 the council adopted the Mayor of London's typology for parks. Under this typology Down Lane Park is described as a local park site (A3) as it is between 2-20 hectares in area.

Since January 2019 the council has also instigated a programme of park asset inspections with the frequency dependent on the type of park. As a local park Down Lane Park is inspected every month.

The inspections cover hard assets, including:

- Bins, benches, bollards, lighting columns
- Signage, noticeboards, interpretation
- Paths, steps, handrails, areas of hardstanding, car parking and roadways
- Railings, fencing, gates, walls
- Play area safety surfacing and minor repairs
- Outdoor gyms
- MUGAs, tennis courts, hard sports courts
- Football goalposts
- Paddling pools
- Historic/heritage features/War memorials
- Fountains, artworks, structures, pergolas
- Waterbodies, SUDs, water leaks, drain covers

- Cycle stands, raised beds
- Bird & bat boxes

Parks assets are inspected and rated according to their condition, as follows:

A: Excellent: No action required

B: Good: No action required

C: Acceptable: No action required

D: Improvement required: Defects will be addressed as budgets allow

E: Emergency repair required: Make-safe within 24 hours. Full repair within 28 days.

From 2019-20 we will use the Confirm database system to record the outcomes of all inspections, defects and customer enquiries. Confirm Connect handheld devices will be the main tool for recording site inspections.

Defects can also be reported by the public, Friends, councillors and stakeholders online via the Council’s website at [www.haringey.gov.uk/park-problem](http://www.haringey.gov.uk/park-problem) or by using the Love Clean Streets smart phone app or by calling the council.

As part of our zonal approach we have also started to hold ‘Spotlight meetings’ with Councillors, Friends and key stakeholders of Down Lane Park every 2-3 months. The spotlight meetings have been developed to focus on specific Down Lane Park issues within a small group and to communicate through a “face-to-face” contact with a Haringey Parks Zonal Officer. This is in contrast to both the Haringey Friends of Parks Forum and The Friends of Down Lane Park meetings, both of which have a much broader remit and audience.

#### 4.3.2 Capital projects

A parks capital project commences once a project brief has been approved by the council’s Commissioning and Client Board and a capital budget and project manager has been allocated. The project manager is usually but not always the zonal lead.

Capital projects for Down Lane Park are listed in the Action Plan at Section 12.

#### 4.4 Scheduled Maintenance

The following table provides a summary of the maintenance regime within Down Lane Park.

Scheduled maintenance in Down Lane Park (Table 2)

Activity	Frequency	Notes/comments
<p><b>Grass cutting:</b></p> <p>To achieve grade A at each maintenance visit:</p> <ul style="list-style-type: none"> <li>• Grass has been uniformly cut and is 35mm or less.</li> </ul>	<p>Approximately Fortnightly</p>	<p>During the growing season (Mar-Oct approx.). May extend into November subject to prevailing climatic conditions.</p>



Activity	Frequency	Notes/comments
<ul style="list-style-type: none"> <li>Edges are trimmed and not growing onto hard surface or bedding.</li> <li>Litter picking prior to mowing.</li> </ul> <p>Grass remains at grade B or above prior to maintenance visit:</p> <ul style="list-style-type: none"> <li>Grass is 35-60mm long but looks tidy.</li> <li>Edges are slightly untidy</li> <li>Litter picking as per hygiene schedule.</li> </ul>		
<p><b>Bulb areas in Grass</b></p> <p>To achieve grade A:</p> <ul style="list-style-type: none"> <li>Areas where bulbs are present should remain uncut from time of bulb emergence, until 6 weeks after flowerings ceases, or when foliage dies back or turns brown.</li> <li>Litter picking as per hygiene schedule.</li> </ul>	<p>One occasion plus regular litter picking</p>	<p>Works required where bulbs are present in grass on site.</p>
<p><b>Meadows</b></p> <p>To achieve grade A:</p> <ul style="list-style-type: none"> <li>Meadow grass is cut at correct times of year for species type.</li> <li>Area surrounding the meadow is well maintained.</li> <li>Litter picking as per hygiene schedule.</li> </ul>	<p>One or more occasions subject to type. Plus regular litter picking.</p>	<p>Guidance on maintenance schedule to be drawn from the conservation management plan for each park.</p>
<p><b>Shrub and Rose bed maintenance</b></p> <p>To achieve grade A at each maintenance visit:</p> <ul style="list-style-type: none"> <li>Bed free of weeds.</li> </ul>	<p>Two – four occasions as</p>	<p>Herbicide application will take place on two occasions a year</p>

Activity	Frequency	Notes/comments
<ul style="list-style-type: none"> <li>• No litter.</li> <li>• Mulched where appropriate.</li> <li>• Wide variety of plants.</li> <li>• Roses deadhead as required.</li> <li>• Shrubs pruned as required.</li> <li>• Edging well maintained.</li> </ul>	<p>required per location.</p>	<p>via controlled droplet application.</p>
<p><b>Summer Seasonal Flower Beds</b></p> <p>To achieve grade B at each maintenance visit:</p> <ul style="list-style-type: none"> <li>• Bed free of weeds.</li> <li>• No litter.</li> <li>• Adequate variety of plants (more could be added – excluding beds that have plants that are not yet established).</li> <li>• Edging maintained.</li> <li>• No deadheads.</li> </ul>	<p>Up to ten occasions</p>	<p>Gapping up of bedding to take place in response to vandalism.</p> <p>Drought tolerant planting to reduce need to water.</p>
<p><b>Hedge Maintenance</b></p> <p>To achieve grade A at each maintenance visit:</p> <ul style="list-style-type: none"> <li>• Well shaped and trimmed hedge.</li> <li>• Level sides and top.</li> <li>• No missed areas.</li> <li>• Base weed free.</li> <li>• No arisings present</li> </ul>	<p>Two occasions per year except Privet hedges requiring three occasions.</p>	<p>Account of bird nesting to be taken each year and site specifics.</p>
<p><b>Staked Tree Maintenance</b></p>		

Activity	Frequency	Notes/comments
<p>To achieve grade B at each maintenance visit:</p> <ul style="list-style-type: none"> <li>• Growth is healthy and vigorous with little sign of disease.</li> <li>• Branches have been correctly pruned for species, purpose and location.</li> <li>• No dead or hanging branches.</li> <li>• Small amount of basal or sucker growth.</li> <li>• Base has been mulched where applicable.</li> <li>• Tree stake in good condition, firm in ground and</li> <li>• not rubbing tree where applicable.</li> <li>• Tree tie holding tree firmly but not tightly to stake where applicable.</li> <li>• No damage to base of tree during maintenance.</li> <li>• No dead material or cuttings left in area.</li> </ul>	<p>One occasion per year plus watering for new trees during first two seasons</p>	
<p><b>Sports Pitch Maintenance</b></p> <p>To achieve grade B at each maintenance visit:</p> <ul style="list-style-type: none"> <li>• Surface in good condition.</li> <li>• Grass is cut to standard.</li> <li>• Line markings are well maintained and may be slightly faded.</li> <li>• Where net supports exist, in good condition.</li> <li>• Leaf fall removed.</li> </ul>	<p>A minimum number of visits as required to achieve the grass height required for football / rugby.</p> <p>Weekly line marking during playing season</p>	<p>Seeding and fertilising as required.</p>

Activity	Frequency	Notes/comments
<ul style="list-style-type: none"> <li>Litter picking as per hygiene schedule.</li> </ul>	Winter season work as required to optimise playing period.	
<p><b>Bins, Litter and Dog Fouling</b></p> <p>To achieve grade B at each maintenance visit:</p> <ul style="list-style-type: none"> <li>All bins are emptied</li> <li>The site is litter picked but may have a small amount of scattered litter in low traffic areas.</li> <li>Predominately free of detritus except for some light scattering.</li> </ul>	Daily	Dog fouling dealt with when reported.
Fly tips and other hygiene issues	Reactive	In response to emergency call-outs
Sweeping of hard surfaces (e.g. tennis courts, hard standing etc)	Reactive	
Gate locking	Daily	Not applicable to all parks

#### 4.5 Setting and measuring service standards

The quality of grounds maintenance and cleanliness of parks and open spaces is assessed via a simple four-point assessment system, called the Parks Quality Scoring system. The scoring categories are:

- A – Excellent
- B – Good
- C – Acceptable
- D – Unacceptable

These service standards are set out in a booklet that is made available to all grounds maintenance and hygiene operatives. The aim of the booklet is to clearly and visually illustrate the different standards. Photographs, alongside brief and simple text, provide staff with a clear means of assessing the standards they are expected to achieve.

