

Appendix 7: OSPFF

Asset Management Plan

Outdoor Sports and Play Facilities Framework (OSPFF)

2016 - 2026

Summary

(Updated May 2022)

Introduction

Given the notable changes to Haringey in terms of significant population growth, regeneration and housing development as well as the advent of changing national planning policy, there was a pressing need for the Council to undertake a robust, evidence based review of the outdoor sporting and play needs in Haringey including the policy implications and associated investment needs that this review would make evident. The previous review of outdoor sports and play facilities was contained within the Atkins Report of 2004.

The Outdoor Sports and Play Facilities Framework (OSPFF) set out to achieve:

- The production of an up to date assessment of needs and opportunities for all formal sport and play facilities across the borough
- The provision of an evidence base to inform future revenue and capital expenditure decisions.
- The development of a priority list of deliverable capital projects with a view that they will attract significant external funding support (where the evidence supports supply shortfalls)
- The evidence to inform the corporate Asset Management Plan
- The provision of a core document to inform and underpin the Council's 'Infrastructure Delivery Plan' supporting the preparation of the Local Development Plan and future alterations to the Community Infrastructure Levy
- The basis to ensure that outdoor sport and play provision is as good as possible in order for it to contribute to reducing inactivity across the borough

In considering the need for such an extensive piece of work, it should be noted that external funding bodies such as Sport England (SE) and the Football Association (FA) are indicating that they would like to invest in Haringey but this Framework would be a prerequisite for them to consider funding applications.

The outputs arising from the work to develop the OSPFF are:

- The Outdoor Sports and Play Facility Framework
- The above documents key appendix:
 - The Playing Pitch Strategy
- Appendices to these documents are:
 - Tennis Needs Assessment
 - Cricket Needs Assessment
 - Football Needs Assessment
 - Rugby Union Needs Assessment
 - Rugby League Needs Assessment

Specific Drivers for the Strategy

Strategic Document	Strategic Priority
Building A Stronger Haringey Together: Corporate Plan 2015-18	<ul style="list-style-type: none"> We will instigate prevention in all areas of council activity, including smarter travel and fewer journeys by car to reduce congestion and increase physical activity, and greater use of parks and leisure to improve health and wellbeing.
Haringey's Health and Wellbeing Strategy 2015-18	<ul style="list-style-type: none"> Fewer children and young people will be overweight or obese. More adults will be physically active. Haringey is a healthy place to live.
Haringey Physical Activity and Sport Framework 2015-19	<ul style="list-style-type: none"> More people regularly taking part in physical activity and sport. Provide a range of accessible, high quality and well used facilities, parks and open spaces that encourage people to be physically active.
Haringey Outdoor Sports & Play Facilities Framework 2016-26 (including PPS)	<ul style="list-style-type: none"> Ensure that there is a range of accessible, high quality and well used outdoor sports and play facilities across Haringey, which encourage people to participate in outdoor sports and physical activity.

The Process

The process is dictated by the guidance provided by Sport England;

- Playing Pitch Strategy Methodology
- Assessing Needs and Opportunities Guidance

For the Play Assessment the methodology was informed by:

- Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard (Fields in Trust 2015)
- Shaping Neighbourhoods: Play and Informal Recreation (Mayor of London's 2012 Supplementary Planning Guidance)

Key to ensuring buy in from interested parties is the consultative approach adopted; lead by a Steering Group made up of officers from:

- Parks & Leisure
- Property
- Planning
- Regeneration
- Homes for Haringey
- Sport England

- National Governing Bodies of Sport
- Fusion

Following the methodology, the supply and demand information was collected.

From the information gathered the current and potential future picture of provision was developed and key findings and issues were identified. Scenario testing was also undertaken to establish the likely results if certain recommendations were taken forward. This testing provided further evidence for the adoption of the policy recommendations and priority projects.

This analysis of the information and views gathered from the extensive consultation underpins the development of a priority capital project list and policy recommendations around asset management and related matters.

OSPFF: Main Findings

General

- Physical activity and sport participation levels are measured by Sport England's annual Active People Survey. Generally, Haringey's activity levels are slightly above average compared to other London boroughs and the rest of England. However, in the east of the borough activity levels are in the lowest quartile and a great cause for concern considering the health impacts of inactivity and the resultant human, social and economic costs.
- Regrettably, in line with national trends activity levels also tend to be lower for women, older people and disabled people. Women from certain BME groups such as Asian women have significantly lower activity levels than other groups.
- One of the most popular sports in the borough is football. Running and jogging are also popular.
- Current trends in sport are for people to participate in more informal settings (i.e. casually and not part of a sports club and a formal competitive structure)

Cricket

- Bull Lane Playing Fields a priority site for development as there is no cricket provision in the east of the borough.

