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Tender

Provision of Tottenham Parks Play Improvements

London Borough of Haringey

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-074104

Procurement identifier (OCID): ocds-h6vhtk-05e1ca

Published 14 November 2025, 3:35pm

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Scope

Reference

25-309

Description

Some of the play equipment in the existing playgrounds at Bruce Castle Park, Downhills Park, Lordship Recreation Ground and Markfield Park is at the end of life and needs to be replaced soon. This is to ensure the safety of children using the playgrounds.

The council has committed to designs and works in line with Haringey's Parks & Greenspaces Strategy/Asset Management Plan, Parks & Leisure Service's specifications, and feedback that has been collected from the community.

Design and build projects are listed below:

Lot 1 Bruce Castle Park:

- Upgrade of existing play area.

Lot 2-Downhills Park:

- Upgrade of existing play area.

Lot 3- Lordship Recreation Ground:

- Upgrade of existing play area.

Lot 4-Markfield Park:

- Upgrade of existing play area.

Lot 5- White Hart Lane Recreation Ground:

- Creation of a completely new play area on the base of the existing derelict pond area, incorporating a simple SuDS feature.

Total value (estimated)

- £1,380,600 including VAT

Above the relevant threshold

Contract dates (estimated)

- 16 February 2026 to 10 April 2026
- 1 month, 23 days

Main procurement category

Goods

CPV classifications

- 37535200 - Playground equipment

Contract locations

- UKI5 - Outer London - East and North East
-

Lot 1. Bruce Castle Park

Description

Remove all existing play pieces except for the ones listed under 'To be retained'.

Levelling, landscaping and resurfacing is needed throughout. To ensure the best flow and to avoid the final design to appear to be piecemeal, the recommendation is to look at the space holistically incl. relocation of pieces to be retained within the space if necessary.

Nature play/sensory area

Informal grassed area for flexible use, e.g. picnic space, storytelling area or similar; provides an opportunity for placing/integrating additional informal seating and sensory features, e.g. musical/sensory piece. Any musical feature to be placed at sufficient distance from neighbouring residential area to avoid complaints.

1. Small loop path in rubber mulch.
2. Hardwood logs / stepping stones
3. 1x bench (designed as 'quiet space')
4. Trim trail feature including e.g. climbing nets and ropes, parkour ropes, balancing ropes and balance pods, stilts, top beam (if possible within space and budget, to be fully outside

of RPZs)

5. Sculptural climbing feature (if possible within space and budget, to be fully outside of RPZs)
6. Planting beds for landscaped low shrub/groundcover/sensory planting around cedar.
7. Education panel and materials for bug hotel, both to be developed in workshops with input from e.g. Risley Avenue Primary School

Lot value (estimated)

- £315,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Downhills Park

Description

Proposal includes removing all existing play equipment to improve flow, play value and ensure longevity.

Internal fencing/low post and rail also to be removed.

Existing springers to be carefully removed, set aside for repair by others and will be reused in other park.

1. Soft landscape works to include additional tree planting to create more shade in the informal grassed area in the south of the proposed play area - prepare tree pits and provide tree accessories (stakes, cages, and irrigation bags)
2. Opportunity to include ornamental grasses and wildflower verges to create separation

between areas

3. Ferns, groundcover and bulb planting to improve areas under trees - prepare planting areas
4. Ivy, butcher's broom and spiky plants along existing fence to improve separation from neighbouring residential block - prepare planting areas
5. Planting areas to meander to follow the rubber mulch informal play path through the woodland, minimum distance to existing eastern fence to be 1.0m
6. Consider that preparation of planting within RPZs will require hand dig
7. Grassed area in the south of the playground to be retained as grass as much as possible, intended use for picnics and informal seating on e.g. logs

Lot value (estimated)

- £262,500 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Lordship Recreation Ground

Description

Surfacing

1. Levelling and resurfacing required throughout the play area, including uneven areas and trip hazards outside the fence (natural play area, grassed area/informal play, and safety surface under multi-play structure).
2. Complete resurfacing of safety surfacing within play area with appropriate mixed

coloured brown/cream rubber mulch surfacing. Current safety surfacing should be removed and replaced with new, including appropriate ground works where applicable, and excavation in areas of asphalt. Where overlay has been quoted, please clearly identify. Include areas around seats and bins that currently have safety surface in place, and safety surface under removed and new equipment. This includes area under new zip line. Consider whether it is required to place rubber mulch on existing mound which is currently grass. This will depend on the overall layout and usage of the mound for e.g. a new slide/scrambling logs/artificial rocks or similar. Consider replacing the existing low retaining wall with a higher longevity material e.g. recycled plastic sleepers.

3. Remove safety surface in the area of the historic multi-play piece and the former zip line outside the fenced play area, regrade small mounds associated with the latter. Screed soil under removed safety surfaces thoroughly and seed both areas with grass.
4. Remove small sub-sections within the fenced playground that hinder a cohesive layout.
5. Ensure smooth, wheelchair-accessible paths and level access throughout.
6. Please include a proposal for a clear edge treatment where no current edge exists.
7. Warranty details of your safety surfacing should be provided.
8. Please note that the removal of the existing surface is to be included in the quote.