This system has since been adopted by the London Parks Benchmarking Group who have updated the manual and are working hard to get this recognised as an industry standard within the grounds maintenance trade both on a London-wide and on a national level.



The key performance indicators (KPIs) within this scoring system are for three main areas of activity and a fourth more seasonal category:

- Grass (which includes the grass cut height, follow up and final finish)
- Shrubs (which includes pruning, weeding of beds and general appearance)
- Hygiene (which is made up of 3 separate scores of litter and bins, detritus and graffiti)
- Seasonal and other categories (horticultural seasonal work such as hedges, leaf clearance, rose bed maintenance and seasonal bedding as well as nature conservation and some infrastructure points such as pathways).

The Monitoring and Compliance Officer visits each park and open space on a regular basis to assess these aspects of the park against the service standards.

An overall score is calculated based on the percentage of A (Excellent) and B (Good) scores achieved across all categories.

### Illustrative service standards for grass cutting

<p><b>EXCELLENT</b></p> <ul style="list-style-type: none"> <li>✓ Grass has been uniformly and evenly cut including perimeter edges and obstacles.</li> <li>✓ Length is longer than 25mm and shorter than 60mm.</li> <li>✓ Edges are trimmed and not encroaching hard surfaces, hedge lines or bedding areas.</li> <li>✓ Adjacent paths and bedding areas are kept clear of clippings.</li> <li>✓ There are no bare patches.</li> <li>✓ There is no weed infestation.</li> <li>✓ All litter was removed prior to mowing.</li> <li>✓ No leaf fall, litter, debris or dog fouling.</li> </ul>		<p><b>ACCEPTABLE</b></p> <ul style="list-style-type: none"> <li>✓ Grass is longer than 60mm and not scheduled to be cut in the next week, or has been unevenly cut.</li> <li>✓ Edges are untidy and encroaching hard surface or bedding.</li> <li>✓ Adjacent paths and bedding areas are mostly kept clear of clippings.</li> <li>✓ There are some areas of bare soil.</li> <li>✓ There are some areas of unsightly weed infestation.</li> <li>✓ All litter was removed prior to mowing.</li> <li>✓ Small amount of leaf fall, litter, debris or dog fouling.</li> </ul>	
<p><b>GOOD</b></p> <ul style="list-style-type: none"> <li>✓ Grass has been uniformly and evenly cut including perimeter edges and obstacles.</li> <li>✓ Length is longer than 25mm and shorter than 60mm.</li> <li>✓ Edges are slightly untidy or encroaching hard surfaces, hedge lines or bedding areas.</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>✓ Grass is longer than 60mm but due to be cut or has been unevenly cut across area.</li> <li>✓ Edges are uniformly cut.</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>✓ Adjacent paths and bedding areas are mostly kept clear of clippings.</li> <li>✓ There are no bare patches.</li> <li>✓ There is no unsightly weed infestation.</li> <li>✓ All litter was removed prior to mowing.</li> <li>✓ No leaf fall, litter, debris or dog fouling.</li> </ul>		<p><b>UNACCEPTABLE</b></p> <ul style="list-style-type: none"> <li>✓ Grass is not uniformly cut, or very long.</li> <li>✓ Edges very untidy and grass is growing onto hard surfaces, hedge lines or bedding areas.</li> <li>✓ Significant amounts of clippings present on adjacent paths and bedding areas.</li> <li>✓ Significant areas of bare soil.</li> <li>✓ Significant weed infestation.</li> <li>✓ Litter not removed prior to mowing.</li> <li>✓ Leaf fall, litter, debris or dog fouling present.</li> </ul>	

The boroughwide targets and performance for these KPIs are as follows (table 3).

Category	Target A/B	Achieved 2018-19
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Grass	90%	61%
Shrubs	90%	83%
Hygiene	60%	71%
Seasonal and other	55%	65%

#### **4.6 Monitoring the condition of equipment and physical assets**

Since January 2019 a Parks Project Officer also carries out a monthly site inspection of the physical assets in Down Lane Park. The condition of each item is noted and where applicable repairs (or replacements) are requested. Any grounds maintenance or hygiene issues that are observed, such as overflowing bins or dumped rubbish are raised with the appropriate officer within Parks Operations.

The asset inspections do not include play and outdoor gym equipment which are inspected by the RPII registered Play Inspection Company on a quarterly basis. They conduct detailed quarterly and annual inspections on all play equipment and outside gym equipment to ROSPA standards. Each item of equipment is risk assessed and a written report is provided to the council. Where equipment is deemed to represent a medium or high risk it will be repaired, and if necessary taken out of use until the repairs are completed.

Two council officers within Parks Operations are also trained and qualified ROSPA inspectors and can sign off any repair to play and gym equipment.

#### **4.7 Tree maintenance programme**

Tree works in parks, open spaces and woodlands are usually undertaken to mitigate risks to site users and adjacent properties. For example works to trees in Albert Road Rec have in the past been carried out to improve security on site by raising the canopies of the trees to increase sight levels and reducing overhanging branches into adjacent roads. Removal of dead, dying and/or dangerous trees has also been undertaken.

#### **4.8 Graffiti**

All graffiti of an obscene or offensive nature is removed within 24 hours of being reported. We aim to remove all other graffiti within three working days. Small bits of graffiti can be removed by parks operatives who have access to specialised graffiti removal kits.

Park users can report graffiti using the Love Clean Streets smart phone app, and the council website. The Council also has a 'hotline' number (020 8885 7700) direct to Veolia (the council's waste management contractor) to report obscene or offensive graffiti in parks and other public places.

#### **4.9 Maintenance of buildings, equipment and landscape**

Building maintenance in parks is shared between lease holders and the council. Most modern leases in the parks have been let on a full repairing and insuring basis relieving the council of this ongoing obligation.

Older leases are internal repairs only and along with the operational buildings in parks are maintained by the council's facilities management service. The budget for building maintenance is held by them and they are responsible for maintaining the buildings and ensuring compliance with legislation.

Equipment maintenance is carried out internally by the parks service for all types of equipment. Play inspections are undertaken internally and through external specialist on a quarterly basis.

Landscape maintenance is carried out by the parks service.

#### **4.10 Hygiene**

The Hygiene Team is managed by Parks Operations, covering borough wide hygiene responsibilities. Within Down Lane Park waste bins are emptied on a daily basis, and any dumped rubbish that is reported to the service will be removed. New Council policy is for the removal of all dog bins from parks.

### **5. Healthy, Safe and Secure**

#### **5.1 Smoking**

Smoking is permitted (though discouraged) in Down Lane Park although priority 2 of the council's Health and Wellbeing Strategy identifies smoking as a key factor in reducing life expectancy.

However, there is a borough wide smoking ban in place in all children's playgrounds including Down Lane Park. Signage at playground entrances highlights this.

#### **5.2 Alcohol**

Alcohol is permitted in Down Lane Park but a Public Space Protection Order (PSPO) for areas of Tottenham Hale is in force.

PSPOs are intended to deal with "nuisance or anti-social behaviour in a particular area that is detrimental to the local community's quality of life". Failure to comply with a request from an authorised person to cease drinking or surrender alcohol within the boundary of the PSPO can result in a fine. An authorised person is a police officer, a police community support officer or an authorised member of council staff.

Tottenham Hale PSPO has been in operation since October 2017 and lasts for three years. It has been renewed and is currently in operation.

Further details can be found [:https://www.haringey.gov.uk/community/community-safety-and-engagement/anti-social-behaviour/public-spaces-protection-orders-pspos](https://www.haringey.gov.uk/community/community-safety-and-engagement/anti-social-behaviour/public-spaces-protection-orders-pspos)

#### **5.3 Walking**

Walking is an excellent way to adopt a more active lifestyle and the health benefits can really make a difference. It's also a great way to get out and meet people.

The parks service in partnership with other agencies such as NHS Haringey offer regular organised walks in many of the borough's parks.

In 2018 a booklet called *A Walk in the Park* showcases several walks through Haringey parks including The Linear Walk (Tottenham Park Café trail) which passes through Down Lane Park.



**Image 9: Walking trail**

Further details on walks and walking groups can be found at <https://www.haringey.gov.uk/parking-roads-and-travel/travel/walking>

## **5.4 Health and safety**

The health and safety of visitors to the parks, and staff and contractors working in Down Lane Park is given the highest priority. Health and safety within the park is managed by ensuring that:

- play and outdoor gym equipment is installed safely and inspected regularly, with any repairs identified and prioritised through the inspection process.
- infrastructure items (including games areas, water features and so on) are inspected regularly as detailed elsewhere in this document.
- planting and landscaping is designed to minimise the risk to park users, and the operational maintenance programme keeps these risks managed

### **5.4.1 Raising health and safety concerns**

Anyone visiting a park, and everyone involved in the parks maintenance and management are encouraged to report any health and safety concerns.

