

Title of Report:	Limavady Accessible Play Park – Outline Business Case
Committee Report Submitted To:	The Leisure and Development Committee
Date of Meeting:	15 th September 2020
For Decision or For Information	For Decision

Linkage to Council Strategy (2019-23)	
Strategic Theme	Resilient, healthy & engaged communities
Outcome	Citizens will have access to Council recreational facilities and protected natural environments which help them to develop their physical, emotional and cognitive health.
Lead Officer	Head of Sport & Wellbeing

Budgetary Considerations	
Cost of Proposal	Estimated £550,000
Included in Current Year Estimates	YES/NO
Capital/Revenue	Capital
Code	
Staffing Costs	

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

1.0 Purpose of Report

The purpose of this paper is to update Members on progress to date with the development of an Accessible Play Park in Limavady and request Stage 1 approval of the Outline Business Case and permission to proceed to Stage 2 of Council's four step capital approval process.

2.0 Background

In 2017 Council agreed to prioritise a list of 10 capital projects. The top ranking project was Limavady Accessible Play Park. In compliance with Stage 1 of Council's four step capital approval process the next stage for each project is the development of an Outline Business Case (OBC).

Concurrent with this capital planning process, Council commissioned Playboard NI to undertake a Play Audit and Play Strategy for the Borough. This work was completed in 2018 with the research and analysis informing the Needs & Demand Assessment for this project. The draft Play Investment Strategy has an associated action plan and indicative costings with a key recommendation being the development of an Accessible Play Park in Limavady at an indicative cost of £500k.

The OBC has been developed on the basis of an extensive consultation process resourced by the Council and undertaken by Playboard NI. The consultation process set out to establish, at a local level, if need and demand existed through extensive consultation with young people, parent/carers and the wider public. Consultation has also involved potential partner organisations, including local schools.

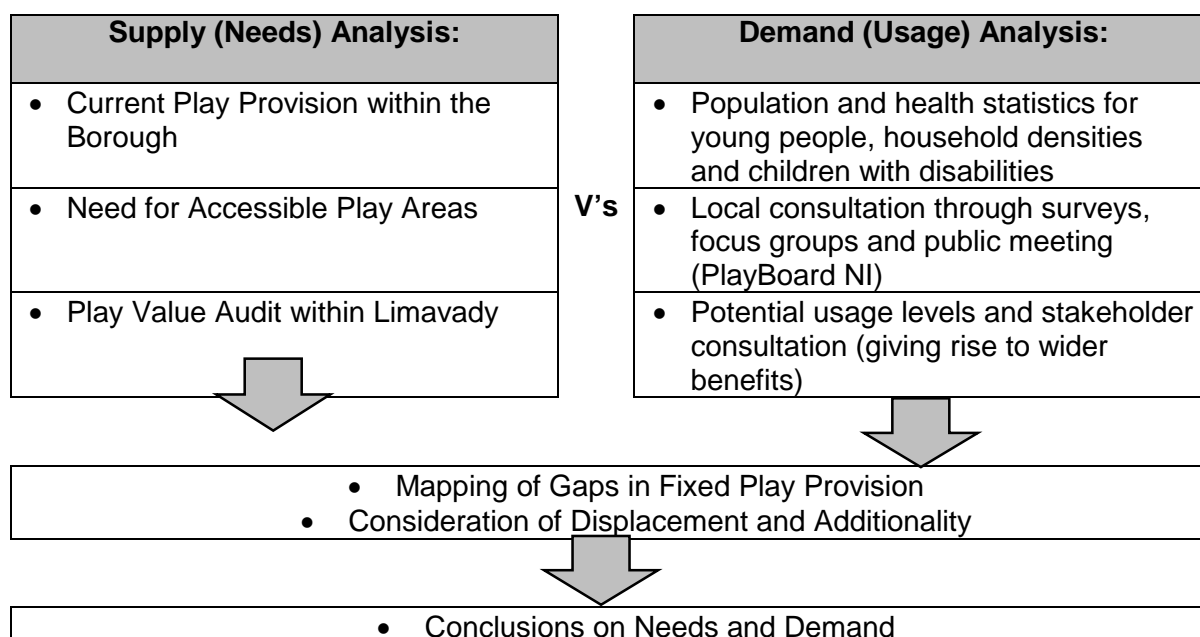
The appraisal process, carried out in line with the Northern Ireland Guide to Expenditure Appraisal and Evaluation (NIGEAE, 2009) sets out to confirm:

- That need and demand exists for an accessible play area in Limavady;
- The location, nature and scale of development; and
- The overall benefits and value for money from any investment proposed.

The OBC has been prepared by Strategic Investment Board and included as Annexe A.

3.0 Need and Demand Assessment

The following approach was used to determine need and demand for the project:



The following conclusions are drawn from the needs and demand assessment:

- There is a high priority need for a fixed play area in Limavady town that meets the requirements of a Neighbourhood Equipped Area for Play (NEAP);
- Based on the population and health statistics, the play area must also be developed to fully inclusive and accessible standards, similar to Flowerfield Diversity park;
- The existing play parks in Limavady town have been rated 'Low to Lower Mid' in terms of Play Value and need ongoing monitoring and maintenance to meet local need in those neighbourhoods;
- Local and extensive consultation facilitated through Playboard NI with over 500 participants indicates that the vast majority (96%) of people are supportive of the development of an inclusive play area in Limavady;
- Indicative usage levels of existing play areas from those consulted were high, although this was highly contingent on the play park offering, with over 60% of people suggesting at least weekly usage;
- This indicative usage coupled with benchmarking data for other high specification play areas would suggest annual usage of up to 75,000 realising all the associated benefits of play across the community;
- The mapping exercise conducted by PlayBoard NI identified a high priority gap in play provision with a high population of children and young people meeting residing in the south east of the town that meet the Accessibility Benchmark Standard and Council's criterion for Urban Areas;
- The identification of potential land options to meet the identified need and demand have also been consulted upon and will be considered further in the OBC under 'Option Identification';
- Displacement and additionality from any new play park developed has also been assessed with no displacement concerns identified and the potential for substantial additionality (wider benefits) to be realised; and
- In summary, there is a compelling case in terms of both facility need and demand for an accessible play park in Limavady.

4.0 Objectives

The following objectives are identified for the project over the first five years:

- To develop a fully accessible play park that achieves the highest standard of 'Play Value' as independently audited by Playboard NI (play value of 600-800) and meets or exceeds the standard set by Flowers Diversity Park (play value score of 675);
- To actively promote general usage of play park and achieve a target of 75,000 users per year and ensure that target groups, including children with special educational needs, utilise the facility on a regular basis;
- As a result of the above to record and improve participation and satisfaction levels through an annual user survey, therefore maximising the health and wellbeing benefits of play and physical activity within the local community; and
- To ensure that the capital project is well managed and delivered on time, to budget and high quality standards.

5.0 Options Analysis

The key variables for consideration in the long list of options concern the site options and equipment specification. This analysis has been informed by work previously prepared for the development of the Diversity Play Park at Flowerfield, Feasibility Report undertaken by the Capital Delivery Team and consultation on site preferences conducted by Playboard NI.

The Capital Delivery Team undertook a Feasibility Study (included as Appendix to OBC) to determine up to 8 potential sites for the project within the Limavady townland as follows:



Following a comprehensive feasibility analysis, three potential sites were identified to have the size and scope for the development of an accessible play area: 1. Rear of Roe Valley Leisure Centre; 2. Roe Mill Playing Fields; and 3. Roe Valley Country Park.

The long list of options considers the proposed site options above and potential variations in terms of scale, content, location and timing of project delivery as follows:

Description of Options	Rationale for Selection or Rejection
Do Nothing: Maintain 'Status Quo'	Included in short list for comparative purposes.
Variations in Content: <ul style="list-style-type: none"> • Play Park only • Play Park plus changing ('Changing Places' standards) • Play park plus changing ('Changing Places') and car parking 	All project components are deemed essential to meet needs and objectives identified.
Variations in Scale: <ul style="list-style-type: none"> • Basic equipment provision • Standard equipment provision and landscaping • Comprehensive equipment provision and sensory landscaping 	The analysis above clearly indicates that the approach used in Flowerfield Diversity Park is most effective for the 'Comprehensive' purchase of specialist equipment tailored to the local needs. On the basis that a key objective is meeting or exceeding the standard set by Flowerfield Standard and Comprehensive investment are shortlisted for full appraisal with affordability constraints and budget of £500k.
Variations in Location: <ul style="list-style-type: none"> • Site 1 – rear of Roe Valley Leisure Centre • Site 2 – Roe Mill Playing Fields • Site 3 – Roe Valley Country Park 	Only Site 1 and Site 2 were deemed both technically feasible and ranked first from consultation. However, negotiations over the potential transfer or use of Site 1 with St Marys High School became protracted, and given the time pressure and public expectation to deliver the project, this option was discounted. Site 2

	is owned and currently in recreational use and will be the only location to be fully appraised.
Variations in Timing: <ul style="list-style-type: none"> • Full development • Phased Approach 	Given the time pressure and public expectation to deliver this project a phased approach has not been selected for full economic appraisal.

On the basis that Roe Mill Playing Fields was the only viable site option for development, initial site analysis was carried to utilise the existing pavilion and play park site (refer to Feasibility Study for site concept drawings).

The following options were progressed to full economic appraisal:

- **Option 1** – Do Nothing;
- **Option 2** – New Accessible Play Park (Standard Specification), Changing Places and Parking at Roe Mill Playing Fields; and
- **Option 3** – New Accessible Play Park (Comprehensive Specification), Changing Places and Parking at Roe Mill Playing Fields.

6.0 Economic Appraisal & Preferred Option

In line with NIGEAE guidance, the full economic appraisal assessed costs, benefits and risks:

Costs (monetary factors)	Benefits (non-monetary factors)	Risks (project specific)
<ul style="list-style-type: none"> • Capital costs (including construction costs, professional fees, statutory charges, opportunity costs and residual values) • Recurrent costs of project delivery (including any staffing, overheads, maintenance) • Income generation potential • Net Present Cost calculations and summary results 	<ul style="list-style-type: none"> • Alignment and contribution to Council's Strategic Priorities • Addressing identified strategic need across the Borough • Adherence to the Principles of the Sport & Wellbeing 'Health and Wellbeing Mandate' • Delivering better health and wellbeing outcomes for the local community • Impact on broader statutory requirements 	<ul style="list-style-type: none"> • Capital cost overruns • Construction/Programming delays • Delay or failure to obtain planning permission/other statutory approvals • Project funding risks • Lack of clarity of roles/responsibilities for project development • Failure to deliver address identified needs and deliver project objectives • Low levels of community use • Community resistance to facilities

The table below summarises the results of the monetary, non-monetary and risk analyses:

Option	Capital Cost £'k	Net Present Cost		Non-monetary Benefits		Project Risk		Overall Rank
		£'k	Ran	Score	Rank	Score	Ran	
Option 1 – Do Nothing	0	0	1	100	3	14	2	6
Option 2 – New Accessible Play Park at Roe Mill (Standard Specification), Changing Places/Parking	451	(519)	2	730	2	16	3	7

Option	Capital Cost £'k	Net Present Cost		Non-monetary Benefits		Project Risk		Overall Rank
		£'k	Ran	Score	Rank	Score	Ran	
Option 3 – New Accessible Play Park at Roe Mill (Comprehensive Specification), Changing Places/Parking	542	(615)	3	890	1	13	1	5

Based on the analysis and balance of advantage, it is recommended that Option 3 – New Accessible Play Park at Roe Mill (Comprehensive Specification), Changing Places and Parking is the Preferred Option. The basis for this recommendation is outlined below:

- Implementation of prioritised project based on strategic need identified in Play Strategy;
- Highest non-monetary benefits from inclusive and sustained participation in play for the local community of Limavady;
- Lowest risk option reflecting the risk of the projects development at Roe Mill Playing Fields and ability to address the needs and objectives; and
- Capital costs within 10% of budget planning provision of £500k with opportunities for external partnership funding to be confirmed.

7.0 Project Costs and Affordability

The table below summarises the total project costs:

CAPITAL COSTS	Option 3 £
Site Preparation	12,500
Hard Surfacing	105,389
Play Equipment	169,596
Soft Landscaping and Street Furniture	39,680
Entrance, Fencing and Barriers	52,250
Changing Places Facility	28,270
Development Costs	27,500
Sub-total	435,185
Site Investigations and Preliminaries @ 10%	51,019
Professional Fees @ 7%	33,944
Contingencies @ 5%	21,759
TOTAL CAPITAL COST	541,907

The table below summarises how the proposed project can be funded and current status:

Source	Funding £'k	% of Total	Status
Capital:			
Council	497	91%	Subject to Stage 2 approval
DfC Access and Inclusion Programme	30	6%	Application outcome Oct 20

DAEARA Landfill Fund	15	3%	Application outcome Dec 20
TOTAL	542	100%	

8.0 Recommendation

It is recommended that the preferred option, Option 3 – New Accessible Play Park at Roe Mill (Comprehensive Specification), Changing Places and Parking is progressed to Stage 2, detailed design and full business case for a final investment decision to be taken by Council.

For detail on the site plan layout and equipment schedule refer to Feasibility Study.