Materials Strategy and Overall Aesthetic

2. Equipment to be metal/plastic with Robinia wood accents where suitable, to maintain a naturalistic feel.
3. Bright colours to be used for metal/plastic elements to avoid overheating in summer.
4. Where coated particle boards are used, justification should be given within your warranties and should be provided by exception.
5. All items which are Robinia should include steel feet or equivalent to extend lifespan and reduce risk of rot.
6. Retaining structures to be replaced with higher longevity materials, e.g. recycled plastic sleepers.

Equipment - Retain and Repair

1. Space net

2. Talk tubes
3. Train
4. Overhead rotator
5. 'Supernova' balancing ring - repair or replace with similar
6. Boulders in grassed/sensory area - retain and reuse
7. Reuse swing barriers where applicable

Lot value (estimated)

- £262,500 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Markfield Park, Markfield Rd, London N15 6BX

Description

1. Complete resurfacing of safety surfacing within play area with mixed coloured brown/cream rubber mulch surfacing to achieve a naturalistic feel. This may include areas currently surfaced in asphalt.
2. Current safety surfacing should be removed and replaced with new, including appropriate ground works where applicable, and excavation in areas of asphalt. Where overlay has been quoted, please clearly identify. Include areas around seats and bins that currently have safety surface in place.
3. Making good of surfaces including where existing equipment is removed/new equipment installed to be included in the quote.

4. Clear edge treatment to be provided where no current edge exists, to remove trip hazards.

5. Warranty details of safety surfacing should be provided.

6. Removal of existing surface to be included in the quote.

Materials Strategy and Overall Aesthetic

1. Naturalistic theme to be achieved throughout with Robinia wood used for larger structures and play boat.

2. A consistent natural colour palette to be used, with bright colour accents to complement existing scheme.

3. Where metal/plastic or coated particle boards are used, justification should be given within your warranties and should be provided by exception.

4. All Robinia items should include steel feet or equivalent to extend lifespan and reduce risk of rot.

5. Complimentary planting beds and tree pits should be included in the design to soften some areas and provide shade and separation.

Equipment

Retain and Repair:

1. Inclusive roundabout

2. Green spinner (overhead rotator)

3. Balancing ring

4. Springers

5. Spring see-saw

6. Toddler swing (2 Bay 4 Seat) - add missing accessible seat

7. Talk tubes

8. Gates - repair where necessary

Remove and Replace:

1. Multi Play (Senior) - repair and relocate to another park
2. Multi Play (Junior) - remove and replace
3. Climbing frame - remove and replace
4. Space net - remove and integrate rope climbing into new piece
5. Swing (2 Bay 4 Seat - Flat) - repair and relocate to another park

All other equipment, seats and bins to be retained.

NB: Costs of relocating relocatable equipment into other parks (over & above the careful excavation, dismantling and setting aside already mentioned above) will be met from other budgets and not from this budget.

New Pieces

1. Large climbing piece with tower and twirly (tunnel) slide, incorporating net rope climbing, climbing wall, monkey bars and smaller slide/ramp - this play item not to exceed maximum 4.0m height
2. Junior/toddler multi play with slide
3. Small/accessible play boat
4. Sensory/informal/natural play trail with bark mulch path, boulders, logs, balancing pieces, structured surfaces
5. Educational/local biodiversity signage or panel (bespoke - opportunity for community involvement)
6. Swings for older children including accessible seat; include hammock or basket swing if space and budget allow
7. Trampoline if space and budget allow
8. Small tunnel feature (as part of large piece or elsewhere)

Soft Landscape

1. Planting beds along eastern boundary to obscure views from outdoor gym

2. Additional planting along northern boundary to create quiet areas

3. Tree pits for columnar trees within existing soft areas within the play area to provide future shading of seating/resting areas, including tree accessories (stakes, cages, and irrigation bags)

Other Works

1. Informal seating in resting areas, including for children/teenagers (e.g. boulders, logs) - option to use wood from a beech tree in the playground that has died and will need to be felled

2. Additional picnic bench and one additional bin nearby

3. Benches - minor repairs, consider relocating to shadier/protected spaces; add one bench to match existing

4. Caterpillar bench - replace or relocate to reduce obstruction

5. Consider buggy space near toddler area

6. Remove small graffiti

7. Thermoplastic markers (e.g. hopscotch, compass, animals) - consider removal where surfacing or planting is introduced

8. Consider bike racks outside play area (budget dependent)

Lot value (estimated)

- £225,600 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. White Hart Lane Recreation Ground, 59 White Hart Lane, London N22 5SJ

Description

Demolition/site preparation/levels

1. Remove existing pond edgings and base as necessary to create new play and nature area.
2. Include repairs to existing path surrounding the pond, as well as access paths connecting to it. Include part of existing small area of hard surface south of the pond into the play area.
3. Demolition of existing concrete base to pond to be carried out as necessary. Concrete to be crushed and used as infill material for play area. Levelling, landscaping and resurfacing is needed throughout.
4. Levels of play area to be built up on slightly higher levels than surrounding existing paths to avoid puddling or flooding during heavy rainfall/stormwater events, which will likely require additional fill material. Levels to be designed for water from play area to drain towards adjacent SuDS and other permeable surfaces.