Contact phone, email and web details for the Council appear on all welcome signage, as well as the police emergency and non-emergency numbers.

When people call the Council with a concern, these are logged, assessed and assigned to a relevant team/member of staff to deal with and respond to in an appropriate timescale, using the Confirm system.

### **5.4.2 Friends**

Members of the Friends of Down Lane Park are able to report issues within the park in exactly the same way as members of the public, but they also have close links with the Parks Project Officer and with Operations staff, so will usually approach them directly.



Council officers also regularly attend the Friends meetings where issues can be raised and discussed.

Friends are also encouraged to report issues of anti-social behaviour and other issues through the Neighbourhood Watch Coordinator who will direct these to the most relevant person within the police to deal with them.

### **5.4.3 Risk assessments**

The Parks & Open Spaces team ensures that prior to any works being undertaken on Council land, its consultants, contractors and other organisations prepare for approval all necessary Risk Assessments and Method Statements (RAMS) covering all proposed works operations. In addition to the usual operations, the Council requires consultants and contractors to provide specific RAMS covering potentially contaminated land, underground services and other unforeseen underground matters, such as UXO (unexploded ordinance), and measures to protect the public during any works. Contractors are further required to undertake CAT scans prior to excavations to identify underground services.

The Parks & Open Spaces team ensures that, where excavations are to take place, underground services information is obtained from utility providers and the Council's Pollution team prepares contaminated land desk studies.

### **5.4.4 Safety representatives**

The parks operations service holds a quarterly Health and Safety Working Group, which is chaired by a council health and safety specialist. It is attended by representatives of operational management, staff from both east and west areas, and trades unions. These quarterly meetings provide the opportunity to raise issues that have not been fully addressed elsewhere. The group is also a place to discuss health and safety issues and legislation, and their implications on working practices and plays a key role in generating continual improvement in health and safety standards.

### **5.4.5 Staff reporting**

All staff are encouraged to raise health and safety issues with their manager or with the health and safety representative who can raise concerns at the quarterly Health and Safety Working Group.

## **5.5 Reporting issues with the 'Love Clean Streets' app**

The 'Love Clean Street' app makes it quick and easy to report problems when people are out and about in the borough. Once the app has been downloaded to a Smartphone, the public can take photos of the problem and send it directly to the team responsible for fixing it using the Confirm system. They will then receive progress updates and will be told when the reported issue has been fixed.

Unlike other 'report it' style apps, 'Love Clean Streets' asks the user to choose from a list of Haringey specific categories for the problem, which ensures the report goes to the right team, first time and will be dealt with as quickly as possible.

## **5.6 Community safety and policing**

Parks in Haringey remain relatively safe places, especially during the hours of daylight. Over the whole of 2020 there were 767 reported crime or incidents reported to the police across all the parks and open spaces in Haringey – an average of 63 incidents per month. The breakdown of stats for 2021 is only available for January to September. During this period a total of 492 incidents were reported to police across all parks in Haringey – an average of 54 per month. This is a decrease of 16% and could be due to parks being much busier and therefore deterring some criminal and asb activity.

The most commonly reported crime in parks in 2021 remains robbery, which accounts for about 22% of reported crimes, but this is a seven percent decrease from the previous year. The majority of these took place after dark. Reports nearly trebled over the spring/summer months compared to the rest of the year due to the higher footfall in parks.

Between January and April 2021 in Down Lane Park there were 15 reported crimes. Down Lane Park accounted for 3% of all reported crimes in Haringey parks.

The Neighbourhood Policing Team for Tottenham Hale ward has strong links with Down Lane Park. Police officers are in regular contact with council officers and often attend Friends meetings.

### **5.7 Extending Neighbourhood Watch into parks**

Neighbourhood Watch groups across the borough are encouraged to adopt a local park or green space. Members are encouraged to proactively report issue or concerns they have relating to crime or safety in the park.

Neighbourhood watch associated with Down Lane Park.

CAREW ROAD	Carew Road
HOLCOMBE	Buller Road
HOLCOMBE	Holcombe Road
HOLCOMBE	Kimberley Road
HOLCOMBE	Mafeking Road

The Neighbourhood Watch officer has also set up a Haringey Dog Watch scheme. This is an initiative for dog walkers to meet with other dog owners and police in an enjoyable, relaxed atmosphere.

The walks are held in a different Haringey park every month and everyone is welcome to come along.

### **5.8 Designing out crime**

It is widely recognised that key factors in ensuring park safety and the perception of safety are to ensure high usage, adequate onsite staffing presence, good maintenance of buildings

and infrastructure and a high level of community involvement and 'ownership'. These matters are dealt with in other sections.

Sensitive landscape management can also assist in reducing crime. Assessing accessibility and potential crime spots, known as 'designing out crime' may result in the removal of inappropriate tall shrubs and their replacement with a more suitable low growing species. In other instances entrances may be redesigned, or lighting installed.

## **5.9 24 hour access**

Some parks in the borough are locked at dusk and opened at dawn, due to historical issues, but Down Lane Park is not one of these sites due to public footpaths running through and therefore providing 24 hour access, all year round.

## **5.10 Dogs**

Dogs and dog walking are a valuable part of the park scene, and dog carers are probably the main daily user group in many green spaces. Their collective presence is a key ingredient of green spaces being populated and safe to use, especially at quieter times of the day and year. Dog walkers are often described as 'eyes and ears' of a green space.

### **5.10.1 Control of dogs**

We recognise that the vast majority of dog owners are, responsible and respectful to their local community. However, we receive complaints from residents about dog fouling and the behaviour of some dogs (and their owners).

A Public Spaces Protection Order (PSPO) is in place across the borough to control the behaviour of dog owners. The prohibitions have been designed to be as simple as possible, giving clarity and outlining expectations.

Well behaved dogs can be walked or exercised freely off lead in all large parks (over half a hectare) including Down Lane Park. This promotes healthy exercise for dogs and takes into consideration the needs of the borough's dog owners and the welfare of dogs.

The Public Spaces Protection Order (PSPO) covers five areas of dog control:

- Dog fouling
- Keeping dogs under control
- Putting dogs on a lead if directed
- Keeping dogs out of designated areas (such as playgrounds)
- Limiting to six the number of dogs that one person can bring to the park

Failure to comply with the requirements of the order can result in a fine or to court if the fine is not paid within a specified timeframe.

The PSPO is in force for three years from October 2017 and can be extended for a further three years. Full details can be found at

[www.haringey.gov.uk/sites/haringeygovuk/files/pspo - dog control - with seal 0.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/pspo_-_dog_control_-_with_seal_0.pdf)

These powers came into effect on the 20 October 2017, introduced under the Anti-Social Behaviour, Crime and Policing Act 2014. The Public Space Protection Order will remain in force for three years.

Matters relating to dangerous dogs and dog attacks on people or other dogs should be reported to the Police rather than to the Council.

The following orders are in operation in Down Lane Park:

- **Fouling of Land by Dogs Order** - This applies to the whole of the park.
- **Dogs on Leads by Direction Order** - This applies to the whole of the park.
- **Dogs (Specified Maximum) Order** - This applies to the whole of the park.
- **Dogs Exclusion Order** - Dogs are banned from children's playgrounds at all times, and sports courts and pitches when they are in use.

## 6. Sustainability

### 6.1 Greenest borough strategy

Haringey's Greenest Borough Strategy was adopted in 2008 in response to growing concerns around climate change.

The Strategy sets out the Council's and its partners commitment to tackle climate change under seven environmental policies to ensure achievement of their 'green' vision over a ten-year period, and details what the council, its partners and the public can do to contribute.

- Improving the urban environment
- Protecting the natural environment
- Managing environmental resources efficiently
- Leading by example
- Encouraging sustainable design and construction
- Promoting sustainable travel
- Raising awareness and involvement

The management and maintenance of parks and how they are used relate back to many of the individual targets within the strategy. Where possible these have been instilled in everyday working practices in and relation to Down Lane Park.

### 6.2 Pesticide use

The council uses a range of herbicides to control weeds in parks. It remains the most effective in terms of the required resources – with two treatments per year often sufficient to prevent weed growth, as opposed to regular treatment by hand or other means

Chemicals are stored, handled, used and disposed in accordance with manufacturer/supplier requirements, and a COSHH assessment is prepared for each of the substances used.