Subject to Council decision on the preferred option, the indicative delivery timeframe to progress the project to completion is summarised as follows:

- Completion of Stage 1: Outline Business Case for approval – September 2020;
- Consultation and Detailed Design – November 2020;
- Procurement of Contractor – January 2021;
- Completion of Stage 2: Full Business Case for investment decision – February 2021;
- Appoint Contractor – March 2021;
- Project construction completion (6 months) – August 2021.

It is noted that Officers are in the process of redefining the existing site boundary at Roe Mill Playing Fields to address ongoing and potential anti-social behaviour. In order to progress the project without delay, a boundary fencing will be constructed on undisputed Council owned land. It is therefore recommended that Council approve the installation security fencing (265m of 2.4m high Palisade) and access gates at a cost of £27,450 which will be procured and expended prior to final investment decision on this project.

To expedite project delivery and meet Council's capital approval process a governance structure proportionate with the investment will be established as per the OBC.



Causeway
Coast & Glens
Borough Council

Limavady Accessible Play Park

Outline Business Case

September 2020

Version	Date	Distribution
1.0 Draft to Needs/Demand	November 2018	WMcC
2.0 Complete draft with gaps highlighted	August 2020	WMCC
3.0 Final draft for L&D Committee	September 2020	WMCC/RB

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III	Feasibility Report, Capital Delivery Team
IV	Net Present Cost Calculations

1.0 Introduction & Background

1.1 Introduction

This Outline Business Case (OBC) has been prepared by the Strategic Investment Board for Causeway Coast and Glens Borough Council. The focus of the appraisal is a proposal by Council to invest in the development of an accessible play park in Limavady. The strategic context for examining options is the draft Play Investment Strategy, 2018.

The OBC has been developed on the basis of an extensive consultation process resourced by the Council and undertaken by Playboard NI. The consultation process set out to establish, at a local level, if need and demand existed through extensive consultation with young people, parent/carers and the wider public. Consultation has also involved potential partner organisations, including local schools.

The appraisal process, carried out in line with the Northern Ireland Guide to Expenditure Appraisal and Evaluation (2009) sets out to confirm:

- That need and demand exists for the development of an accessible play area in Limavady;
- The location, nature and scale of development; and
- The overall benefits and value for money from any investment proposed.

1.2 Background

In 2017 Council agreed to prioritise a list of 10 capital projects. In compliance with Stage one of the Council's four step capital project management process the next stage for each project is the development of an OBC.

Two of these projects relate to play parks as follows:

- Priority 1: Limavady Accessible Play Park; and
- Priority 7 (shared): Aghadowey Play Park.

Concurrent with this capital planning process Council commissioned Playboard NI to undertake a Play Audit and Play Strategy (including investment priorities) for the Borough. This work was completed in 2018 with the research and analysis forming the basis of the Needs & Demand Assessment for the projects. This OBC has been prepared for a Limavady Accessible Play Park.

1.3 Overview of Current Situation in Limavady

The findings from the Play Audit show that Limavady has a population of 12,032 individuals (2,589 young people between age 0-15) residing within 4,766 households. At present fixed play provision is primarily located to the north-west of the town at Alexander Road, Blackburn Path and Roe Mill Road and is rated low to fair in terms of play value.

In addition to the quality issues identified with the existing fixed play areas, the review of underlying population undertaken as part of the audit process has identified a need for additional fixed play provision within Limavady town. Assessment of radial coverage from existing fixed play provision shows that approximately 632 children and young people (aged 0 to 14 years) reside outside the catchment areas, primarily within the south east area of the town.

1.4 Council's draft Play Investment Strategy, 2018

The Council's draft Play Investment Strategy establishes a strategic and operational framework within which decision making will be made as it relates to the provision and maintenance of fixed play areas and the future development of non-fixed approaches to meeting play need.

Central to the strategy is a recognition that play is one of the most, if not the most important activity that children and young people engage in as they grow and develop. The desire to play is a natural, fundamental part of children lives. By supporting active engagement in play through the childhood years this strategy seeks to support children's development in a number of key ways by:

- Providing fun and enjoyable means of developing physical and mental health and wellbeing;
- Supporting the development of social connections and friendships through social play opportunities;
- Supporting intellectual growth and the development of practical skills through the provision of creative and more challenging play opportunities;
- Supporting children to develop their personal resilience through play; and
- Establishing a connection between children at play and the community in which they live.

In order to support the development of the strategy Council commissioned Play Board NI to undertake a number of key pieces of work including:

1. The completion of a play value audit of all fixed play areas maintained by the Council to identify those offering limited play value and those requiring remedial action;
2. Completion of an evaluation of demographic and settlement patterns to identify potential gap areas that may require the development of fixed play provision; and
3. An assessment of underlying demographic demand for fixed play to identify potentially redundant fixed play areas.

Underpinning the strategy are a number of key aims which, if successfully achieved will enhance the developmental value, scope and range of play opportunities available to children and young people across the Borough:

- To support children and young people to be able to engage in both fixed and non-fixed play opportunities that meet their developmental needs;
- To ensure that Fixed Play Areas are attractive, welcoming, safe but challenging, accessible and inclusive for all abilities offering a high level of play value through programmed capital upgrading, maintenance and renewal;
- To ensure effective targeting of capital investment in new fixed play development at those locations which are identified as being in most need through assessment of underlying demographic need;

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- To ensure that children, young people, parents and communities have an integral role in decision making on play provision, both fixed and non-fixed;
- To enable communities to take an active role in the development and delivery of non-fixed play opportunities through dedicated support including volunteer training, mentoring and access to ‘loose-parts’ play pods;
- To highlight the benefits of play whilst encouraging adults within the wider community to recognise both the play needs and valuable contribution children make to community life; and
- Where local demographic circumstances preclude council intervention, to support communities to develop sustainable solutions to meeting local play need.

The draft Play Investment Strategy has an associated action plan and indicative costings as set out in the table below (with explicit reference to Limavady highlighted):

Area	Action	Projected Cost
1.3	Review of Megaw park play area and ancillary facilities to ensure full accessibility	£150,000
2.1	Develop new high value fixed play areas at 6 locations <i>(includes Limavady Town Accessible Destination Play Area – at an indicative cost of £500,000)</i>	£1,225,000
2.2	Extend and enhance existing fixed play areas at 3 locations	£850,000
2.3	Estimated costs associated with new play development at 4 locations (pending community consultation)	£500,000
3.1	Capital renewal of 11 play areas	£1,175,000
4.1	Transformation of play areas at 5 locations (dependent on community consultation)	£70,000
7.1	Development of non-fixed play services	£159,000
	TOTAL ASSOCIATED INVESTMENT	£4,129,000

1.4 Remainder of this Report

This OBC takes the strategic outline case for investment outlined above and seeks to appraise the need, demand and feasible options to develop a new Accessible Play Area in Limavady Town subject to land availability and in consultation with the local community.

2.0 Strategic Context

2.1 Introduction

In addition to the individual and societal benefits of play, Council operates within a wider International, Regional and Local strategic context which highlights the importance of meeting play need. The following strategies have been considered within this review:

- United Nations Convention on the Rights of the Child;
- Draft NI Programme for Government;
- NI Children and Young Peoples Strategy (2017 to 2027);
- DHSSPS Fitter Future for All Framework (2012 – 2022);
- Making Life Better (2013 – 2023);
- Strategic Planning Policy Statement;
- Community Planning;
- Causeway Coast and Glens Borough Council Strategy (2015 to 2019); and
- DfC's Access and Inclusion Programme.

2.2 United Nations Convention on the Rights of the Child

The United Nations Convention on the Rights of the Child (UNCRC) is an international human rights treaty that grants all children and young people (aged 17 and under) a comprehensive set of rights.

The UNCRC was ratified by the UK government in 1991, committing all branches of government to ensuring that children are afforded the rights and protections contained within its articles. The child's Right to Play is specifically highlighted in Article 31 which states:

- *“That every child has the right to rest and leisure, to engage in play and recreational activities appropriate to the age of the child and to participate freely in cultural life and the arts”.*
- *“That governments shall respect and promote the right of the child to participate fully in cultural and artistic life and shall encourage the provision of appropriate and equal opportunities for cultural, artistic, recreational and leisure activity”.*

2.3 Draft Programme for Government

The draft Programme for Government acknowledged play as an important aspect of childhood noting its importance in terms of development, well-being and enjoyment of childhood. In 2009 the Executive published its Play and Leisure Policy Statement which highlighted its commitment to delivering against the play and leisure needs of children and young people. This was followed in March 2011 by the Executive's endorsement of the 'Play and Leisure Policy' and an associated implementation plan.

At the heart of the policy is a recognition that play is not only critical to the individual child in terms of their health and wellbeing; but also that play has a key role in creating cohesive communities and tackling a range of issues including anti-social behaviour, inter-generational issues and the legacy of community division left over by the troubles. The policy recognises and highlights the importance of risk in play to allow children to explore boundaries and test abilities in such cases where it can be shown that the benefits to the child outweigh the potential risks.

2.4 NI Children and Young Peoples Strategy (2017 to 2027)

The Department of Education have responsibility for the roll-out of the new ten-year Children and Young Peoples Strategy which will run from 2017 to 2027. The strategy is aligned to the eight parameters of children's well-being as identified within the Children's Services Co-operation Act (2015) and includes as one of its key outcome areas the enjoyment of play and leisure.

2.5 DHSSPS Fitter Future for All Framework (2012 – 2022)

The overarching aim of 'Fitter Future for All' is to support people to make healthy choices, reducing overall levels of obesity and improving health and wellbeing amongst the general population.

The Strategy recognises the critical role of play in reducing childhood obesity levels and highlights the importance of rural and natural landscapes as well as urban design and planning in delivering playable, green infrastructure (which encourages outdoor activity levels), accessible play areas and play activities, and active travel routes.

2.6 Making Life Better (2013 – 2023)

'Making Life Better' outlines the NI Executives objective of creating the conditions for individuals, families and communities to take greater control over their lives, enabling and supporting them to lead healthy lives.

The focus of 'Making Life Better' is on collaborative working between individuals, communities and partner organisations to address the range of factors that impact on health and wellbeing in Northern Ireland. Underpinning 'Making Life Better' are 6 key themes:

1. Giving Every Child the Best Start
2. Equipped Throughout Life
3. Empowering Healthy Living
4. Creating the Conditions
5. Empowering Communities
6. Developing Collaboration

The importance of play is outlined under outcome 2 of thematic area 1 entitled 'Healthy and confident children and young people' which gives a commitment to "Promote the benefits of play and leisure and increase opportunities for children and young people to enjoy it" on a cross-government basis including key Executive departments and local government.

2.7 Strategic Planning Policy Statement

The planning system has been reformed and restructured from a unitary system where planning powers rested with the Department to a two-tier model of delivery whereby Councils have responsibility for the implementation of key planning functions.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) was published on the 28th September 2015 and reduces 20 separate planning policy statements to one, setting out objectives for open space, recreation and leisure. The SPPS also states how the Local Development Plan plays a role in terms of open space i.e. adequate provision for green and blue infrastructure, identification and designation of areas of open space etc.

Under the SPSS the policy provision of PPS 7 (Quality Residential Environments) and PPS 8 (Open Space and Outdoor recreation), both of which have relevance to the provision of play space are retained.

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PPS7 (Quality Residential Environments) highlights the need for developers to consider the play needs of future residents within development plans outlining that:

- Play facilities should be seen as part of local neighbourhood facilities and (where required) should be incorporated into design and layout, designed to high standard and located to provide focal points and landmark features;
- It is considered reasonable to expect developers to contribute to the cost of provision and/or to set land aside for use by local community; and
- Regard should be given to integrating pleasant, attractive and landscaped areas of open space, including children's play-spaces, as an intrinsic element of any new residential development.

PPS 8 (Open Space, Sport and Outdoor Recreation) develops on the strategic guidelines included in PPS7 and states:

“For residential development of 100 units or more, or for development sites of 5 hectares or more, an equipped children’s play area will be required as an integral part of the development. The Department will consider an exception to this requirement where an equipped children’s play area exists within reasonable walking distance (generally around 400 metres) of the majority of the units within the development scheme.”

Paragraph 5.14 emphasises the importance of providing for children's play stressing the need for play areas to be located within a reasonable walking distance of where they live whilst not being located so close to dwellings that they are likely to cause nuisance for residents.

2.8 Community Planning

Introduced under the Review of Public Administration, Community Planning is a new responsibility for Council requiring it *“...to initiate, maintain, facilitate and participate in community planning for its district.”*

Community planning aims to develop a long term vision and plan for the area based on an analysis of overarching needs, priorities and opportunities. The process involves a wide range of partners including, amongst others the PSNI, Tourism NI, Education Authority, Health and Social Care Trust and Housing Executive.

The Community Plan will act as a strategic planning tool and will be the over-arching process framework for partnerships and initiatives in the area and at a local and neighbourhood level.

As part of the community planning process Council undertook a series of public engagement meetings in June 2016 which identified a number of key issues for the partnership including:

- A lack of well-resourced and high value play areas;
- A lack of accessible play areas for children with disabilities; and
- A lack of green spaces within urban areas that lend themselves to play and recreation.