Surface

Recommendation for safety surface is mixed colour brown/cream tiger mulch throughout to give naturalistic colour palette.

Clear edge treatment where necessary.

Boundary

1. Install suitable fencing around play area (minimum 1.0m high bowtop), including two gates and playground signage on the western side of the play area.
2. Temporary fencing (e.g. chespale fencing) to nature area to protect planting during establishment.

Materials Strategy and Overall Aesthetic

1. Materiality of equipment to be a mix of wood (Robinia) and metal/plastic providing bright accents.

2. Metal/plastic parts to be bright colour to avoid getting too hot in the summer.
3. Where coated particle boards are used, justification should be given within your warranties and should be provided by exception.
4. All items which are Robinia should include steel feet or equivalent to extend lifespan and reduce risk of rot.
5. Aesthetic should appeal to a range of ages including teenagers and adults.

SuDS feature

1. North-eastern part of current pond area to be turned into a simple SuDS feature. This includes the preparation of planting beds along the edges and a grassed depression in the middle. Include small decking/platform with timber balustrade to SuDS area from within playground area.
2. This area is safeguarded to become a future natural pond/water feature pending further funding outside of the play area budget. Allow for temporary signage regarding future natural water feature/biodiversity area.
3. Ensure local surface water drainage connection is functional/not blocked.
4. Provide concealed standpipe to existing water point for watering of plants (pull back into grassed area). Ensure existing pipework is fully operational.

Soft planting

1. Provide planting beds in and around nature area and along boundaries as shown indicatively on the sketch plan
2. Tree pits/accessories (stakes, cages, and irrigation bags) for small columnar/ornamental trees within the play and nature area and tree pits/accessories west of the proposed new play area, tree pits to be placed strategically to create more shaded areas.

Seating/furniture

1. Seating to include two sets of picnic benches, five bench seats and informal seating within the accessible part of the nature area
2. Relocation of existing benches to north side of current pond (outside of proposed play area)
3. One bin per area (main play, picnic, nature/sensory area, outside of play area)

Younger and older children's play area combined

1. Preferably 'ship' themed play feature for younger and older children combined incorporating a slide, bridge, rope net climbing, climbing wall, steering wheel, telescope, lookout and sensory/accessible features at ground level, e.g. acoustic play - height of main piece not to exceed 4.0m excluding masts - details will be shared with planning for review after tender award, with the option for masts to be treated as 'de minimis' (too small to trigger requirement for formal planning consent); play suppliers should allow for an alternative design with masts within 4.0m maximum height in case planning officers will not treat the masts as de minimis, the alternative design should consider additional space available for other equipment (e.g. zip line)
2. Tunnel feature if it can be accommodated within the above (optional feature)
3. Group swing or hammock
4. Junior outdoor gym including monkey bars, bike with dynamo, hand cycle, mini cross trainer or similar
5. Zip line or trackway if can be accommodated within the budget and the space; this should be treated as a definitive feature if planning should decide in favour of smaller sized 'ship' themed play feature

Accessible and toddler play area

1. Wheelchair accessible carousel
2. Wheelchair accessible trampoline if can be accommodated within the space and budget
3. Two water/animal-themed springers
4. Toddler swing with three seats, incl. one accessible

Nature area

Informal/natural sensory play to include:

1. Informal seating
2. Looped rubber mulch path
3. Incorporate quiet area for neurodivergent children/young adults and chess table

4. Two raised timber sleeper planters (accessible height) for e.g. sensory planting
5. Bug hotel

Lot value (estimated)

- £315,000 including VAT

Same for all lots

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Participation

Particular suitability

Lot 1. Bruce Castle Park

Lot 2. Downhills Park

Lot 3. Lordship Recreation Ground

Lot 4. Markfield Park, Markfield Rd, London N15 6BX

Lot 5. White Hart Lane Recreation Ground, 59 White Hart Lane, London N22 5SJ

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

5 December 2025, 11:59pm

Tender submission deadline

12 December 2025, 1:00pm

Submission address and any special instructions

<https://s2c.waxdigital.co.uk/ProcurementLBHaringey/SignIn.aspx>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

5 January 2026

Award criteria

Name	Type	Weighting
Quality	Quality	70%
Price	Price	20%
social Value	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://s2c.waxdigital.co.uk/ProcurementLBHaringey/>

Technical specifications to be met

<https://s2c.waxdigital.co.uk/ProcurementLBHaringey/>

Contracting authority

London Borough of Haringey

- Public Procurement Organisation Number: PBHY-1866-HTLD

7th Floor Alexandra House, 10 Station Road, Wood Green

London

N22 7TR

United Kingdom

Email: HPCS@haringey.gov.uk

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government