Football

- Over use of grass pitches and issues such as poor drainage and water logging
- Supply not meeting the significant actual and latent demand

Rugby League and Rugby Union

- Lack of quality grass pitches

Other Outdoor Sports

- Increasing demand, particularly in the east of the borough.
- A need for continuing investment in Multi Use Games Areas (MUGAs) and tennis courts, particularly in areas of regeneration/housing renewal and where there is an open space shortfall.

- The popularity of Outdoor Gyms is also noted
- Play
- A good range of provision particularly in the east of the Borough but of varying quality.
- An ongoing need for investment to ensure play areas remain safe and attractive to use.

Conclusions

- To meet current and future football demand within the fixed envelop of land available there is a need to migrate demand to high quality artificial pitches (3G) with floodlights that have very high carrying capacities for both games and training. The FA supports this view.
- General recreation use of parks and open space (rather than just being used for football) which is more attractive to women and girls should be sought where possible when football usage is migrated onto 3G.
- Available parks capital allocations should be used proactively to attract external match funding and synergy with regeneration developments should be sought (where possible) and this invested over the next ten years.
- Assets should be utilised where possible to reduce subsidy and attract more women and girls into active leisure e.g:
 - Tennis on line booking and charging
 - More netball line markings
 - Grass utilised for general recreation rather than organised football
 - New developments as a result of regeneration and housing renewal should include multi use games areas and children's play areas.

OS&PFF: Policy Recommendations

- Maintain and improve standards of play and sports facilities particularly in areas of housing renewal and regeneration
- Support the development of new strategically located full size floodlit Third Generation (3G) Artificial Grass Pitches (AGPs)
- When the supply of 3G AGP's is sufficient; take some grass pitches out of supply and re-provision these areas to allow for more informal recreation, including casual football, jogging, volleyball, small games, family picnics etc
- Aim to lease playing pitch assets to a suitable and sustainable community organisations where possible

- Strategically support other providers of sports and play facilities to fund and carry out improvement works.
- Introduce on line booking, more focussed tennis development and charging at tennis courts under Council control
- Improvement works to parks for the purposes of sport and play should include where possible more general works to ensure the environment is as attractive as possible for general recreation purposes (e.g. better walking and cycling) and the general amenity value improved.

Contribution to the Corporate Plan and Health and Wellbeing Strategy

All five Priority Boards have been consulted with and views sought around the development of the OSPFF.

In doing so, the key question asked was:

- ‘How can the OSPFF add value to the outcomes you are seeking?’

	Corporate Plan Priority 2015 - 18	OSPFF
1	Enable every child and young person to have the best start in life, with high quality education	Physical literacy, physical fitness and reductions in obesity from children playing/moving more
2	Enable all adults live healthy, long and fulfilling lives	Good play and sport facilities in our parks that are easy and welcoming to access will contribute to increasing rates of physical activity and will thus reduce the amount of people having to cope with long term conditions and assist people to self manage existing conditions.
3	A clean, well maintained and safe borough where people are proud to live and work	Clean, well maintained and safe parks with outstanding outdoor sports and play facilities contributing to efficiencies, strong partnerships and community resilience
4	Sustainable housing, growth and employment	Inward investment of circa £8M over 10 years to improve outdoor sports and play facilities and make places such as Tottenham even better. Including opportunities to seek synergy around other infrastructure development, business and job creation and community development.
5	Create homes and communities where people chose to live and are able to thrive	Good sport and play facilities make up part of the transformation of communities where there is regeneration and estate renewal; and help people connect better to their communities.

	Health and Wellbeing Strategy 2015-18	OSPFF
1	Reducing obesity	Haringey is a healthy place to live with more people physically active in our parks contributing to reductions in obesity rates
2	Increasing healthy life expectancy	More people can do more to look after themselves by accessing good quality outdoor sport and play facilities.
3	Improving mental health and wellbeing	Interaction with green space and physical activity, particularly outdoors has a positive impact on mental well being

OSPFF: Council Priority Projects

Note: all projects are subject to change related to external funding opportunities, regeneration/developer activity, safety considerations and the availability of other opportunities that can be exploited to improve outdoor play and sports facilities.