2.9 Causeway Coast and Glens Borough Council Strategy (2015 to 2019)

The Council's strategy sets the direction and standards for Council to take over the period 2015 to 2019. Within the strategy Council identifies its mission as being to:

Improve the quality of life and well-being for all of our citizens and visitors by:

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- Providing effective and sustainable local public services;
- Accelerating our economy and improving our economic prosperity;
- Placing local communities at the heart of decision making;
- Protecting and enhancing our unique natural environment and assets; and
- Advocating for the area and our citizens in both local and international arenas.

In seeking to achieve this mission the strategy identifies five key strategic themes, of most relevance is Theme 4:

Strategic Theme	We Will Achieve These Outcomes by 2019
Resilient, healthy and engaged communities	<ul style="list-style-type: none">• Council will work to support healthy lifestyle choices for all citizens;• Citizens will have access to Council recreational facilities and protected natural environments which help them to develop their physical, emotional and cognitive health; and• Council will work to develop and promote stable and cohesive communities across the Borough.

Strategic theme 4 focuses on supporting citizens to make healthy lifestyle choices and the provision of recreational facilities. As previously noted, the opportunity for children to engage in regular, active physical play from birth and throughout childhood has been shown to be one of the most effective ways of improving health and wellbeing. Physical play encourages children to be more active, helping to reduce childhood obesity; improving self-confidence and impacting positively on mental health.

Furthermore, research has shown that patterns of physical activity established through childhood play impact on activity levels in later life. By enabling children to be more active through play it is possible to introduce healthy lifestyle and exercise patterns which persist into adulthood.

In their report 'Start Active, Stay Active' (2011) the 4 UK Chief Medical Officers highlight the importance of active play opportunities in improving health and wellbeing noting:

- “Younger children begin their active lives through play“;
- “Children of pre-school age who can stand and walk need opportunities to play that allow them to develop their fundamental movement skills and master their physical environment“;
- “Physical activity, especially in the form of play, is a basic and essential behaviour that must be fostered and encouraged during the first five years of life“; and
- “Young children also need the freedom to create their own opportunities for active play, lead their own activities, direct their own play and engage in imaginative play“.

Ensuring that children and young people are afforded opportunities to engage in both formal and non-formal play opportunities within the community will be critical in supporting Council as it seeks to meet strategic theme 4.

The final piece of the Council's strategic context is the service level mandate set for the Council's Sport and Wellbeing service which is tasked with creating:

- Increased levels of participation in physical activity;
- Improved health and wellbeing; and
- An enhanced quality of life;

By providing:

- High quality leisure and sports services;
- Accessible to all via needs-based programmes;
- Sustainable facility provision, enhanced by;
- Effective partnership working

The 'Council Strategy 2015-2019' emphasises the importance of focusing on people and communities, of getting people more physically active, of communities working together, of sustainability in the provision of facilities and of improved health, both mental and physical, all contributing to an enhanced quality of life for everyone. All these are key 'drivers' for Council's draft Play Strategy.

2.9 DfC's Access and Inclusion Programme

The Department for Communities under the provisions of The Social Need (Northern Ireland) Order 1986 has powers to provide funding towards the provision of social or community facilities and the refurbishment or restructuring of buildings.

The key objectives of the Department for Communities' Access and Inclusion Programme are to:

- Improve access to arts, culture and active recreation venues across NI for people with disabilities;
- Make arts, cultural and active recreation venues more inclusive across society; and
- Increase participation in arts, culture and active recreation activities by people with disabilities.

This programme includes support towards making play parks more accessible and improving the user experience for people with disabilities. The programme opens annually and can provide funding of up to £30k towards eligible projects. The proposed project for an accessible and inclusive play park in Limavady meets the strategic priorities and programme guidelines.

2.10 Summary

Over recent years acknowledgement of play's critical role in shaping the lives' of children, young people and its positive impact on wider society has become more explicit at policy level regionally, nationally and internationally. It is clear that the wider policy environment both recognises the importance of play in relation to children's health and wellbeing, welfare and development and is supportive of Council decision to establish a play investment strategy.

Critically, whilst recognising the role of Councils in meeting play need, policies consistently acknowledge that no single organisation has within its remit the capacity to address all of the issues that impact on or restrict children's play opportunities.

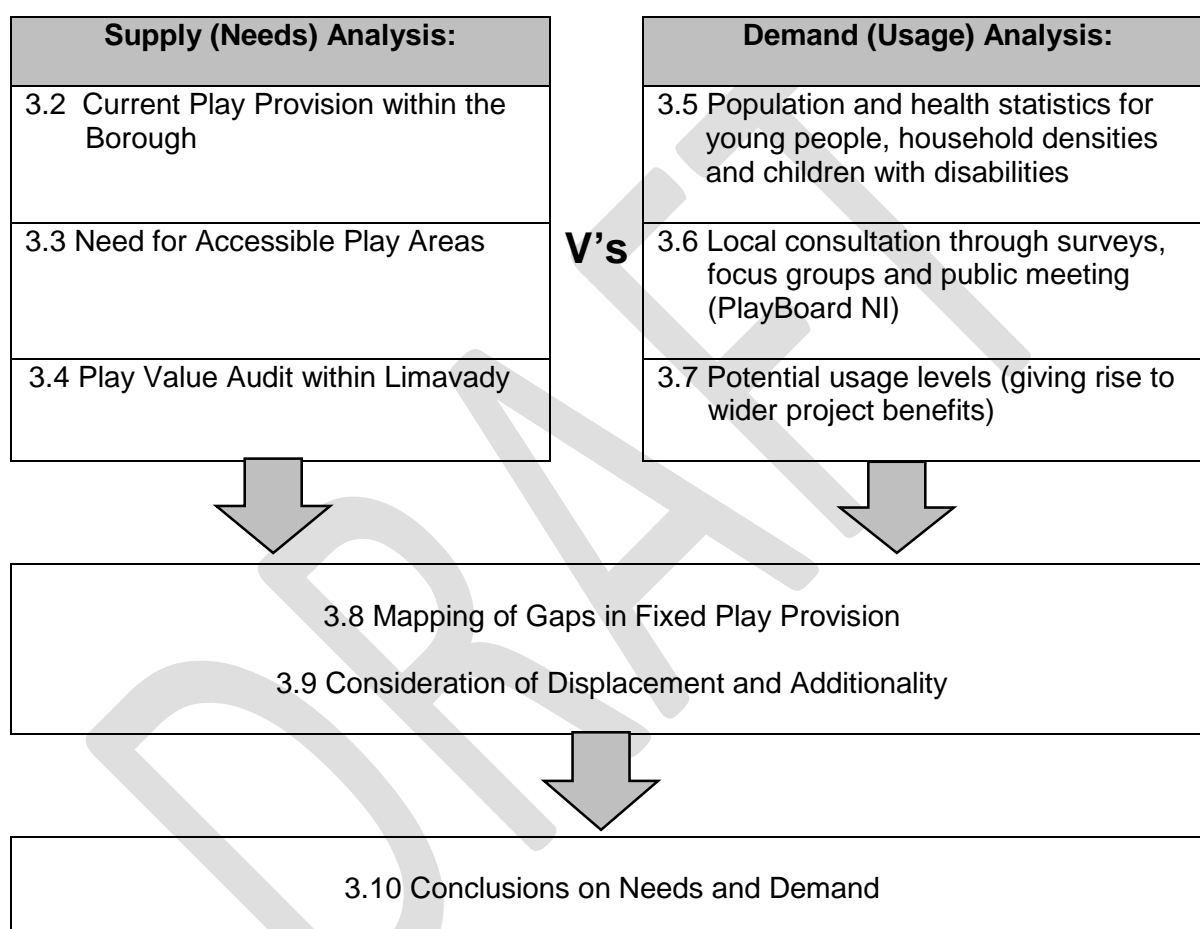
Responsibility for delivering play opportunities that meet the needs of children and young people lies across all policy arenas, hence the critical importance of the Community Planning Partnership in the roll-out the play investment strategy.

3.0 Needs & Demand Assessment

3.1 Introduction

The strategic case for investment and wider strategic fit has been established in the previous sections. This section now seeks to establish local need and demand for fixed play provision in Limavady and reviews the supply of play provision and associated needs against both existing and potential demand within the community.

The section concludes with mapping potential gaps and drawing conclusions on the project requirements that can satisfy both needs and demand illustrated as follows:



3.2 Current Play Provision within the Borough

Causeway Coast and Glens Borough Council is currently responsible for the upkeep and maintenance of 99 fixed play areas. These typically consist of a range of fixed play equipment (for example swings, slides, roundabouts etc.) located within a designated, often fenced off area.

The fixed play areas vary in size and scope depending on their location and the number of households they are designed to provide for. Smaller play areas often consist of 3 or less pieces of play equipment with larger sites offering 15 plus pieces of play equipment, often alongside wider parkland or recreational activities.

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The development, installation and upkeep of fixed play areas represents a significant financial commitment for Council, both in terms of the initial capital outlay, ongoing renewal of equipment and long-term maintenance costs. It is therefore critical that our play areas offer a high level of play value, meeting the needs of children and parents/carers alike.

There are at present 99 fixed play areas across the Causeway Coast and Glens Borough Council area (see location map overleaf). The majority of play areas (97) are classified as Local Equipped Areas for Play (LEAP's). LEAP's are open spaces which have been specifically designed and laid out with features and equipment aimed at children who are beginning to go out and play independently close to where they live.

There are also two Neighbourhood Equipped Areas for Play (NEAP's) – also known as destination play sites which are located at Flowerfield's in Portstewart and Megaw Park in Ballymoney. Flowerfield's has been designed as an inclusive play area, offering fixed play opportunities for children with a range of disabilities.

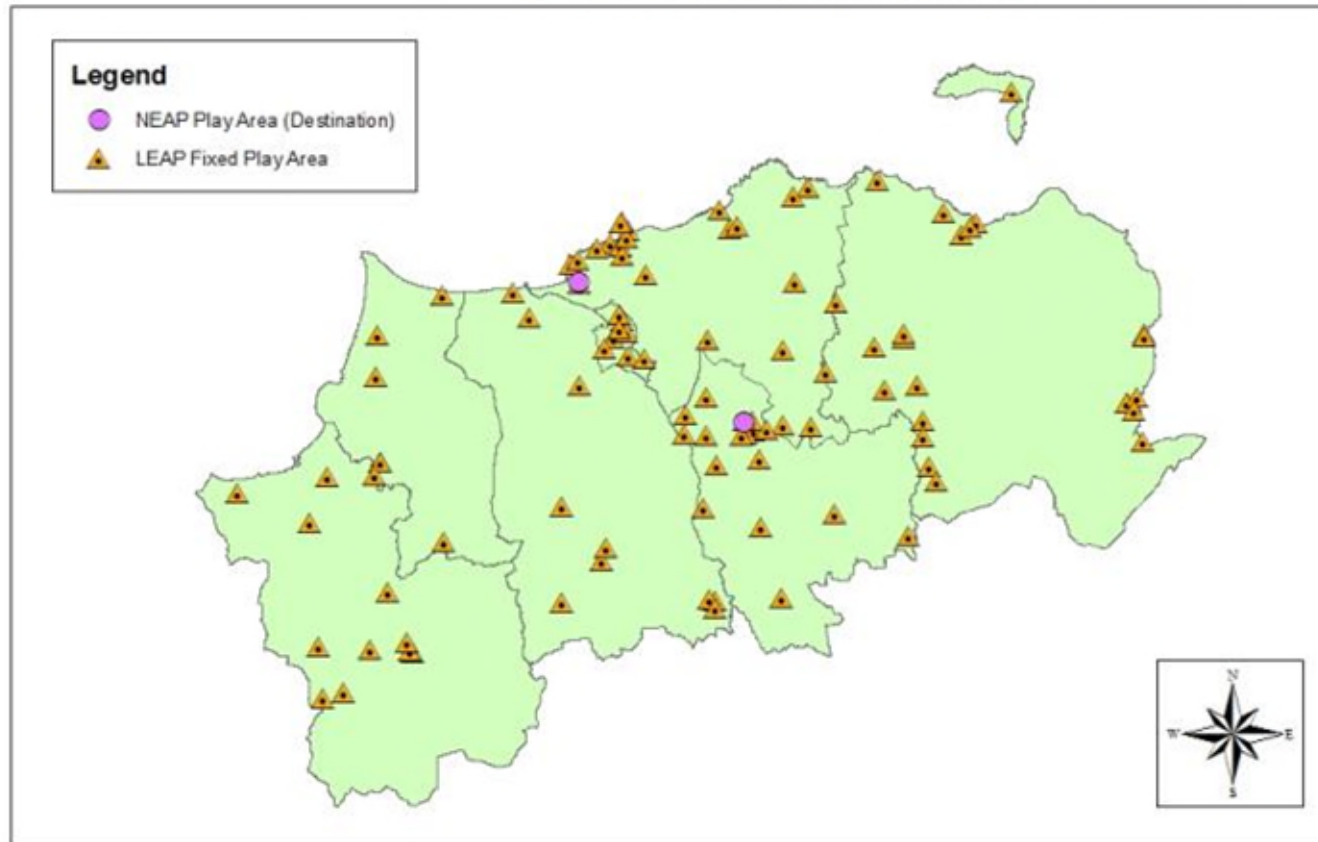
NEAP's offer an enhanced play experience and contain a wider variety of fixed play equipment that meets the needs of a broader age range up to and including early teens. In addition, NEAP's offer additional facilities including wider recreational green space, toilet and changing facilities and parking spaces.