Reliance on mechanical methods of weed control (e.g. strimming) is reducing as this has an impact on both the operator and also does not address the weed at its roots.

The use of herbicides as a principal form of weed control is increasingly under scrutiny, and the parks department is routinely considering alternatives. This is particularly true of weed killers containing the component glyphosate. This has received a lot of press coverage subsequent to court cases in the United States, but it remains licensed for use in the UK and Europe.

Officers of the council monitor developments in scientific findings. At this stage, glyphosate appears not to cause harm to humans or any animals larger than micro-organisms.

### **6.3 Sustainable use of materials**

The parks service refrains from the use of non-sustainable peat-based products and challenges nursery suppliers to provide alternative supplies. Where plants are obtained from private nurseries we request plants grown in a peat free environment.

Our infrastructure procurement policy is to use recycled materials where possible. We aim to acquire recycled plastic benches where possible; or where timber is required we seek to use those from sustainable sources.

### **6.4 Recycling**

Although some parks have dedicated onsite recycling bins, all waste collected from parks be it from standard waste bins, or recycling bins is taken to the North London Waste Authority (NLWA) depot. Materials that can be recycled are extracted and processed accordingly.

Where possible green waste is recycled on-site; grass cuttings are left on the grass; and hedge cuttings are mulched and placed under the hedge or in other areas of the park.

In autumn when a large amount of green waste is generated, that which cannot be used or composted on site is taken to the NLWA depot for recycling. The resulting compost is then collected for use in the parks.

### **6.5 Pollution reduction**

All new machinery used in parks is required to have low vibration levels and low emissions. Machinery is serviced on a regular basis by our in-house parks workshop, helping to ensure low emission and pollution levels. Vehicles meet current emission requirements, and the fleet will comply with the requirements of the London-wide Ultra Low Emission Zone when that is introduced in October 2021 to include Haringey.

We also aim to reduce vehicle emissions through increasing the amount of on-site composting; and through reducing downtime caused by excessive travelling.

Bonfires are not used for safety reasons as well as health concerns due to the smoke.

### **6.6 Water efficiency**



Drought resistant plants and trees are increasingly being chosen by managers to ensure that they survive the drier and warmer months and require less watering during these periods.

## **7. Community Involvement**

### **7.1 Volunteering in parks**

Haringey Council actively supports and encourages volunteering in our parks and green spaces. There are a range of mechanisms to support volunteering and community involvement.

#### **7.1.1 Community Volunteering**

The Conservation Volunteers (TCV) are based at Railway Fields, N4. They deliver conservation volunteer days across the borough on behalf of Haringey Council. They also support delivery of training opportunities as well as development of site-specific conservation action plans.

During 2018-19, TCV delivered 155 conservation days across parks in Haringey, involving over 1,200 volunteers. In addition, 6 training days were provided for volunteers on the following subjects: leadership training, leading guided walks, winter tree identification, environmental education volunteers, wildlife garden design and hedge laying.

While in recent years TCV have not been active in Down Lane Park, there is a Conservation Action Plan detailed later in this document created by TCV that in conjunction with the Friends will be explored in the future

#### **7.1.2 Corporate volunteering**

Haringey Council actively supports companies and corporate volunteers within our parks and green spaces. Corporate volunteering provides an opportunity for employees to be involved in a different experience whilst supporting our management and improvement of green spaces.

During 2018-19, TCV supported 14 corporate volunteer days across the borough with tasks ranging from habitat creation and vegetation management, to creating countryside furniture and nature trails. Additional corporate volunteer days were delivered at parks across Haringey, facilitated by Friends groups.

Specific opportunities for corporate volunteers are included within site Conservation Action Plans (section 8) to ensure that the sessions support wider management of the site whilst providing an engaging and rewarding opportunity for the volunteers.

### **7.2 Haringey Friends of Parks Forum**

The borough-wide Haringey Friends of Parks Forum was set up by Friends groups as an independent network in 2002. It is a coalition of over 40 Friends of parks groups and is committed to protecting and improving open space within the borough. The Friends of Parks Forum meets six times a year.

The Forum provides an opportunity for Friends Groups to work together for the benefit of Haringey's green spaces and green space users. The Forum's ['What We Do and How We Do It'](#) document describes the work of the forum and of individual friends' groups.

Amongst other things the Forum has been effective in lobbying and campaigning for

- better planning policies as they affect open spaces
- more ambitious and effective open space standards
- greater levels of on-site staffing
- giving support to individual Friends' groups

Friends Groups communicate and co-ordinate through the Forum's email list. The Friends Groups liaise closely with all council park services and have been key agents in helping to bring in millions of pounds in external funding to improve facilities for local people.

Over the years they have worked with the Council on achieving Green Flag status for many parks and open spaces. The Forum is supported by the Council and park officers attend a session during the Forum's meetings to take note of each local Friends group's issues, and to discuss wider issues of common concern. The Council is publicly committed to active partnership working with Friends groups and the Forum. Minutes of all Forum meetings are published on the Forum website.

The Forum also works with Haringey Federation of Residents Associations and the Haringey Allotments Forum. It also links up with similar grass-roots residents' Forums and networks throughout the UK through the London Friends Groups Network and the National Federation of Parks and Green Spaces.

### **7.3 Friends of Down Lane Park**

The Friends of Down Lane Park is a voluntary not for profit community group made up of local residents working for the whole community. The group was founded in 2007 to address the specific issues of, Renovations and improvements to the park facilities, Better services including better security in the park, Community/sports development staff to train, run leagues and involve local young people and gaining and keeping Green Flag award for Park. The group have a keen interest in delivering improvements to the park and involving the local community and other groups in its future.

The FoDLP endeavours to play a significant role in ensuring that local community views and aspirations in relation to Down Lane Park and its facilities are taken into account by the Council and other relevant agencies and partner organisations. For this reason, we strongly encourage:

- The active involvement of the local community in the affairs of the Park through a range of meetings, feedback activities and events within Down Lane Park.
- Local residents and families to support our work by becoming a friend of FoDLP

## 7.4 Other community involvement

As Down Lane Park is about to commence a programme of significant improvements enabled through Section 106 developer contributions from nearby regeneration activity, to ensure that any improvements are co-produced with the local community, a User Forum and Community Design Group are in the processes of being set up.

The intention of the User Forum is that it represents a broad range of community views and gives voice to existing groups and new residents alike on the future management and maintenance of the park. The Community Design Group will be a much smaller cross section representing the User Forum set up to help guide the project development.

Amongst the list of current community groups operating at Down Lane Park are LUOS (Living Under One Sun), Pavilion Pre-School nursery (both of who operate out of the pavilion), Chettle Court Rangers football team (who regularly hold football events & activities at the park) and the Harris Academy (who share a boundary with the park).

LUOS has been active in the Tottenham Hale for 16 years, creating accessible community spaces, and providing free frontline community services, activities, events and festivals: for example including a community allotment, cycling and walking groups, creating community gardens and growing spaces such as Markfield House, working with local schools, sharing skills and stories, creating jobs and pathways to employment for residents, and putting on festivals such as Blooming Beds and Bees on Tottenham Marshes. LUOS have built up a wealth of community support, contacts and partnerships with public, private and community sector organisations.



Photo: Living Under One Sun

## 8. Conservation and Heritage

### 8.1 Biodiversity and the Biodiversity Action Plan (BAP)

The term biodiversity refers to the variety of life around us, including plants, animals and the ecological interactions that take place in our environment. Haringey supports a wide diversity of wildlife and habitats ranging from woodland and wildflower meadows to ponds, streams and wetlands.

Haringey's Biodiversity Action Plan (BAP) is currently under review. During 2019-20 a new BAP will be produced, aligned with the new Parks and Open Spaces Strategy. The new BAP will include detail on priority habitats, development of high value ecological corridors and the integration of biodiversity conservation into wider council initiatives. Priorities within the BAP will help support updating or developing Conservation Action Plans for parks in Haringey including Down Lane Park. Down Lane Park has substantial areas of native woodland and scrub planting, and areas managed as meadows. Until a few years ago, the Park was a typical recreation ground, with extensive mown grass and lines of trees around the edge. However, Haringey Council has recently planted up plots of native trees, including birch, hazel and wild cherry. In these areas the grass is left to grow, allowing wildflowers to become established. These enhancements give the site an air of naturalness in an otherwise urban setting.

### 8.2 Habitat representation and nature conservation interests

Down Lane Park covers just over 7ha of green space with a range of habitat types.