NB: Homes for Haringey sites were assessed but are not part of this list

Wards not covered

1. Bruce Grove – currently no suitable open space/park
2. Crouch End – currently no suitable open space/park
3. Highgate – currently no suitable open space/park
4. Hornsey – note refurbishments planned for Priory Park
5. Northumberland Park - currently no suitable open space/park

Criteria for Project Selection

- 1 Safety considerations
- 2 OSPFF findings
- 3 Corporate Plan Priorities - e.g impact on reducing inequalities
- 4 Ability to achieve external funding – note:
 - Areas of deprivation generally score higher with external funders;
 - Certain sports e.g. football and tennis have more funds available
 - Developer contributions are important to realise many projects
- 5 A fit with a regeneration project/estate renewal/development
- 6 Resident and member engagement/Ward priority
- 7 Opportunity to be exploited for the benefit of a potential project e.g. private financial backing
- 8 Potential of a project to save expenditure and/or generate income for the Council

Project List Updated March 2022

Project	Ward	Likely Year of delivery	Cost
Completed			
Brunswick Park – Upgrade MUGA, install Outdoor Gym and landscape works	Tottenham Green	2017 Completed	Completed
Stationers Park – Refurbish under 8’s play provision	Stroud Green	2017 Completed	Completed
Muswell Hill Playing Fields – upgrade grass pitches (Stage 1)	Fortis Green	2017 Completed	Completed
Lordship Rec – Upgrade MUGA	West Green	2017 Completed	Completed
Gladesmore Community School – upgrade all weather AGP to 3G with lighting	Seven Sisters	Project no longer viable	Completed
Perth Rd – upgrade rugby pitch with training lights	Woodside	2018 Completed by Rhinos Rugby Club 2019	Completed
Springfield Park N11 – Refurbish Play – surface works	Bounds Green	2018 Completed	Completed
Finsbury Park – Netball Court improvements	Harringay	2018 Completed 2019	Completed
Sturrock Cl Estate (HfH) – Refurbish Play	St Ann’s	2018 Completed 2019	Completed
Rheola Close Estate (HfH) – Replacement of play equipment	Tottenham Hale	2018 Completed 2019	Completed
Kenneth Robbins House (HfH) – Replacement of play equipment and cycle rack installation	Northumberland Park	2018 Completed 2019	Completed
Acacia Road Estate, Winkfield Road (HfH) – under 5 play area upgrade	Woodside	2019 completed	Completed
18 Green Flag parks with play facilities. Uplift appropriate to the site and budget constraints	Various at 18 locations	2019 - Completed	Completed
Craven Park Rd (HfH) – New play equipment	Seven Sisters	Completed 2019	Completed
Markfield Bowling Green converted to all weather	Seven Sisters	Completed Nov 2019	Completed

5V5, netball & other. Install a small Outdoor Gym			
White Hart Lane Rec – Install Outdoor Gym	Woodside	Completed March 2020	Completed
Finsbury Park Tennis Court upgrade to be carried out by our partner Access to Sports who lease the courts	Harringay	Completed May 2020 By Access to Sport	Completed
Downhills Park –Install an outdoor gym	West Green	Outdoor gym completed 2019	Completed
Elizabeth Place – Refurbish Play – replace surface and equipment	Tottenham Green	MUGA 2018 – Play upgrade 2019/20 subject to S106	Completed
Down Lane Park – All weather MUGA, floodlit	Tottenham Hale	March 2020	Completed
Finsbury Park – Resurface & refurbish/replace play provision	Harringay	Over 8's completed July 2019 Richard Hope – completed May 2021	Completed
Hartington Park – Install Outdoor Gym		Completed March 2022	Completed
Woodside Park – Play area and landscape	Woodside	2020-21 CIL confirmed	Completed
Tower Gardens – Refurbish Play – surface works & equipment	White Hart Lane	Planning & confirm costs 2020-21	21-22 £35,000TBC
Shepherds Hill – BMX track	Highgate	Confirmed CIL 21-22	Confirmed £170K
Parklands Walk Play	Highgate	Confirmed CIL 21-22	Confirmed £90K
Funding Confirmed			
Chapmans Green – install new play area	Woodside	Confirmed CIL 20-21	Confirmed £20,000 20-21
Downhills Park Refurbish Tennis Courts	West Green	Tennis Courts Confirmed CIL 2022-23	£100,000 – confirmed 2022=23
Stationers Park – Refurbish Tennis Courts	Stroud Green	2022-23 £60,000	£60,000 LTA/Council