A NEAP should be sufficiently large to enable the inclusion of play opportunities that can not be provided within a LEAP with a minimum activity area of 1,000m². As with LEAPs, NEAPs traditionally were defined by the number of pieces of play equipment available, in this case at least 8. In recognition of the merits of non-fixed play this has recently been amended by Fields in Trust to the provision of at least nine play experiences from the table below.

Fields in Trust Identified Play Experiences	
<ul style="list-style-type: none">• Balancing• Rocking• Climbing• Overhead activity• Sliding• Swing	<ul style="list-style-type: none">• Jumping• Crawling• Rotating• Imaginative play• Social play• Play with natural materials

The design brief and example NEAP designs are referenced in the draft Play Strategy and have been included as Appendix I to inform the option constraints and costing of feasible options.

Map showing the Location of Fixed Play Areas across Causeway Coast and Glens Borough Council Area



3.3 Need for Accessible Play Areas

All children have the right to access appropriate play opportunities and a fundamental aspect of the play investment strategy will be working to ensure that that fixed play areas offer play opportunities for children of all abilities.

Accessible and inclusive play means more than simply providing children and families with physical access to play areas and equipment. In order to be truly inclusive a play area must offer a wide range of high quality physical, creative and social play opportunities for children regardless of their needs and abilities.

The benefits of accessible play areas are well established for children of all abilities:

- Inclusive play areas have been shown to be more fun: Due to the more creative approach applied to the design of accessible and inclusive play equipment they often offer a greater level of variety, higher level of play value and are more engaging for children and young people in the longer-term;
- Inclusive play areas support inclusive communities: Accessible play areas do not segregate children based on ability; rather they encourage children of all abilities to come together through play, supporting the development of mutual understanding, friendships and a sense of community; and
- Inclusive play areas encourage creativity: Inclusive and accessible play areas encourage children to play creatively as they include elements that engage with a wider range of senses and involve equipment that can be used in different ways by different users.

Whilst dedicated accessible play provision has been developed at the Flowerfield site in Portstewart and inclusive play features have been incorporated into a number of play areas across the Borough, children with disabilities still face significant barriers in accessing play opportunities.

With a view to enhancing accessible play provision Council are committed to developing fixed play environments that offer a range of sensory experiences, have accessible play equipment and offer opportunities for all children to extend their capabilities and explore possibilities through play. Whilst specialised play equipment may be required in certain circumstances Council will work at all times towards ensuring that where possible play equipment is multi-functional and open to all abilities.

As part of the strategy Council will enhance geographical access to accessible fixed play through the development and maintenance of accessible play areas at a number of locations, including Limavady:

“the proposed destination play area to be developed in Limavady will be designed to accessible standards similar to that at the Flowerfield site”.

In developing accessible play areas, in addition to the provision of accessible play equipment, sites will be developed to ensure that parents and families have access to toilet and changing facilities on-site.

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3.4 Play Value Audit within Limavady DEA

As part of the strategy development process PlayBoard NI undertook an assessment of the 'play value' of all fixed play areas. Play value is a critical consideration in assessing the degree to which play areas meet the needs of children. By way of example, a play area with a low level of play value will provide little appeal to children and young people, is likely to have low levels of usage and will not enhance children's play experiences or support their development.

The play value of a site is impacted on by a range of factors including:

1. The variety, range and age span provided for by the equipment within the play area;
2. The condition of the play equipment;
3. The range of play types supported by the play area including the availability of all ability play opportunities;
4. Wider locational and site factors including the attractiveness of the site for play, overall condition, indicative level of usage, damage to equipment through vandalism, environmental factors etc; and
5. Accessibility of the play area for those who would wish to use it.

Play value audits gave consideration to a number of key areas including:

Areas Assessed	Description
Locational factors	Attractiveness and welcoming nature of the play setting; level of community oversight; vandalism and cleanliness of site; level of perimeter fencing etc.
Accessibility factors	Condition of pathway surfaces; condition of play surfaces; entrance and layout accessibility etc. (inclusive play opportunities assessed separately)
Environmental factors	Presence or not of natural vegetation e.g. trees, bushes, shrubs etc.; grass levels; presence of sunny, shaded and sheltered areas; ground modelling; presence of natural play opportunities e.g. rocks, logs etc.; water play opportunities.
Physical play opportunities	Review of physical play opportunities afforded by the play area; range of play equipment available.
Creative play opportunities	Presence of sand, soil or mud play; water play opportunities; presence of loose play parts; opportunities for pretend play (e.g. natural spaces and places that stimulate the imagination, materials which can be manipulated etc.).
Inclusive play opportunities	Presence, scope and scale of inclusive and accessible play opportunities for children with disabilities.
Social play opportunities	Presence of quiet places to sit/chat/think; places to hide; opportunities to interact with a children of different ages and abilities; focused recognition of the social aspect of play for older children e.g. teen shelter.

Under the scoring system the maximum play value score possible for a play area was 800 with 4 underlying categories:

1. **Play Areas offering Low Play Value (399 and under)** - Play areas falling within this category (providing that continued demographic need can be demonstrated) are generally in need of upgrade or remedial actions aimed at enhancing play value during the lifetime of the strategy.

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2. **Play Areas offering Lower Mid Play Value (400 to 479)** - Play areas scoring between 400 and 479, whilst of slightly higher play value still a limited of play opportunities are likely to require some immediate remedial action above regular maintenance in order to address underlying issues that reduce their play value.
3. **Play Areas offering Upper Mid Play Value (480 to 599)** - Play areas scoring 480 to 599 represent an adequate level of play value for present, however Council should continue to maintain and monitor such sites for reduction in play value on a regular basis to ensure that there is no degradation.
4. **Play Areas offering High Level of Play Value (600+)** - Sites scoring above 600 are deemed to have a high play value and do not require any immediate action beyond ongoing maintenance and regular monitoring of play value.

Limavady District Electoral Area is located to the West of the overall Council area and comprises five wards – Magilligan, Roeside, Coolestan, Greystone and Drumsurn. There are at present 7 fixed play areas located within Limavady DEA (three of which are located in the town*). Following completion of the play value audits:

- 3 within the lowest play value category (400 or less);
- 2 within the lower mid category (scoring between 401 and 480);
- 2 within the upper mid category (481 to 600); and
- 0 are rated as having a high play value (scoring above 601 out of 800)

PV Category	Play Area	Play Value
Low Play Value	Alexander Road*	350
	Roe Mill Road*	375
	Swanns Bridge Road	380
Lower Mid Play Value	Drumsurn	450
	Blackburn Path*	475
Upper Mid Play Value	Magilligan	490
	Benone	515

Based on the play value audit a number of recommendations have been made regarding immediate and future action required by Council for each fixed play area within Limavady.

Actions range from possible removal/transformation of site in cases of low demand/low play value; refurbishment/enhancement for those with continued demand but low play value to maintain and monitor for those with adequate current play value. The full list of recommendations for the Limavady DEA area can be found below.

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Play Area	PV Score	Comments	Action
Alexander Road*	350	Low play value site located adjacent to higher play value play area at Blackburn path with limited play equipment. Sufficient demand within wider area for fixed play.	Maintain site pending renewal of Blackburn path play area at which stage Alexander road should be removed/integrated into the renewed play area.
Roe Mill Road*	375	Low value play site offering limited range of equipment aimed mainly at younger children which is showing signs of wear and tear.	Maintain and monitor pending renewal.
Swanns Bridge	380	Low play value site consisting of minimal fixed play equipment (3 rockers). Equipment is in fair condition with some non-fixed play opportunities on site.	Removal of equipment and replacement with natural play equipment.
Drumsum	450	Fair value play area offering limited range of play equipment supplemented with recreational outdoor gym equipment. Equipment is in good condition.	Maintain and Monitor within renewal cycle.
Blackburn Path*	475	Fair play value site that offers a good variety of play equipment. Equipment is in fair condition but is showing signs of degradation. Zip line was absent on day of audit.	Replace zip line and maintain and monitor site pending future renewal. Consideration to be given to use of natural play equipment and surfacing to complement natural environment + possible dispersal of equipment within wider parkland environs.
Magilligan	490	Site offers a fair to good level of play value with a range of play equipment available in generally good condition. Demand appears to be relatively low and should be tested prior to future renewal through consultation.	Maintain and Monitor within renewal cycle. Test demand prior to future renewal.
Benone	515	Located at Benone tourist complex, the play area consists of a swimming/paddling pool and fixed play equipment located within the inner court of the complex. Site offer a good level of play value with a variety of play equipment for a range of ages and abilities.	Maintain and Monitor within renewal cycle.

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3.5 Population and Health Statistics

The findings from the Play Audit show that Limavady has a population of 12,032 individuals, comprising 2,589 young people between age 0-15 residing within 4,766 households.

Whilst this population data is useful for the settlement of Limavady. In assessing the level of coverage provided by existing fixed play areas, and to support the identification of potential areas of need two key pieces of statistical and geographical information have been used:

- Population estimates and the geographical distribution of 0 to 14 year old's living within the District Electoral Area; and
- Household location data to facilitate household density analysis in line with Accessibility Benchmark Standards (ABS) which identify types of play area and establishes a set of distance thresholds.

Analysis of this specific population data is included under Section 3.8 'Mapping of Gaps'.

Of key relevance to the demand for an Accessible Play Park and inclusive play equipment is the long-term health conditions of children and young people in the Causeway Coast and Glens Borough and within the Northern Trust area. This analysis will ensure that the items to be included in any play park development are fully inclusive meeting a wide spectrum of sensory needs.

Taken from the last Census (2011) the table below shows that 3,366 (or 12%) of children and young people in the Borough have a long term condition that considerably limits their day-to-day activities.

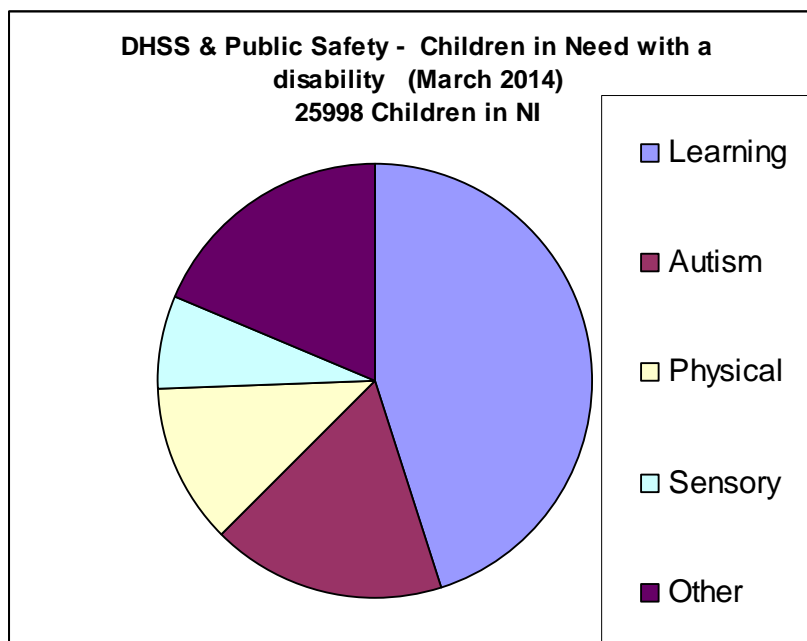
N09000004 - Causeway Coast & Glens	All usual residents aged 0 to 15	%	Day-to-day activities limited a little or a lot							Day-to-day activities not limited
			Total	%	Aged 0 to 4	Aged 5 to 7	Aged 8 to 9	Aged 10 to 14	Aged 15	
All usual residents aged 0 to 15	28,756		1,251		222	226	188	528	87	27,505
Deafness or partial hearing loss	175	0.6%	106	60.6%	27	17	14	38	10	69
Blindness or partial sight loss	76	0.3%	50	65.8%	14	6	6	19	5	26
Communication difficulty	426	1.5%	338	79.3%	68	81	53	120	16	88
A mobility or dexterity difficulty	316	1.1%	290	91.8%	64	59	52	101	14	26
A learning, intellectual or social or behavioural difficulty	892	3.1%	553	62.0%	63	109	101	241	39	339
An emotional, psychological or mental health condition	113	0.4%	79	69.9%	6	13	9	45	6	34
Long-term pain or discomfort	106	0.4%	83	78.3%	17	13	6	41	6	23
Shortness of breath or difficulty breathing	1,654	5.8%	309	18.7%	63	56	39	131	20	1,345
Frequent periods of confusion or memory loss	30	0.1%	22	73.3%	4	4	6	8	0	8
A chronic illness	250	0.9%	174	69.6%	31	28	22	80	13	76
Other condition	600	2.1%	259	43.2%	58	46	38	98	19	341
No condition	25,390	88.3%	34	0.1%	6	4	6	17	1	25,356

This dataset is of particular relevance to Section 75 of the Northern Ireland Act 1998, which came into force on the 1st April 2000, placed statutory obligation on public authorities to promote equality of opportunity between persons with a disability and persons without. This is also a clear identified objective within Councils Corporate Plan.