Table: Habitats in Down Lane Park

Habitat type	Area (ha)	Percentage
Amenity grassland	3.96	54%
Scattered trees	1.33	18%
Shrubbery	0.06	1%
Native hedge	0.02	0%
Non-native hedge	0.02	0%
Bare artificial	1.12	15%
Semi-imp grassland	0.25	3%
Scrub	0.32	4%
Other	0.30	4%
Total	7.38	100%

Note: Habitat type defined as per the London Survey Methodology. Source [www.gigl.org.uk](http://www.gigl.org.uk). Total area surveyed may not exactly match the park area.

### 8.3 Designation status

Natural England and Local Authorities have a system of designating greenspace depending on certain characteristics and their value - locally, regionally and nationally. Down Lane Park is categorised as a SINC.

Designation	Information
-------------	-------------

Borough Grade II SINC (Site of Importance for Nature Conservation)	Plantations and avenues of trees are the most valuable habitats on site. These have the highest biodiversity value. These provide good nesting sites for common birds and a variety of habitats for invertebrates.
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There are additional designated sites close to Down Lane Park:

Site	Area (ha)	Location	Designation
Tottenham Marshes	40.5ha	West of site	Local SINC (Site of Importance for nature conservation)
The Paddocks	12.12ha	South west of site	Local SINC (Site of Importance for nature conservation)
Wathamstow Wetlands	211ha	South of site	SSSI (Site of Special Scientific Interest)

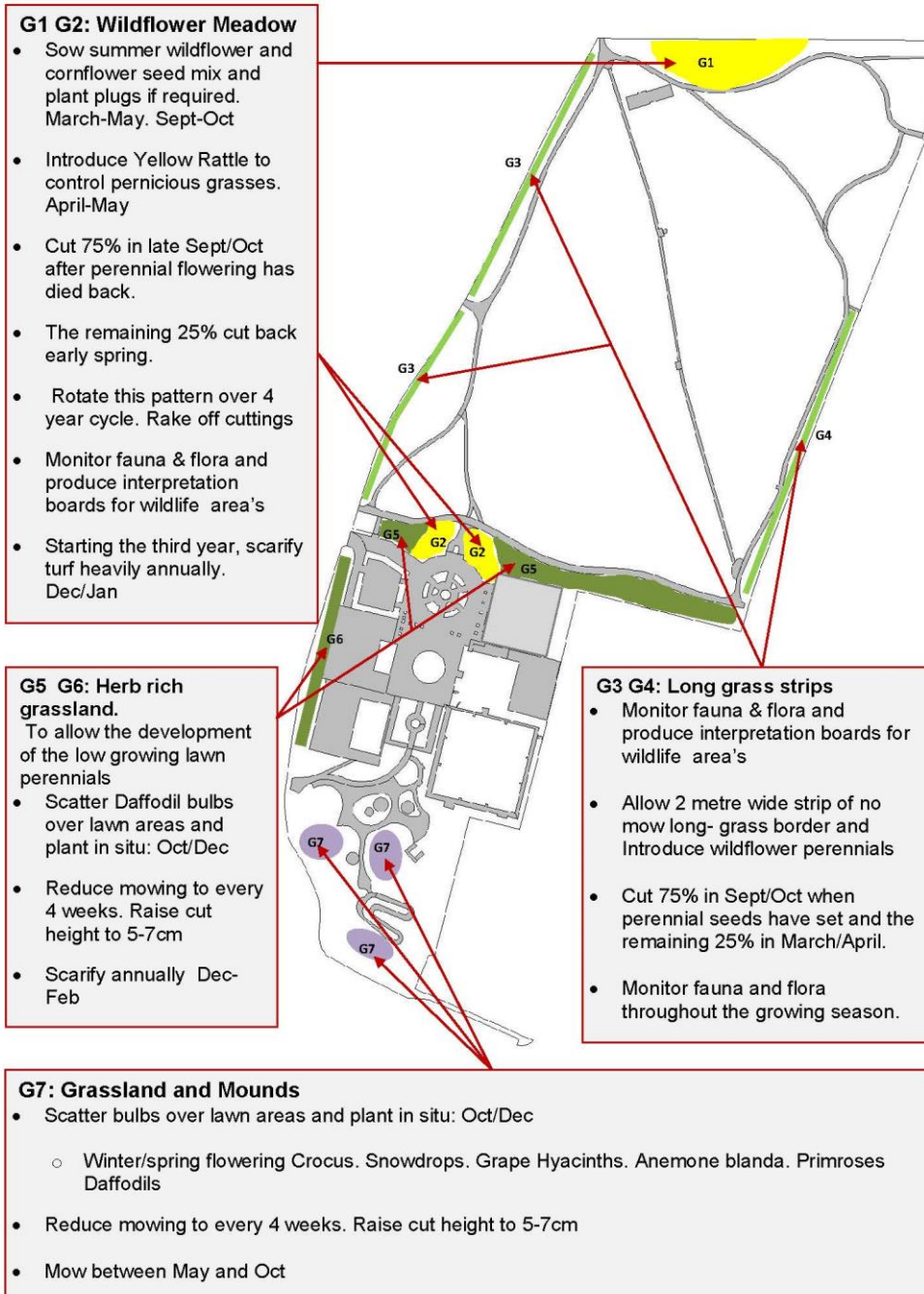
#### 8.4 Conservation Action Plan

At the end of 2013 TCV developed a Conservation Action Plan for Down Lane Park, in partnership with Operations and the Friends of Down Lane, this is shown on pages 46-47 below.

Actions from these Plans will form the basis of not only TCVs work programme throughout 2014 and beyond, but details conservation opportunities that other partners and stakeholders can work on and areas that can be developed as and when opportunities arise.



## Grassland Habitats



Woodland Management Timeline							
Activity	Trim Hedges and shrubs.	Plant perennials and bulbs	Monitor and record fauna & flora.	Tree/shrub Planting, mulching and watering	Mulching and weeding around new plants	Prune shrubs and edge boarders	Mow grass paths. Every 4 weeks
January	W1			W1 W4 W5	W1 W4 W5		
February	W1			W1 W4 W5	W1 W4 W5		
March	W1	W2 W3 W5	All	W1 W4 W5	W1 W4 W5	W5	W2 W3
April		W2 W3 W5	All	water			W2 W3
May		W2 W3 W5	All	water			W2 W3
June			All	water			W2 W3
July			All	water			W2 W3
August			All	water			W2 W3
September			All	water			W2 W3
October		W2,3 Bulbs	All			W5	W2 W3
November		W2,3 Bulbs	All			W5	
December					W1 W4 W5		

Grasslands Management Timeline						
Activity	Scarify herb rich grassland	Plant and Sow wildflower perennials and seed	Plant Bulbs	Cut summer flowering meadow / long grass strips and remove cuttings to habitat piles	Monitor and record plant species in the long grass strips	Mow every 4 weeks, after bulbs have died back. raise cut height 5-7cm
January	G5 G6					
February	G1 G6					
March		G1 G2		25%, G1 G2 G3 G4	G3 G4	
April		G1 G2			G3 G4	
May		G1 G2			G3 G4	G5 G6 G7
June					G3 G4	G5 G6 G7
July					G3 G4	G5 G6 G7
August					G3 G4	G5 G6 G7
September		G1 G2		75%, G1,G2 G3 G4	G3 G4	G5 G6 G7
October		G1 G2	G5 G6 G7	75%, G1,G2 G3 G4	G3 G4	G5 G6 G7
November			G5 G6 G7		G3 G4	G5 G6 G7
December	G1 G6					

## **8.5 Local history**

Tottenham Hale takes its name from the Old English 'hale' which means to pull or haul. This was acquired from the many years of hoisting timber to and from the old Tottenham Wood to the River Lea.

Tottenham Hale was part of an area of marshland and forest until the 17<sup>th</sup> century, when much of the woodland was cleared to create arable land. Much of the marshland was developed to create several reservoirs, serving London, from the mid 19<sup>th</sup> century. Only small areas of the marsh remain today at the Tottenham Marshes, north east of Down Lane Park.

In 1840 the Great Eastern Railway was built on 53 acres of Lammas Land (common grazing land) and the line went from Stratford to Broxbourne, running through the east of the borough with a station called Tottenham (now Tottenham Hale). With the railway came industrial development and historical maps show factories manufacturing rubber products and pencils developing from the mid 19<sup>th</sup> century. Encroaching on the old site of Down Lane itself were factories such as Berol (then Eagle Pencils), and associated intensive residential development.

In 1903 Tottenham Urban District Council established a refuse destructor immediately north of Down Lane Park. This site served as London Borough of Haringey's cleansing headquarters for many years, and is today a Reuse and Recycling Centre for residential use.