Chestnuts Park – Upgrade tennis courts.	St Ann’s	2022-23 £40,000	£40,000 LTA/Council
Priory Park – refurbish older tennis courts	Muswell Hill	2022-23 £80,000	£80,000 LTA/Council
Chapmans Green – refurbish tennis courts	Woodside	2022-23 £40,000	£40,000 LTA/Council
White Hart Lane Rec – Install Non Turf cricket wicket	Woodside	2023-24 £20,000	£20,000
Markfield Park - Install Non Turf cricket wickets	7 Sisters	2023-24 £20,000	£20,000
Stanley/Culross - Play area upgrade	St Ann’s	Subject to S106 2020-21TBC	TBC when funding confirmed
Stamford PI Open Space (HfH) – Replacement/redesign of play area and outdoor gym installation	Tottenham Green	S106 2020-21 TBC	TBC when funding confirmed To be delivered by Developers
Priory Park – Upgrade ball courts/MUGA. Enhance Play	Muswell Hill	CIL confirmed 2022-23	Confirmed £100K
Bruce Castle Park – Refurbish Ball Court and install an Outdoor Gym	White Hart Lane	Subject to funding (confirmed 140K CIL) Ball court 2022-23 Outdoor Gym TBC	Ball Court - £200K Other funding TBC external Outdoor Gym - £60K
Wood Green Common – Refurbish Play – surface and equipment	Noel Park	CIL confirmed 2021-22	Confirmed £50K
Subject to Funding			
Finsbury Park – small sided artificial football pitch,	Harringay	Subject to planning and funding Date TBC	Majority External funding
Finsbury Park – extend Skate Park	Harringay	Subject to planning and funding Date TBC	Majority External funding
Hartington Park – Refurbish play - replace equipment and resurface, refurbish the MUGA m	Tottenham Hale	Subject to Developer contributions and successful funding bids 22-23	Funding TBC Play – £70K MUGA - £100K Outdoor Gym - £40K

Albert Road Recreation Ground – Upgrade pitches, Outdoor gym – install, Play Upgrade	Alexandra	Dependent on funding Date TBC	£150,000
White Hart Lane Rec – Install Play Area	Woodside	Dependent on funding Date TBC	£70,000
Finsbury Gardens – upgrades to ball court and play area	Bounds Green	Subject to funding date TBC	£50,000
Fairland Park – resurface play area	Harringay	Subject to funding date TBC	£50,000
Russell Park – upgrade MUGA and play	Noel Park	Subject to funding date TBC	MUGA £50,000 Play £50,000
Belmont Park – upgrade play	West Green	Subject to funding date TBC	£50,000
Stationers Park – upgrade MUGA	Stroud Green	Subject to funding date TBC	£50,000
Bull Lane Playing Fields – football 3G, grass, cricket facilities & pavilion (adjacent to the White Hart Lane Ward in Enfield–behind the Selby Centre) This project is now part of a joint master planning exercise with the Selby Centre Project	Adjacent to White Hart Lane Ward	Riba stage 3 Planning 2023	£3.5M (£1.3M capital agreed, £800K Football Foundation TBC subject to application Other funding TBC- Sport England, Enfield CIL?)
Muswell Hill Playing Fields –new pavilion/community building	Fortis Green	Subject to funding TBC	£1M
Areas of Regeneration – ensure there are suitable, attractive and accessible Play areas and MUGAs	Northumberland Park and other relevant Wards	ongoing	

Summary

This OSPFF will guide strategic planning and investment decisions relating to outdoor sports and play facilities during the 2016-2026 period. A Steering Group of key partners and stakeholders governed the development of this Framework. These partners and stakeholders, together with wider sport and community partners, will work together to implement the Framework.

The overarching aim of the OSPFF is to ***ensure that there is a range of accessible, high quality and well used outdoor sports facilities across Haringey***. The Equalities Impact Assessment supports this for the Outdoor Sport & Play Facilities Framework. The London

Borough of Haringey has a long and successful history of participation and success in outdoor sports, from the professional down to the local level.

The Council is supportive of working with partners to protect and attract investment to improve outdoor sports and play facilities across the borough and this strategy provides the blueprint for this work up to 2026.