The Disability Action Plan also clearly states Councils commitment to fulfil its statutory obligations in accordance with section 49A of the Disability Discrimination Act 1995. The Act places duties on public authorities to promote positive attitude towards people with a disability.

The pie chart below summarises figures from the DHSS. This relates to "Children in Need", which is defined as a child that is unlikely to achieve or maintain, or have the opportunity of achieving or maintaining a reasonable standard of health or development without the provision of services by an authority. (5,126 children within the Northern Trust).

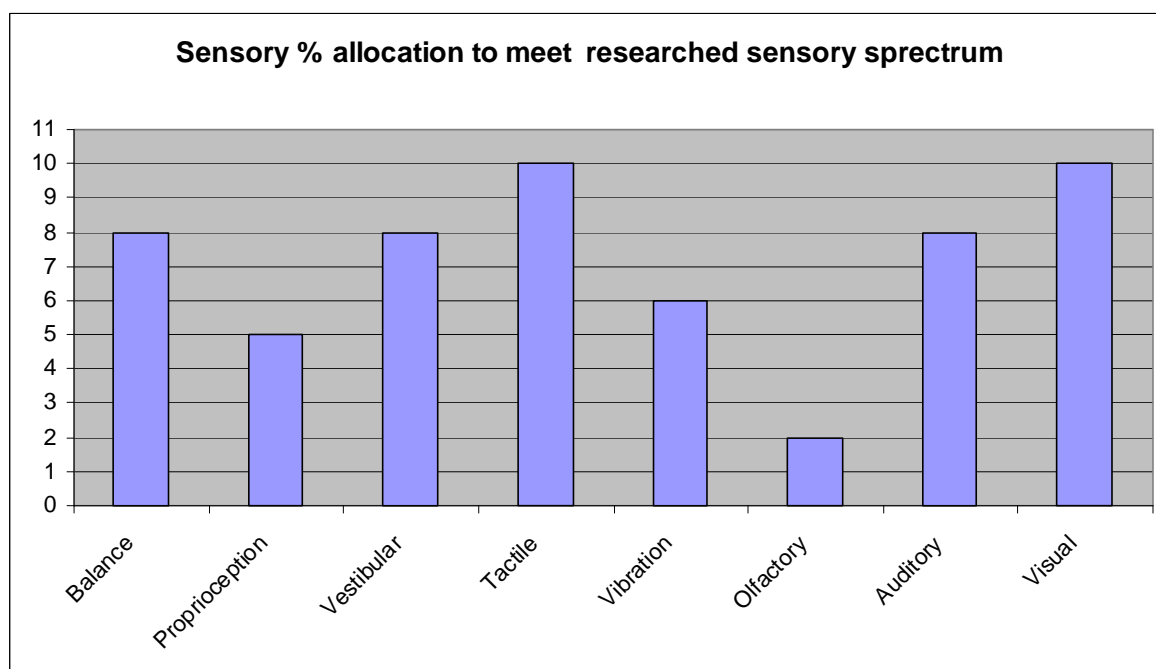
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The data below has been extracted from NI Statistical Research Agency showing the percentage of disabilities of children within NI. Note, c.1000 children have a confirmed Statement of Educational Need (SEN) within the Borough.

Statistical Research Agency NI – Spectrum of Child Disabilities				
Disability	%	Sensory Need	Key	Abb'rev
Seeing	5	AOTBPVsVb	Auditory (Hear)	A
Hearing	10	VOTPVsVb	Visual (See)	V
Communication	10	AVOTBPVsVb	Olfactory (Smell)	O
Mobility	10	AVOTVsVb	Tactile (Touch)	T
Dexterity	10	AVOTVsVb	Balance	B
Pain	10	AVOTBPVs	Proprioception	P
Chronic illness	30	AVOTBPVsVb	Vestibular (balance)	Vs
Breathing	10	AVOTBPVsVb	Vibration	Vb
Learning	30	AVOTBPVsVb		
Intellectual	10	AVOTBPVsVb		
Social/behavioural	20	AVOTBPVsVb		
Memory	5	AVOTBPVsVb		
Psychological	5	AVOTBPVsVb		
Head injury	5	AVOTBPVs		

The proposed play equipment in the play park should be spread over eight main sensory needs as outlined above. This meets the needs researched from statistical analysis, consultation and inclusiveness participation requirements. This is represented in the graph below.



3.6 Local Consultation

PlayBoard NI was commissioned by Council to undertake a review of the level of demand from children/young people, parents/carers and the wider community for the development of a new accessible fixed play area within Limavady.

The Limavady consultation was based on a mixed methods approach and used two key methods to gather the views of those living within the area:

- Online Surveys - two online survey were developed using the online Survey Monkey platform. The first survey was aimed at parents/carers and wider community providers with the second aimed at children and young people residing within the area.
- Focus Groups - six focus group sessions were undertaken with children and young people residing within Limavady.

A total of 446 participants had participated within the online survey element:

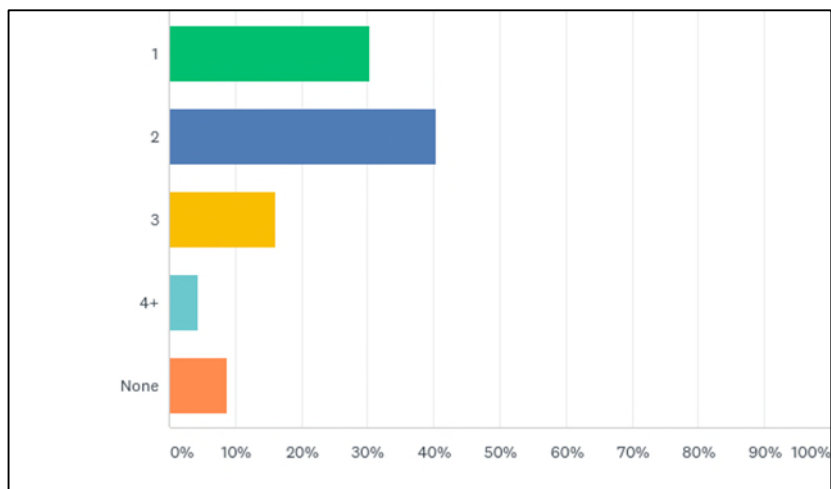
- Parents, Carers and Community Providers Survey (393 responses); and
- Children and Young Peoples Survey (53).

The key findings are presented below with the full consultation report is included as Appendix II.

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Q. Resident Children aged 0 to 14 years

With a view to determining the level of resident need within Limavady, respondents were asked to indicate the number of resident children within their household aged 0 to 14 years.



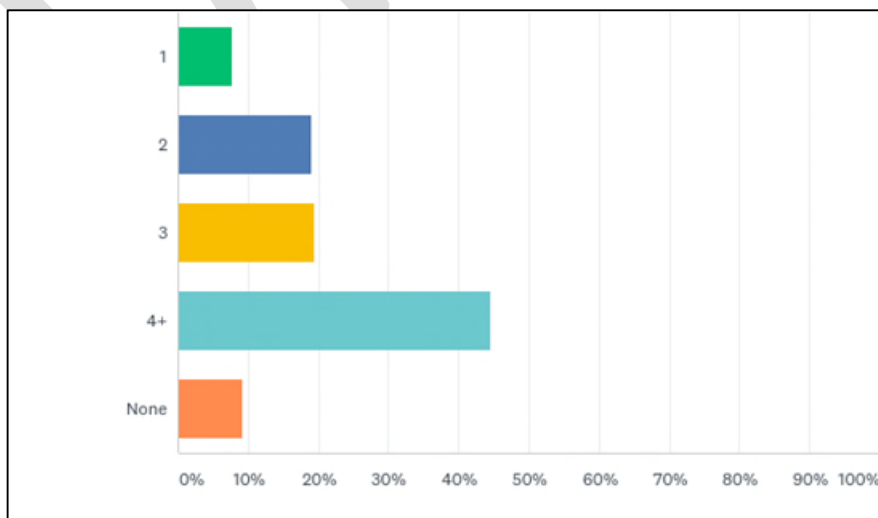
The largest group of respondents (40%) indicated they had 2 children residing in their household, 30% indicated they had 1, 16% had 3 with 4% indicating they had 4 or more resident children. Just fewer than 9% of respondents indicated that they had no children resident within their household. Based on the survey the approximate number of 0 to 14 year olds residing within respondent households is therefore 640.

Q. Resident Children with a disability or illness that restrict their play

Respondents were asked to indicate if any of the resident children had a disability or illness that restricted their play. In total 45 respondents indicated that their child did have a restrictive illness or disability that affected their play.

Q. Children aged 0 to 14 who visit on a regular basis

With a view to determining the level of visiting need to the area (for example grandchildren and other relatives) respondents were asked to indicate the number of children and young people who visited the household on a regular basis.



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The largest group of respondents (44%) indicated that 4+ children visited their household on a regular basis. Of the remainder 20% indicated 3 regular visitors, 19% indicated 2 regular visitors with 8% indicating 1. The remaining 9% indicated that no children visited their household on a regular basis. Based on the survey the approximate number of 0 to 14 year olds visiting respondent households was 983.

Q. Visiting Children with a disability or illness that restrict their play

Respondents were asked to indicate if any of the visiting children had a disability or illness that restricted their play. In total 57 respondents indicated that a visiting child did have a restrictive illness or disability that affected their play.

The overall majority of respondents (96%) supported the development of an inclusive play area within Limavady. Respondents were further asked to indicate why they were supportive of the proposal with a sample key comments including:

- *It would be a fantastic benefit to the community not only babies toddlers and teenagers but also for children with disabilities who could benefit by this, at the moment there are no suitable play areas in Limavady.*
- *For good relations between communities, access for children with disabilities so they aren't marginalised from play activities and simply for a general expansion of what Limavady has to offer.*
- *Because both disabled and able bodied children should be able to play together. This can teach able bodied children respect and empathy to others.*
- *I have an older child with autism, there needs to be more sensory things for play he has missed out but Limavady needs something like this for our kids with disabilities as the parks now are not suitable.*
- *I have a severely disabled child. My daughter is entitled to an equal quality of service as is available to all other children. It is unlawful to exclude her from services available to others on the basis of her disability. If council aims to provide a high quality play experience to children at a number of play parks throughout the Council area then my disabled daughter is equally entitled to this provision.*
- *Play is important to all children for their development and all children have a right to play. The Council has a duty to provide services to the public at large meaning that it should be anticipating that there are disabled persons in the community who require to access services on an equal basis. The diversity park in Portstewart has been a fantastic success however the Council requires more than one inclusive playpark in Council area.*
- *All children have a right to play and integrate amongst each other no matter what their ability. Children with disability currently have to travel to Portstewart for the diversity park which is all extra work for the parents and carers who just want to see their kid having the freedom to enjoy themselves as much as their neighbours.*

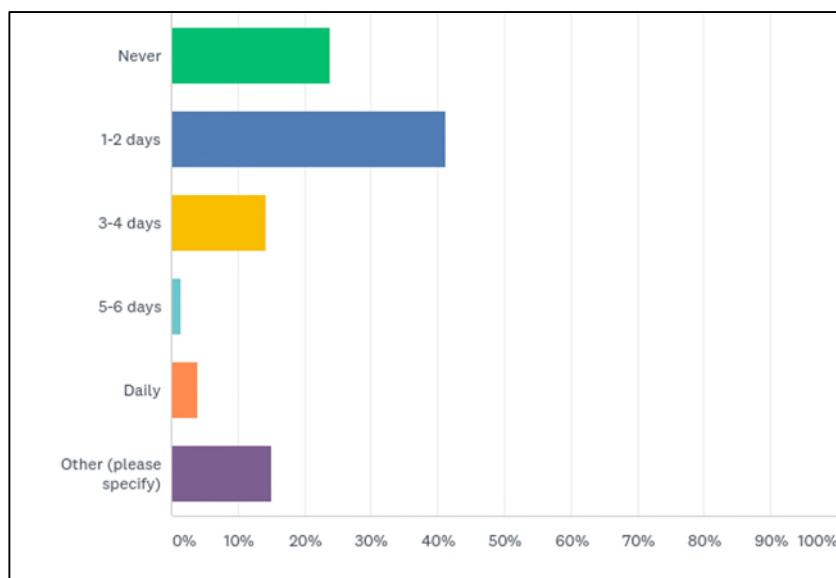
The vast majority of children and young people surveyed (96%) also felt that the development of an inclusive play area in Limavady would be positive.

3.7 Potential Usage Levels

Potential usage levels have been taken from both the survey of parents, carers and community providers; and the survey of children and young people.