Open land was further reduced by 1920 and buildings and development continued to fill areas not reserved for recreation. To the east of Down Lane Park factories were built along the railway eroding away much of the adjacent marsh land. By 1960 the area was heavily urbanised with industrial land uses along the railway corridor and housing totally surrounding Down Lane Park.

## **8.6 Site history**

Down Lane Recreation Ground (as it was originally called) was part of a larger landscape or arable land and common grazing land until the railway was built in 1840, which severed the land from its surroundings.

Between 1892 and 1931, Tottenham Urban District Council acquired 356 acres of land for public recreation. Bruce Castle Park, Chestnuts Park, Downhills Park and Markfield Park were amongst the parks created in this period in addition to Down Lane Park.

Down Lane Park covered an area of 19.5 acres and was formerly a part of the Lammas Land (common grazing land) in the area. It was purchased in 1900 by the Council and was opened as Down Fields Recreation Ground on the 11 May 1907. The park developed as a popular local resource with a running track and tennis courts.

Down Lane School was built to the lower west side of the park and opened in 1911. It is unclear if the school used the park for recreation but following a reorganisation of schools, Down Lane School was closed in 1967 and demolished in the 1980s.

The school land was given over to the park and an equivalent area of land was removed from the upper park in 1989 to allow for Ashley Road and the adjacent business park to be developed.

The gate piers, fencing and caretaker's house are all that remains of the old school. By 1990 the park occupied the same area of land that we see today.

To reflect the later introduction of wider facilities on site Down Lane Recreation Ground was renamed Down Lane Park in 2010.

## **9. Marketing and communications**

### **9.1 The marketing approach**

Marketing Down Lane Park involves more than simply publicising and promoting the park, it also involves listening to the users of the park. Our main aim is to put the needs and concerns of stakeholders, park users and residents at the centre of business marketing approach.

This section outlines how facilities and activities at Down Lane Park are promoted and publicised and how users are positioned at the centre of the business.

### **9.2 Websites**

[www.haringey.gov.uk/greenspaces](http://www.haringey.gov.uk/greenspaces)

The Haringey website contains extensive information on the borough's parks and open spaces, including Down Lane Park. Information such as location, facilities and transport links for all Haringey parks and open spaces is available.

Policy information such as the Parks and Open Spaces Strategy which draws upon a range of information and seeks to establish a long- term vision for the borough's parks and open spaces is also available.

Information detailing the Council's partnerships with Friends Groups, The Conservation Volunteers and the Metropolitan Police is available online along with links to their websites.

Detailed information on the Green Flag Award with clear links to the Green Flag park pages within the LBH site can be viewed.

Stakeholders of the park such as the Friends also maintain a website/Facebook page: <http://fdlp.org.uk/>

### **9.3 Social media**

Social Media is now a regular way of communicating information between relevant parties and beyond. Haringey Council encourages all partners to use social media when communicating with communities.

[@haringeycouncil](https://www.facebook.com/haringeycouncil)

Haringey Council has a Twitter feed with just under 17,000 followers and is used as a two-fold approach: to proactively release live information to keep people informed and updated and respond to queries and complaints posted by others. This is checked throughout the day and provides residents and visitors with another communication channel.

The Council also uses other forms of communication such as Facebook and YouTube.

[www.facebook.com/haringeycouncil](http://www.facebook.com/haringeycouncil)

[www.youtube.com/haringeycouncil](http://www.youtube.com/haringeycouncil)

We also like to keep our resident's in the loop about the events that are taking place, and regularly ask that stakeholders and park hirers submit details about their event on the Council website for FREE, on our "What's On" listings section at

[www.haringey.gov.uk/add-event](http://www.haringey.gov.uk/add-event)

## 9.4 Publications

Haringey People is the Council magazine, distributed six times a year by direct mail to all households within the borough. The magazine is produced by the Council's Central Communications Team which has editorial control over the content.

<https://www.haringey.gov.uk/news-and-events/haringey-people-magazine>

Several articles are published each year promoting the borough's parks as well as the work and events that key stakeholders and partners organise in parks throughout the year.

## 9.5 Notice boards

In 2014 a set of guidelines detailing how notice boards within parks should be used, maintained and what information can be displayed were issued with the expectation that all those with an interest and access to the notice boards will adhere to them.

In 2019 we developed a simple A2, updateable poster that gives key contact information for council and other public services. Cp to check locations Friday

## 9.6 Campaigns

There are several national campaigns that Haringey Council support and promote via social media to highlight key issues affecting the borough's parks and open spaces. These include:

- Litter awareness campaign – encouraging users to dispose of their litter responsibly.
- Neighbourhood Watches – encouraging creation of new watches and increased membership
- Trees Awareness – aimed at highlighting tree planting, tree identification, maintenance and removal and why. Along with National Tree Week.
- Volunteering and Friends Groups – promoting the work groups do, the benefits they bring to communities and encouraging volunteering
- Love Parks Week – Encouraging stakeholders and Friends to promote and highlight the borough's parks and the events that they put on.
- The Big Lunch- supporting and promoting via social media the Big Lunch events happening across the borough, with focus on shared picnics in our parks and green spaces.



- The Great Get Together- supporting and promoting the national campaign to celebrate and promote community cohesion. We have streamlined the application form for this event to make it even easier for residents and park users to take part.
- Play Weekend- supporting the Play Streets initiative to encourage more active play within communities
- Playday- supporting the National Summer event to promote active play for children, young people and families. We work closely with our colleagues in the Active Communities Team to support community involvement and uptake.

## **9.7 Awards**

In 2019 22 parks managed by Haringey Council retained their Green Flag status, an external recognition for quality parks and open spaces.

Haringey Council is committed to managing its parks under the Green Flag criteria and aim for accreditation for all its parks and in 2016 entered into the Green Flag Group Award application.

In 2018 a total of 22 parks managed by Haringey Council were awarded Green Flag status, an external recognition for quality parks and open spaces. Down Lane Park was one of these. However, a subsequent mystery shopping assessment found a number of concerns which jeopardised Down Lane Park's Green Flag status.

The council has responded by addressing the issues highlighted in the report and will submit a reapplication for a Green Flag assessment in the summer of 2019.

Haringey Council is committed to the Green Flag scheme and is seeking to secure Green Flag status for at least 22 parks in 2019.

## **9.8 Tree and bench sponsorship**

A sponsorship scheme is provided where members of the public can sponsor the planting of a tree or the installation of a bench in any Council run park and open space. This can be done to commemorate a loved one or an event.

The sponsor pays for the item and planting / installation, thereafter the Council maintains it subject to certain conditions. Should sponsors wish to, they can also help in maintaining their item.

## **9.9 Consultation and market research**

Haringey is committed to listening to the views and ideas of our stakeholders, park users and residents. Council officers attend the Friends of Parks Forum on a bi-monthly basis and maintain open channels of communication with key stakeholders. This is a good way to listen to concerns and engage in a constructive dialogue about individual parks.

When planning any new project work within parks, we make sure that key stakeholders are included in discussions from the beginning of the process and where possible hold open engagement sessions so we can listen to the thoughts, needs and concerns of the wider park community.

Budget reductions have limited our capacity to undertake regular surveys of park users. We include a question about satisfaction with parks in a borough-wide survey about environmental and waste services. The survey is commissioned by Veolia.

In 2018, four in five respondents to the survey (80%) said that they were satisfied or very satisfied with parks. This is slightly down from 2016 (81%) but in 2018 parks was the service with the environmental and waste service with the highest satisfaction rating.

We are aware that we need more knowledge of user satisfaction with individual parks and local people's priorities for their local park. We are planning to survey park users in 2019-20 to ensure that we are working in the right direction for users and in line with the priorities and outcomes of the Borough Plan.

## 10. Management

### 10.1 Setting the financial scene

The parks service gross budget for 2017/18 was a total of £5.1m with a revenue income of £4.5m and operated a net deficit of £600k. According to a survey by Parks for London this represents the second lowest operating deficit in London.