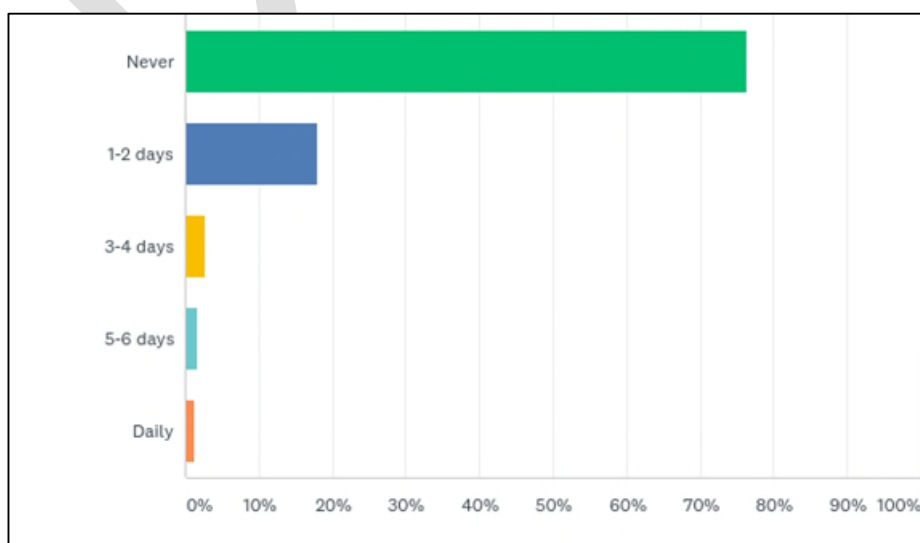
3.7.1 Survey of Parents, Carers and Community Providers

Respondents were asked to indicate how frequently the children noted in the survey (either resident or visiting) made use of the fixed play area at Blackburn Path/Alexander Road:



Amongst respondents 41% indicated that the children used the identified play area on average 1 to 2 days per week; 14% used the play area 3 to 4 days per week; 1.5% used it 5 to 6 days per week with 4% reporting that they used the play area daily; 15% indicated that they visited the play area on a more infrequent basis, for example 2/3 times per month or when in the area for another reason; and 24% never used the facility. This indicates that at least 61% of respondents used the park on a weekly basis.

Respondents were asked to indicate how frequently the children noted in the survey made use of fixed play located at Roe Mill Road:

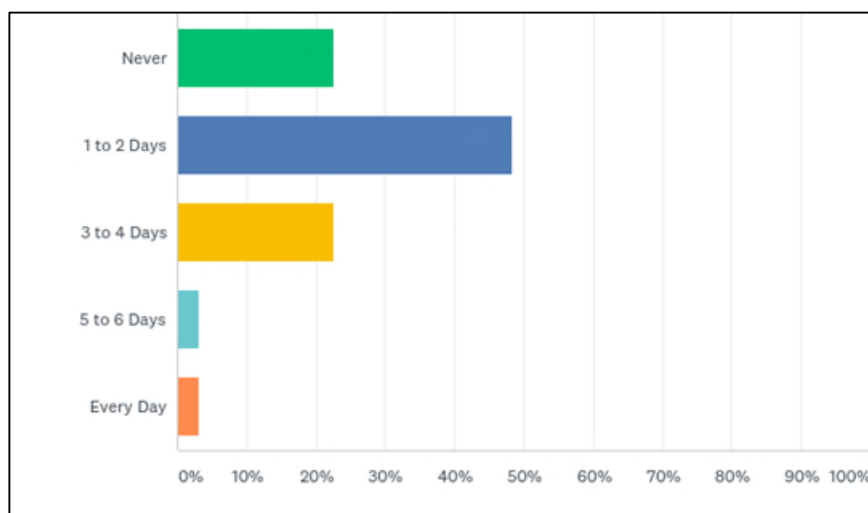


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Amongst respondents the majority (76%) indicated that they never used the play area at Roe Mill Road. Of the remainder 18% indicated that the children used the play area on average 1 to 2 days per week; 3% used the play area 3 to 4 days per week; 1.5% used it 5 to 6 days per week with 1.35% reporting that they used the play area daily.

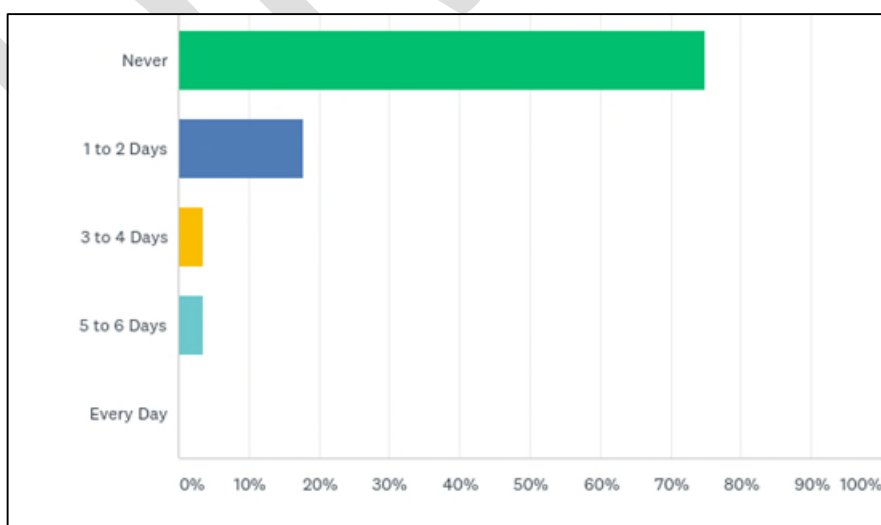
3.7.2 Survey of Children and Young People

The majority of respondents (81%) indicated that they did use the play area located at Blackburn Path/Alexander Road. Respondents were further asked to indicate how often they used the play area during the summer months.



In total 23% indicated that they never used the play area during the summer months whilst 48% used the play area 1 to 2 days per week, 23% used it 3 to 4 days per week, 3% used it 5 to 6 days per week with 3% using it every day.

The majority of respondents (75%) indicated that they did not use the play area located at Roe Mill Road. Respondents were how often they used the play area during the summer months.



In total 75% indicated that they never used the play area during the summer months whilst 18% used the play area 1 to 2 days per week, 4% used it 3 to 4 days per week, 4% used it 5 to 6 days per week. No respondents reported using the site every day.

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3.7.3 Usage by Rossmar Special School

Rossmar School is a special school in Limavady for children with moderate and severe learning difficulties (MLD and SLD). Consultation was originally undertaken with the Education Authority and the school given its proximity to the one of the potential sites. Follow-up consultation will be undertaken in relation to the potential usage and requirements for an accessible play park at other sites.

In terms of pupils numbers the table below sets out recent trends within the school:

School Name	School Type	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Rossmar School	MLD & SLD	79	85	81	88	94	102	112	124	132
Annual Change in Pupils			+6	-4	+7	+6	+8	+10	+12	+8

The school have experienced significant growth in recent years and the pupils will benefit enormously from the new school build project which is almost completed.

Alongside the growth in numbers the school have also experienced a change in the complexity of need within the pupils coming into the school in recent years. The table below sets out the percentage of pupils within each key stage with more severe and complex needs, highlighting a significant change in the pre-school and foundation stages:

Class Group	% SLD
Pre School	100%
Foundation Stage	90%
Key Stage 1	44%
Key Stage 2	41%
Key Stage 3	48%
Key Stage 4	27%
Key Stage 5	55%

The school educate pupils with a wide range of special educational needs including – profound and multiple learning difficulties, severe learning difficulties, Autism, ADHD, Social Emotional and Behavioural Difficulties, complex medical issues as well as moderate learning difficulties.

There are many benefits to pupils of having access to appropriate outdoor play facilities. A stimulating outdoor environment will provide improved opportunities for sensory and physical mobility experiences and have many therapeutic benefits from a mental health and wellbeing point of view.

There are many articles available which set out these benefits for children with special educational needs, link to an example of which: <https://www.eyalliance.org.uk/how-outdoor-play-can-be-beneficial-children-special-educational-needs>

3.7.4 Indicative Usage and Benchmarking Data

The indicative usage levels outlined above give some indication of potential usage. However it is noted that any new or redeveloped play area will have much greater appeal and much wider potential usage from across the community. Applying even the existing weekly usage

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levels of Blackburn Park of 61% to the total number of children and young people residing within the Limavady Settlement Area of 2,589 amounts to 1,579 weekly uses.

Benchmarking data for a recently developed play park in Ballyarnett (a high specification destination play park investment of c.£600k) indicates usage levels of 1,433 weekly uses. On this basis, it would be reasonable to assume average weekly usage (distinct from single users or beneficiaries) to be 1,500 equating to annual usage of up to 75,000.

3.8 Mapping of Gaps

Fixed play areas are classified according to the Fields in Trust 'Accessibility Benchmark Standards for Outdoor Play' (also known as the 'Six Acre Standards') which have been used across the UK to provide a means of determining the geographical catchment served by/or to be served by a fixed play area based on its size and scope.

The Accessibility Benchmark Standard (ABS) is based around 3 identified types of play area and establishes a set of distance thresholds which set the catchment area for each 'type' of play space.

TYPE OF PLAY	CRITERIA (METRES)
	WALKING DISTANCE
Local Areas for Play (LAPs): designated for very young children (<5 years) with the aim of providing somewhere to play close to home.	100
Local Equipped Areas for Play (LEAPs): areas laid out with features and equipment for children beginning to play independently close to home.	400
Neighbourhood Equipped Areas for Play (NEAP): areas designated, laid out and equipped for a range of ages (0 to 14 years).	1000

In reviewing current fixed play areas Council have formally agreed to apply the ABS distance standard to the radial assessment of play area household coverage. The standard has therefore been applied to the review of all existing, and in the identification of potential new fixed play areas.

In assessing the level of coverage provided by existing fixed play areas, and to support the identification of potential areas of need two key pieces of statistical and geographical information have been used:

- Population estimates and the geographical distribution of 0 to 14 year old's living within each District Electoral Area; and
- Household location data to facilitate household density analysis in line with ABS distance standards as previously outlined.

By combining both data sources those areas with a higher number of resident 0 to 14 year olds and a level of household density capable of supporting fixed play can be identified.

To support the identification of areas that may require new fixed play development (both now and over the duration of the strategy), at its meeting in November 2017 Council adopted three criteria, one for urban, one for rural areas and one to guide development in support of tourist need. The relevant criterion for urban areas is highlighted below:

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- **Criteria 1 – Urban Areas: Requires that minimum number of resident children and young people (0 to 14 years) of 150 or more within the statistical boundary.**

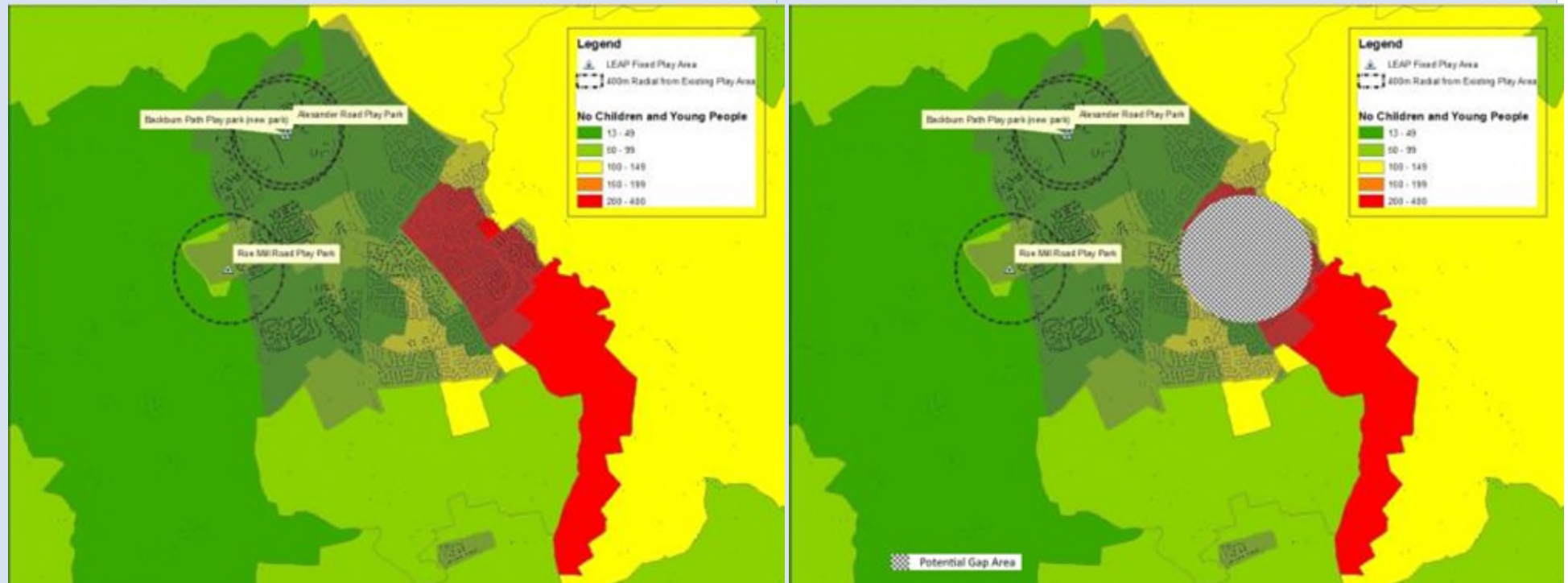
It should be noted that the identification of a gap does not indicate a definite need for new fixed play development, rather it highlights that based on underlying demographic and household distribution a potential gap exists. In considering how a gap could be met Council will also give consideration to the expansion of existing fixed play areas within the wider location. Expansion of existing play areas could provide a sufficient increase in coverage to meet the identified need.

On the basis of this agreed approach the potential gap in provision and the results of the mapping exercise are included below and illustrated in the maps overleaf:

Location	Area Review	Action
Limavady Town	<p>Potential gap is located within Limavady Town. Based on 2015 population estimates, the number of children aged 0 to 14 residing within the identified red area was 287, whilst the yellow area contains 100 children aged 0 to 14 years. In addition, review of underlying statistics within adjoining areas highlights an additional 245 children falling outside radial catchments emanating from existing play areas.</p> <p>At present fixed play provision is primarily located to the north-west of the town at Alexander Road, Blackburn Path and Roe Mill Road.</p> <p>There is a need for additional fixed play provision within Limavady town. Current provision is rated at low to fair in terms of play value and does not provide radial coverage for a significant proportion of children and young people within the town, particularly those residing in the south east.</p>	<p>Council to initiate a land search to identify potential sites for the development of a new, high value play area within Limavady with a focus on the identified gap areas.</p> <p>In line with the play strategies aim of increasing geographical access to accessible fixed play opportunities the site will be developed to accessible play standards (in line with those applied at the Flowerfield site).</p> <p>Dependent on the final location and designation of the play area (local or destination scale) additional fixed play provision may be required alongside renewal of current sites.</p>

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Map showing Potential Gap Area 12



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Prior to initiating the development of new fixed play area, Council also requested a further two stage process consisting of:

Stage	Completed (Y/N)
1. A review of actual need (as opposed to statistical need) in order to determine the level of demand for fixed play area development through community engagement and consultation processes.	Yes - completed with support of Playboard NI, (report at Appendix II.)
2. The identification of potential land options that lend themselves to meeting fixed play development should demand be confirmed. This will include consideration of Council owned land, other land in ownership of public bodies that could be transferred/accessed on a partnership basis (e.g. schools) etc.	Yes - completed with support of Playboard NI and Council's Capital Delivery Team (see Option Identification, Section 5)

3.9 Displacement and Additionality

In considering the case for the development of a new play area, it is important to ensure that there is indeed a need for an additional and greatly enhanced facility in the immediate catchment area and that the project will not merely result in the displacement of demand from other housing areas and communities.

The preceding sections of this business case have therefore carefully considered the existing play park provision (three in the catchment area) and the potential impact of the proposed project on their usage levels. Given both the low play value of existing play provision and high demand from the local community it is therefore believed that the project will not cause displacement. Indeed the draft Play Strategy recommends that the three existing play areas should be monitored and maintained over the duration of the strategy.

Additionality in terms of financial need is clear in that the project will not proceed on the scale and timeframe required without the Council's full financial commitment. Depending upon overall affordability within the Council there is a need to explore all other funding sources and partnerships with other public bodies to maximise the development opportunity offered by the various sites under consideration for wider community benefit.

The extent of Additionality will be considered further through the Non-Monetary Assessment (Section 7) of shortlisted options and quantified against the Status Quo baseline.

3.10 Conclusions on Needs and Demand

The following conclusions can be drawn from the assessment above:

- There is a high priority need for a fixed play area in Limavady town that meets the requirements of a Neighbourhood Equipped Area for Play (NEAP);
- Based on the population and health statistics, the play area must also be developed to fully inclusive and accessible standards, similar to Flowerfield Diversity park;
- The existing play parks in Limavady town have been rated 'Low to Lower Mid' in terms of Play Value and need ongoing monitoring and maintenance to meet local need in those neighbourhoods;
- Local and extensive consultation facilitated through Playboard NI with over 500 participants indicates that the vast majority (96%) of people are supportive of the development of an inclusive play area in Limavady;

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- Indicative usage levels of existing play areas from those consulted were high, although this was highly contingent on the play park offering, with over 60% of people suggesting at least weekly usage;
- Rossmar Special School (and their 132 pupils with moderate to severe learning difficulties) are a potential regular user of an Accessible Play Park in Limavady and have indicated their initial support and desire to be consulted further on the detailed design and provision of inclusive play equipment;
- This indicative usage coupled with benchmarking data for other high specification play areas would suggest annual usage of up to 75,000 realising all the associated benefits of play across the community;
- The mapping exercise conducted by PlayBoard NI identified a high priority gap in play provision with a high population of children and young people residing in the south east of the town that meet the Accessibility Benchmark Standard and Council's criterion for Urban Areas;
- The identification of potential land options to meet the identified need and demand have also been consulted upon and will be considered further in Section 5 – Option identification and shortlisting;
- Displacement and additionality from any new play park developed has also been assessed with no displacement concerns identified and the potential for substantial additionality (wider benefits) to be realised; and
- In summary, there is a compelling case in terms of both facility need and demand for an accessible play area in Limavady.

4.0 Objectives & Constraints

4.1 Introduction

This section sets out the aims, objectives and constraints of the proposed project. It details the objectives to ensure compliance with NIGEAE requirements for SMART objectives, that is, specific, measurable, achievable, relevant and time-dependent.

These objectives will also be key to measuring the overall success of the project in delivering benefits for the residents of the Borough. To inform feasible options that meet these objectives a number of project constraints have been identified, these may include financial, legal, technical, planning and management issues pertinent to the projects development.

4.2 Objectives

The following objectives have been identified for the project over the first five years of operation:

- To develop a fully accessible play park that achieves the highest standard of 'Play Value' as independently audited by Playboard NI (play value of 600-800) and meets or exceeds the standard set by Flowers Diversity Park (play value score of 675);
- To actively promote general usage of play park and achieve a target of 75,000 users per year and ensure that target groups, including children with special educational needs, utilise the facility on a regular basis;
- As a result of the above to record and improve participation and satisfaction levels through an annual user survey, therefore maximising the health and wellbeing benefits of play and physical activity within the local community; and
- To ensure that the capital project is well managed and delivered on time, to budget and high quality standards.

4.3 Constraints

The following constraints have been identified for the project:

- **Financial** – affordability within Council's Capital Programme and determination of loan financing and revenue budget allocation for repayments. The indicative budget for this project set within the draft Play Investment Strategy is £500k;
- **Policy** – project delivery in line with Council's four stage capital process and procedures for capital funding;
- **Technical** – site selection subject to Feasibility Study recommendations from the Capital Delivery Team and adherence to facility design guidance set by Playboard NI.

5.0 Option Identification and Shortlisting

5.1 Introduction

This section provides further detail on the proposed development options and takes account of the needs, objectives and constraints identified in the previous sections. The option analysis in the table below assesses the proposal against a "do nothing" option, which is consistent with NIGEAE guidance on Economic Appraisal.

5.2 Long list of Options under consideration

The key variables for consideration in the long list of options concern the Site Options and Equipment Specification. This analysis has been informed by work previously prepared for the development of the Diversity Play Park at Flowerfield, Feasibility Report undertaken by the Capital Delivery Team and consultation on site preferences conducted by Playboard NI:

(i) Site Options

The Capital Delivery Team undertook a Feasibility Study to determine up to 8 potential sites for the project within the Limavady townland (report included as Appendix III):



Following a review of land under council ownership available within Limavady, 3 potential sites were identified to have the size and scope for the development of an accessible play area:

- **Location 1: Rear of Limavady Leisure Centre** - Whilst the location is central and adjacent to existing leisure facilities the site is not currently under Council ownership and, if the site was identified as the preferred option agreement would have to be reached with the current landowner (Trustees of St Marys High School, Limavady);
- **Location 2: Roe Mill Road** - The site is in Council ownership, however the area is close to the river and is prone to flooding which could restrict the size and scope of the development; and

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- **Location 3: Roe Valley Country Park** - Whilst the location is outside of the Limavady town limits, Council would be able to access land in the Country Park of sufficient size to develop an inclusive play park.

Concurrent with the work of the Capital Delivery Team, Playboard NI also conducted ongoing community engagement and consultation. Stage 3 of the community engagement process concluded with a public consultation event which took place on 14th January 2019 at Roe Valley Arts Centre, Limavady.

At the engagement session each site was reviewed in line with the agreed site assessment criteria with 5 discounted due to a number of reasons including projected cost of purchase (in the case of privately owned sites), planning concerns and wider infrastructure considerations.

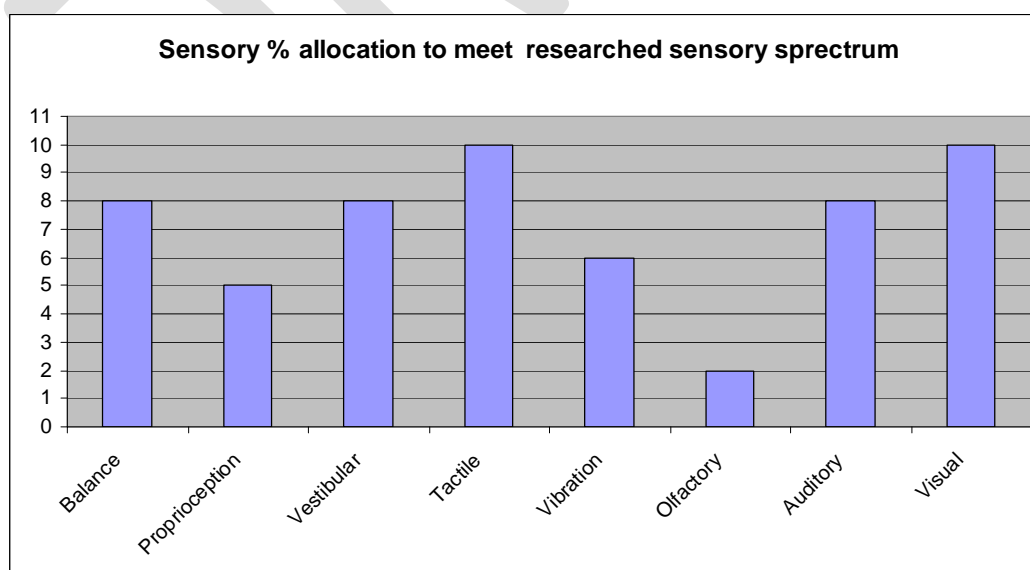
Following the assessment process 4 sites were identified which it was felt had the greatest potential to meet the needs of an inclusive play area development. Each attendee was provided with a preference sheet which gave the score and rank for each site (based on the assessment process). Participants indicated their preferred site as follows:

Site No.	Site Name	Total Score	Rank
1	Roe Valley Leisure Centre (site to rear)	68	1 =
2	Roe Mill Playing Fields	68	1 =
3	Scroggy Road (Limavady Utd FC / Wolfhounds GAC)	66	2 =
4	Alexander Road / Blackburn Path	66	2 =

The Capital Delivery Team prepared indicative site layouts and indicative costings for both sites to the rear of Roe Valley Leisure Centre and Roe Mill Playing Fields.

(ii) Equipment Specification

According to the health statistics presented in Section 3.5 the proposed play equipment of the new facility should address eight main sensory needs. This meets the needs researched from statistical analysis, consultation and inclusiveness participation requirements. This minimum allocation is represented in graph below:



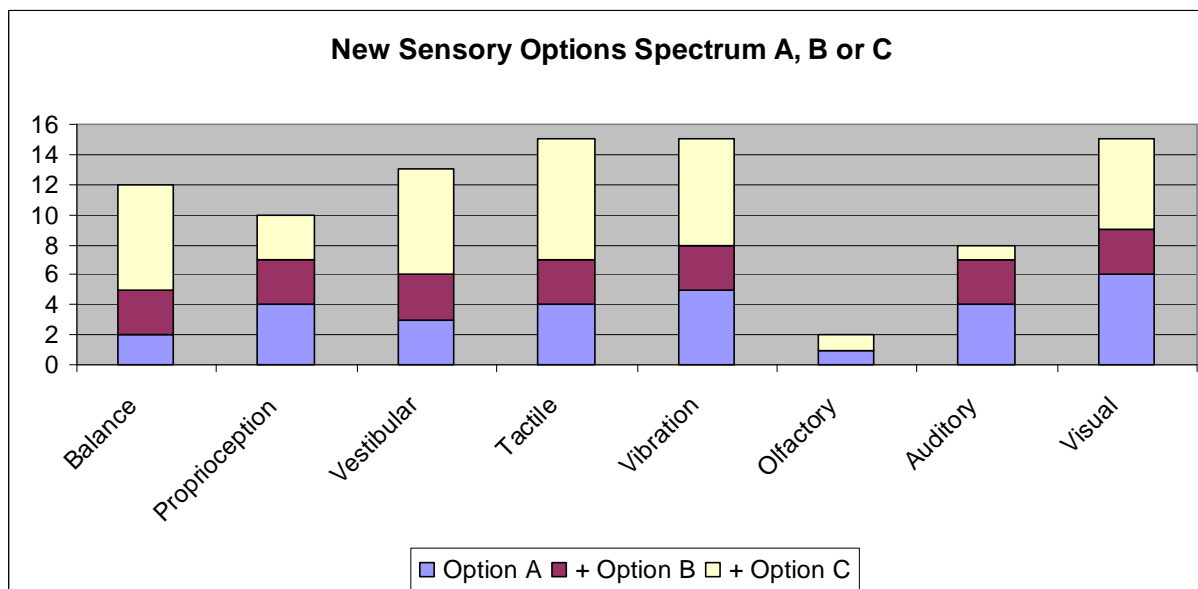
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For illustrative purposes, the following approach was deployed for Flowerfield Diversity Park to provide a suitable inclusive spectrum of sensory experiences for both disabled and non-disabled children - three options are detailed below, basic, standard and comprehensive equipment specification:

Accessible Park Options - Sensory Equipment & Landscaping				
OPTIONS	Option A 'Basic'	Option B 'Standard'	Option C 'Comprehensive'	Sensory Spectrum Achieved
Scope Of Installation	New park + new surfacing	New park with basic fenced enclosure	New park, landscaping & sensory paths	A,O,T,Vb,Vs,V,P,B
Inclusive equipment:				
Sea roller	√	√	√	A T Vb Vs V P B
Phones	√	√	√	A T Vb Vs V P
Singing stone	√	√	√	A Vb V P
Partner swing	√	√	√	A T Vb B Vs V P B
Scented organ	√	√	√	O T V
Balancing disk		√	√	A T Vb Vs V P B
Specialist Inclusive Equipment				
Wheelchair roundabout		√	√	A T Vb Vs V P B
Wheelchair family swing		√	√	A T Vb Vs V P B
Additional specialist inclusive/sensory features				
Planting & shrubs touch & smell			√	O T Vs V P
Paving touch/visual & vibration			√	T Vb Vs V B
Large boulders touch/visual & vibration			√	T Vb Vs V P B
Pergolas part shade areas for rest & shelter			√	T Vs V
Chairs/seating each shade areas for rest & shelter			√	T Vs V
Paths with different gravels			√	A T Vb Vs V B
Car parking adjacent to park entrance			√	
Screen walls & secure enclosures for play areas in stone and timber			√	T Vs V P
Common basic non-sensory items				
Basic paths & kerbs between pieces of play eq		√	√	T Vb Vs V B
Embankments & grass areas		√	√	T Vb Vs V B
Hoop top fencing & gates	√	√	√	

The graph below shows the extent to which each of the three options addressed the sensory needs identified and highlighted the positive impact achieved from Option C (comprehensive):

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This exercise will be completed during detailed design requirements at Stage 2 of the projects development in consultation with the local community and key user groups.