Whilst the service has borne its share of austerity related budget reductions, in recent years the service has chosen to focus on generating additional income to mitigate these reductions rather than impact service delivery on the ground. The service has managed this by growing the amount of income generated through: -

- Increasing the number of park properties let
- Increasing the number paying a market rent,
- Growing the number of commercial events
- Growing the level of filming income
- Increasing the range of services offered to other organisations

A breakdown of the 2017/18 revenue budget is set out below: -

a) Revenue Expenditure – Employees, Premises, Transport, Supplies and Services, Third Party Payments, Support Services etc

a. Total Parks expenditure	£5,142,184
b. Employees	£2,665,995
c. Premises related expenditure	£534,054
d. Transport related expenditure	£144,885
e. Supplies and Services	£398,471
f. Third Party Payments	£662,463
g. Support Services	£583,987
h. Capital Charges	£152,330

b) Revenue Income - Customer and Client Receipts, Recharges etc

a. Total Revenue Income	£4,467,442
b. Customer and Client Receipts	£3,753,447

c. Recharges £713,995

The council seeks to secure external investment from a number of sources. The council has its own ten-year capital strategy which currently includes over £11m of capital funding for parks.. The services seeks to add to this sum and has secured further investment from the following sources over recent years:

Section 106  
 Community Infrastructure Levy  
 National Lottery  
 London Marathon Charitable Trust  
 Environmental Funds  
 Greater London Council  
 Event Income

Another important part of the overall funding mix is the fundraising carried out by Friends Groups across the borough. A wide variety of groups have been able to secure funds to deliver the priorities they identified. In 2017/18 the council directly invested the following amounts: -

c) Capital Expenditure – names of Capital schemes and expenditure on each scheme.

a. Park Asset Management	£377,288
b. Active Life in Parks	£263,477
c. Parkland Walk Bridges	£126,780

The Council continues to face significant financial challenges with many millions of pounds of savings to find over the coming years. A goal therefore for the service over the coming years is to maintain a stable budget position and therefore continuing with a strategy to generate additional income will be an important financial focus for the service.

## 10.2 Management structure

The Parks Service sits within the Environment and Neighbourhoods Directorate and is overseen by the Director and the Cabinet Member for Environment.

The service is organised across Commissioning and Client Services and Operations business units.

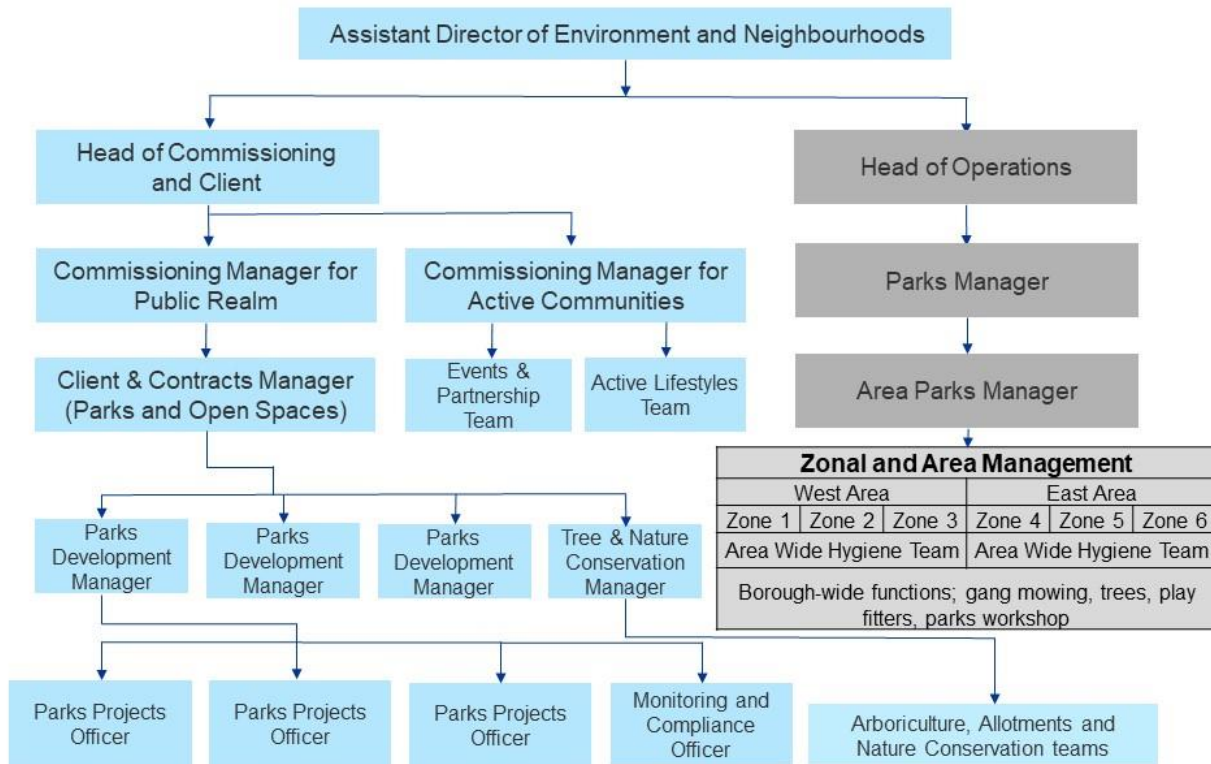
Responsibility for the service falls to the respective heads of each business unit and they are supported by two commissioning managers and a parks manager.

The structure chart (below) shows the three core strands of the parks service which are:

- Park Operations Team – this team takes the lead on all day to day operational aspects of maintaining each green flag park.
- Active Communities Team – this team takes the lead on all event management, community activation in the park, partnership working and small grant awards. This team also secures sport related external funding

- Public Realm Team – this team takes the lead on asset management, investment in parks, policy development, nature conservation and arboriculture.

## Haringey park structure chart (April 2019)



These three core teams are supported internally by colleagues across Community Safety and Enforcement, Planning Services, Regeneration, Adults and Children’s services on a variety of issues from homelessness, to new cycle routes, to improvement in existing green spaces and access and activities for older and young people.

External support for the service comes through the Friends Forum, our partners within the Police and The Conservation Volunteers alongside organisations such as Parks for London, Keep Britain Tidy and APSE.

### 10.3 Borough Plan 2019-2023

Following the local elections in May 2018 the new council and its partners have developed a Borough Plan setting out their vision and priorities for the next four years. Following extensive public consultation, it was agreed by Cabinet in February 2019.

The plan sets out the council’s priorities and the outcomes it seeks to achieve. Outcome 10 of the plan is for “a healthier, active and greener place”. The plan places importance on the role of parks and open spaces in delivering this outcome through four objectives.

Objective 10a is to “Protect and improve parks, open space, and green space, promoting community use”.

The Plan identifies several ways in which this will be achieved:

- Continue with partners to invest in our parks with over £15 million of improvements planned over the next five years, including new playgrounds and sports facilities.
- Develop a new Parks and Open Spaces strategy and consult with partners and local communities about how we will work together to protect, enhance and, where possible, extend green and open space in Haringey.
- Promote the use of our parks for a wide range of events and activities, including more community use.
- Plant more trees to make our streets and open spaces greener.
- Work with partners, including Environmental Community Groups, to maintain the borough's watercourses, maximising their environmental and health benefits

Parks are also important in delivering Objective 10b of the plan. It is to “increase the levels of physical activity across the borough” by “creating healthier places, including parks and open spaces, in line with the Mayor of London’s Healthy Streets plan...”

However, we cannot achieve the priorities in the plan on our own. We trust that our partners locally and our residents will work together with us on achieving them.

The Borough Plan 2019-2023 can be found at:

[https://www.haringey.gov.uk/sites/haringeygovuk/files/borough\\_plan\\_2019-23.pdf](https://www.haringey.gov.uk/sites/haringeygovuk/files/borough_plan_2019-23.pdf)

#### **10.4 Parks and Open Spaces Strategy**

The last open space strategy was adopted in 2006.

Work has begun on developing a new strategy for parks and open spaces. The importance of a new parks and open spaces strategy is underlined by the explicit reference to it in Borough Plan 2019-2023.

The new strategy will build on the Parks Scrutiny Review that took place in March 2018. It will be co-produced with Friends, residents and councillors. As part of the process there will be a series of workshops and a period of public consultation.

The strategy will set out the ambitions for the service over the next 10 years. It will set out approaches to the maintenance, management and usage of parks. It will also set out clear policy positions on issues relating to parks and open spaces. In some cases new policies will need to be developed (such as security in parks and licensable activity).

The strategy will also describe the funding landscape. One key element of this will be to balancing revenue funding for the service against the agreed service standards. It will also provide a context to inform the long-term capital strategy including mapping out the external funding opportunities that can be used to the benefit of the service

The timetable is for a draft strategy to have been agreed, following public consultation by the end of 2019 and for Cabinet to agree the document early in 2020.



## **10.5 The Greenest Borough Strategy**

Haringey's Greenest Borough Strategy responds to growing concerns around climate change. The Strategy sets out the Council's and its partners commitment to tackle climate change under a number of key environmental policies to ensure achievement of their 'green' vision over a ten year period, and details what the council, its partners and the public can do to contribute.

More information can be found here: [www.haringey.gov.uk/greenest-borough](http://www.haringey.gov.uk/greenest-borough)

## **10.6 The Health & Wellbeing Strategy**

This strategy aims to reduce health inequalities through working with communities and residents to improve opportunities for adults and children to enjoy a healthy, safe and fulfilling life, through a number of key outcomes.

Those that specifically relate to parks include increasing physical activity and improving health and mental wellbeing.

More information can be found here: [www.haringey.gov.uk/hwbstrategy](http://www.haringey.gov.uk/hwbstrategy)

## **10.7 Finance and funding**

The revenue budget for Down Lane Park sits within the overall Parks Operations.

Capital expenditure on parks and open spaces is planned at a borough level rather than at an individual park level. Match funding and other sources of external funding are sought wherever possible.

### **10.7.1 Parks and open spaces Small Grant Scheme**

The Parks and Open Space Small Grant Scheme has been running for a number of years. The scheme offers community groups associated with parks and open spaces - such as Friends of Parks groups – to bid for funding of up to £1000. The funding is to support and develop community activity to help meet the council's aims and priorities for improving the borough's parks and open spaces. The budget available in 2018/19 was £40,000 and is expected to be again in 2019/20.

More information can be found here: [www.haringey.gov.uk/parkssmallgrants](http://www.haringey.gov.uk/parkssmallgrants)

### **10.7.2 Events income**

At the end of 2013 a review of the parks events policy was conducted to inform and guide changes of how events would take place in the borough's parks, and also realign and invest income from parks events back into park improvements.

Income generated from events in parks and open spaces will be used in the first instance to meet the parks event income target in each year.

The application and booking fees will be utilised to fund the staffing costs of the booking and event management process.

Surplus income will initially be used to support and develop community led festivals and events in parks across the borough and offer training opportunities for community event organisers. £20,000 additional funding will be made available as part of the small grants scheme, as detailed above.

Any additional income generated will be ring fenced to be reinvested back into parks maintenance across the borough. Where significant sums of money are generated in individual parks the reinvestment needs of that park will be addressed first before redistributing the remainder of any funds to other parks.

All applicants to hold event will be charged a flat rate fee dependent on their event to cover the cost of the environmental impact on the park.

The environmental impact income will be kept separate from other income received in respect of events. This additional income can be used by the Friends of the park in which the event was held to address their immediate priorities for the park.

## 11. Improving Down Lane Park

Over and above scheduled maintenance operations at Down Lane Park, a number of reactive asset improvement works have recently been completed or commissioned:

Heading	Action	Target completion
A welcoming Place	Entrance signage updated to reflect new Corporate style	Completed
	Straightening, cleansing of graffiti removal of bins, renovation	Completed
	Wall outside park keepers' office repaired	Completed
A clean and well-maintained park	Installation of a new AGP	Completed
	Repaired MUGA	Completed
	Repaired outdoor Gym with new components	Completed
Healthy, safe and secure	Quick win: Temporary lighting to be installed in line with community feedback and further consultation	February 2022
	Quick win: New cycle stands commissioned in line with community feedback and further consultation	February 2022
A sustainable place	Removal of all dog bins	Completed
Community Involvement	Setting up of a new User Forum & Community Design Group	January 2022
	Enter LUOS into formal lease for the pavilion and address repairs	Completed
Conservation and Heritage		
Marketing and communication		
Management	Allocation of a dedicated Parks Zonal Officer as zonal lead for Zone 5; in which Down Lane Park sits, with responsibility for regular asset inspections, non-emergency asset repairs, management plan input, project identification, liaison with Friends Groups, Councillor liaison and identification of volunteering opportunities	In place
	Creation of a new locally recruited Gardener role	February 2022

Table 5. Reactive asset improvements DL

## 12. Action plan

Down Lane Park currently has been identified in the Tottenham Hale Green and Open Spaces Strategy as a key site to redevelop during the Tottenham Hale Regeneration programme, therefore many of the listed improvement are likely to be included/alterd or amended in the design stages as the project develops. The project has a whole is likely to take 4-5 years to complete. Currently, there is a dedicated member of staff assigned to this project.

Heading	Action	Priority (H/M/L)	Responsible	Approx. cost	Funding source	Target completion
A welcoming Place	Improved access for smaller entrances. This should include a review of DDA compliance.	M	Part of the planned masterplan for the site via the Regeneration team	tba	Section 106/Developer contributions/Capital project budget	2024
	Quick win: Installation of cycle stands around the pavilion	H	Parks & Leisure	£5,000	Parks & Leisure	January/February 2022
	Installation of directional signage (finger posts) directing people to the café/toilets/community hub	H	Parks & Leisure	c£2k	Parks & Leisure	Before March 2022
A clean and well-maintained park	New bins incorporating signage for use for dog waste	L	Dedicated PO	£3000-£4000	Regeneration funding: Made up of: Council capital Developers contributions External funding.	2024
	New landscaped areas (including SuDS provision)	M	Dedicated PO	tba	Regeneration funding: Made up of:	2024

Heading	Action	Priority (H/M/L)	Responsible	Approx. cost	Funding source	Target completion
					Council capital Developers contributions External funding.	
	Quick win: New dedicated Gardener post created for Down Lane Park	H	Parks & Leisure	tbc	Parks & Leisure budgets	February 2022
	Improved and redesigned hub area	M	Dedicated PO	tba	Regeneration funding: Made up of: Council capital Developers contributions External funding.	2024
Healthy, safe and secure	New Play area	M	Dedicated PO	tba	Regeneration funding: Made up of: Council capital Developers contributions External funding.	2024
	Ensure existing lighting is working properly	H	Highways for street lighting and Active Communities for sports lighting	tbc	Highways/Parks & Leisure	December 2021/January 2022
	Quick win: Temporary lighting (£20k - £25k) from Park View Road to the pavilion and for the depot area)	H	Parks & Leisure	c£20k	Parks	February 2022



Heading	Action	Priority (H/M/L)	Responsible	Approx. cost	Funding source	Target completion
	Updated permanent lighting	H	Dedicated PO	tbc	Regeneration funding: Made up of: Council capital Developers contributions External funding.	2024
	Revised routeways	M	Dedicated PO	tba	Regeneration funding: Made up of: Council capital Developers contributions External funding.	2024
A sustainable place	Lease for Pavilion to be explored	H	Dedicated PO/Strategic Property/Corporate Landlord	tba	Parks & Leisure	Completed
	Funding opportunities to be explored	H	Parks & Leisure/Regeneration	tbc	GLA's Green & Resilient Places	January 2022
	Link sports lighting to ClubSpark gate and pitch booking system	H	Active Communities team	tbc	Parks & Leisure/Regeneration	By March 2022
	Ensure the AGP is brushed/cleaned twice a week in line with the manufacturer's guidance and warrantee	H	Parks Operations	tbc	Parks & Leisure	Ongoing
Community Involvement	Work with existing Friends and new volunteer opportunities	H	Dedicated Parks Zonal Officer/Volunteering	tbc	tbc	Completed

Heading	Action	Priority (H/M/L)	Responsible	Approx. cost	Funding source	Target completion
	to increase Friends' membership and increase volunteer numbers		Officer/Community Engagement Officer			
	Help set up and support a User Forum and Community Design Group to engage with over the development of the park masterplan and its ongoing management and maintenance	H	Regeneration/Parks & Leisure	tbc	Regeneration funding: Made up of: Council capital Developers contributions External funding.	December 2021/January 2022
	Review tennis court management arrangements	H	Dedicated PO	minimal	n/a	2020
Conservation and Heritage	Work with Friends Group and TCV to examine current and future nature conservation requirements.	M	Biodiversity Officer	minimal	n/a	ongoing
	To explore improvements throughout Park with regard to conservation in particular entrance improvements	H	Dedicated PO	tba	Regeneration funding: Made up of: Council capital Developers contributions External funding.	Design stage

Heading	Action	Priority (H/M/L)	Responsible	Approx. cost	Funding source	Target completion
Marketing and communication	All site signage to be upgraded to reflect new corporate style	M	Dedicated PO	£3000	Regeneration funding: Made up of: Council capital Developers contributions External funding.	Design stage
Management	Commence using ConfirmConnect for site inspections, once back-office set-up is complete	H	PO	£0	n/a	May 2019

Table 6. Outline of key improvements works to Down Lane Park

**The Friends’ and key stakeholders’ top 3 priorities for Down Lane Park in 2022 are:**

The Friends of Down Lane Park	1:
	2:
	3:
LUOS (Living Under One Sun)	1:
	2:
	3:
Pre-school pavilion/Nursery	1:
	2:
	3:

Image 32: Stakeholders’ top priorities