(iii) Long List of Options

The long list of options considers the proposed options above and potential variations in terms of scale, content, location and timing of project delivery as follows:

Description of Options	Rationale for Selection or Rejection
Do Nothing: Maintain 'Status Quo'	Included in short list for comparative purposes.
Variations in Content: <ul style="list-style-type: none"> Play Park only Play Park plus changing ('Changing Places' standards) Play park plus changing ('Changing Places') and car parking 	All project components are deemed essential to meet needs and objectives identified.
Variations in Scale: <ul style="list-style-type: none"> Basic equipment provision (Option A above) Standard equipment provision and landscaping (Option B above) Comprehensive equipment provision and sensory landscaping (Option C above) 	The analysis above clearly indicates that the approach used in Flowerfield Diversity Park is most effective for the 'Comprehensive' purchase of specialist equipment tailored to the local needs. On the basis that a key objective is meeting or exceeding the standard set by Flowerfield Standard and Comprehensive investment (Option B and C) are shortlisted for full appraisal with affordability constraints and budget of £500k.
Variations in Location: <ul style="list-style-type: none"> Site 1 – rear of Roe Valley Leisure Centre Site 2 - Roe Mill Playing Fields 	Both sites were deemed technically feasible and ranked first from consultation. However, negotiations over the potential transfer or use of Site 1 with St Marys High School became protracted, and given the time pressure and public expectation to deliver the project, this option was discounted. Site 2 is owned and currently in recreational use and will be the only location to be fully appraised.
Variations in Timing: <ul style="list-style-type: none"> Full development Phased Approach 	Given the time pressure and public expectation to deliver this project a phased approach has not been selected for full economic appraisal.

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On the basis that Roe Mill Playing Fields was the only viable site option for development, initial site analysis was carried to utilise the existing pavilion and play park site as illustrated below:



5.3 Options Shortlisted

The following options will be progressed for full economic appraisal:

- **Option 1** – Do Nothing;
- **Option 2** – New Accessible Play Park (Standard Specification), Changing Places and Parking at Roe Mill Playing Fields; and
- **Option 3** – New Accessible Play Park (Comprehensive Specification), Changing Places and Parking at Roe Mill Playing Fields.

6.0 Monetary Appraisal

6.1 Introduction

This section sets out the monetary costs and benefits of each option and details:

- Capital costs (including construction costs, professional fees, statutory charges, opportunity costs and residual values);
- Recurrent costs of project delivery (including any staffing, overheads, maintenance);
- Income generation potential; and
- Net Present Value Calculations and summary results.

6.2 Capital Costs

It should be noted that outline capital costs have been prepared by the Capital Delivery Team (see Feasibility Report at Appendix III). The infrastructure and works costs associated with each option are presented in the table below:

CAPITAL COSTS	Option 2 £	Option 3 £
Site Preparation	12,500	12,500
Hard Surfacing	105,389	105,389
Play Equipment	135,677	169,596
Soft Landscaping and Street Furniture	-	39,680
Entrance, Fencing and Barriers	52,250	52,250
Changing Places Facility	28,270	28,270
Development Costs	27,500	27,500
Sub-total	361,586	435,185
Site Investigations and Preliminaries @ 10%	43,659	51,019
Professional Fees @ 7%	28,204	33,944
Contingencies @ 5%	18,079	21,759
TOTAL CAPITAL COST	451,527	541,907

Outline costings at this stage are based on concept designs contained within Feasibility Report and reflect the following assumptions:

- Planning being approved;
- No Site Investigation or Surveys carried out; and
- Recent works / feasibility studies.

6.3 Recurrent Costs

The recurrent costs associated with each option are set out below:

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RECURRENT COSTS	Option 2 £	Option 3 £
Staffing on-site	-	-
Overheads incl. electricity	1,000	1,000
Estates maintenance and repair	2,500	2,500
TOTAL RECURRENT COST	3,500	3,500

The annual operating costs are based on costs for running comparable facilities and do not include any staffing or programme expenditure given the nature of the development.

6.4 Income

As with all of Council's Play Park provision, there is no income associated with all options.

6.5 Calculation of Net Present Costs

The costs and the benefits associated with the proposed project are discounted. The purpose of the discounting process is to arrive at Net Present Values (NPVs) for each of the options with a view to identifying the preferred option.

Net Present Costs (NPCs) are calculated using a 3.5% discount rate over the project duration (of 15 years) as shown below. Other assumptions informing the NPC analysis include:

- No sunk costs have been incurred;
- Optimism bias has been included at 10% on capital costs;
- Life cycle costs have not been included to reflect draft Play Strategy guidance on case-by-case review following annual inspections; and
- Play Parks assumed to have economic life of 15 years as per draft Play Strategy and no requirement for residual value.

The Net Present Cost (NPC) calculations excluding taxation, inflation and any project financing is summarised the table below:

Net Present Cost Results (OB adjusted)	£	Rank
Option 1 - Do Nothing	0	1
Option 2 - New Accessible Play Park at Roe Mill (stan. spec.)	(519,246)	2
Option 3 - New Accessible Play Park at Roe Mill (comp. spec.)	(615,184)	3

From a quantitative perspective, Option 2 emerges as the highest ranked option having the lowest NPC of the 'do something' options.

The detailed Net Present Cost calculations are presented at Appendix IV.

7.0 Non-Monetary Appraisal

7.1 Introduction

It is the case that not all costs and benefits can be measured in monetary terms, as no market value exists for them. In this section non-monetary costs and benefits associated with each of the short-listed options are assessed. A weighting and scoring exercise has been adopted to illustrate in quantitative terms how each option performs against identified non-monetary criteria.

7.2 Criteria and Weightings

In order to critically assess the case for the proposed project evaluation criteria have been developed. To allow for the comparison of options, each criterion has been allocated a weighting out of 100% to reflect its relative importance as follows:

No.	Criteria	Factors being Assessed	Weighting
1.	Alignment and contribution to Council's Strategic Priorities	An assessment of the options ability to realise: <ul style="list-style-type: none"> • Community Plan Outcomes and Actions; • Corporate Strategy Priorities; and • Business Plan objectives and work streams. 	10
2.	Addressing identified strategic need across the Borough	An assessment of the options ability to realise: <ul style="list-style-type: none"> • Pitch Strategy recommendations; • Play Strategy recommendations; and • Facilities Strategy deficits and gaps in provision. 	20
3.	Adherence to the Principles of the Sport & Wellbeing 'Health and Wellbeing Mandate'	An assessment of the options ability to realise: <ul style="list-style-type: none"> • High quality leisure and sports services, • Accessible need based programmes; and • Sustainable facility provision via effective partnership working. 	30
4.	Delivering better health and wellbeing outcomes for the local community	An assessment of the options ability to realise: <ul style="list-style-type: none"> • Increased levels of participation in physical activity; • Improved health and well-being; and • An enhanced quality of life. 	30
5.	Impact on broader statutory requirements	An assessment of the options ability to realise: <ul style="list-style-type: none"> • Positive Equality/Section 75 outcomes; and • Positive Rural Proofing outcomes. 	10
Total Weighting			100

7.3 Scoring System

Each option has been given a score between 1 and 10 against the criteria with an option scoring 10 having the maximum positive impact as summarised in the table below.

Scoring	Assessment	Descriptor / Indicator
0	Nil Response	Option failed to address the criterion.
1-2	Very Poor	A very poor option with limited evidence of capacity to deliver against the criterion.
3-4	Poor	A poor option with some evidence of capacity to deliver against the criterion, but overall it is below the standard expected.
5-6	Satisfactory	A satisfactory option with evidence of capacity to deliver to an acceptable standard against the criterion.
7-8	Very Good	A very good option with strong evidence of capacity to deliver above the minimum standard expected against the criterion.
9-10	Excellent	An excellent option with very strong evidence of capacity to deliver well above the minimum standard expected the criterion.

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7.4 Non-Monetary Scoring Rationale

The rationale for the non-monetary scoring of each option out of 10 is provided in table below:

Criteria	Option 1 Score & Rationale	Option 2 Score & Rationale	Option 3 Score & Rationale
1. Alignment and contribution to Council's Strategic Priorities	2 – this option relates to the 'status quo' provision of play parks in Limavady and presents limited evidence of any additional strategic benefit.	7 – this option relates to a new play park at Roe Mill (to a standard specification) with Changing Places facility with strong evidence of additional strategic benefit.	8 - this option relates to a new play park at Roe Mill (to a comprehensive specification) with Changing Places facility with strong evidence of additional strategic benefit.
2. Addressing identified strategic need across the Borough	2 - this option relates to the 'status quo' provision of play parks in Limavady and presents limited evidence of any addressing strategic need.	7 - this option relates to a new play park at Roe Mill (to a standard specification) with Changing Places facility with strong evidence of addressing strategic need.	9 - this option relates to a new play park at Roe Mill (to a comprehensive specification) with Changing Places facility with very strong evidence of addressing strategic need identified in the Play Strategy recommendations.
3. Adherence to the Principles of the Sport & Wellbeing 'Health and Wellbeing Mandate'	2 - this option relates to the 'status quo' provision of play parks in Limavady and presents limited evidence of additional health benefit.	8 - this option relates to a new play park at Roe Mill (to a standard specification) with Changing Places facility with strong evidence of additional health benefit.	9 - this option relates to a new play park at Roe Mill (to a comprehensive specification) with Changing Places facility with very strong evidence of additional health benefit.
4. Delivering better health and wellbeing outcomes for the local community	2 - this option relates to the 'status quo' provision of play parks in Limavady and presents limited evidence of any additional community benefit.	7 - this option relates to a new play park at Roe Mill (to a standard specification) with Changing Places facility with strong evidence of additional community benefit.	9 - this option relates to a new play park at Roe Mill (to a comprehensive specification) with Changing Places facility with very strong evidence of additional community benefit with play equipment tailored to better health outcomes.
5. Impact on broader statutory requirements	2 - this option relates to the 'status quo' provision of play parks in Limavady and presents limited evidence of additional equality benefit.	7 - this option relates to a new play park at Roe Mill (to a standard specification) with Changing Places facility with strong evidence of additional equality benefit.	9 - this option relates to a new play park at Roe Mill (to a comprehensive specification) with Changing Places facility with very strong evidence of additional equality benefit from inclusivity of design and equipment for all abilities.

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7.5 Non-Monetary Scoring Results

The results and ranking of each option in terms of non-monetary weighted score are summarised as follows:

Criterion	Criteria	Weight %	Option 1		Option 2		Option 3	
			S	WS	S	WS	S	WS
1	Alignment and contribution to Council's Strategic Priorities	10	2	20	7	70	8	80
2	Addressing identified strategic need across the Borough	20	2	20	7	140	9	180
3	Adherence to the SWB Health and Wellbeing Mandate	30	2	20	8	240	9	270
4	Delivering better health and wellbeing outcomes for the community	30	2	20	7	210	9	270
5	Impact on broader statutory requirements	10	2	20	7	70	9	90
TOTAL		100	10	100	36	730	44	890
RANK			3		2		1	

From a qualitative perspective, Option 3 emerges as the highest ranked option having the highest non-monetary score of 890 (89%) of the 'do something' options.

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8.0 RISK APPRAISAL

8.1 Introduction

Since an appraisal involves making assumptions about the behaviour of various elements of the project there is a degree of risk and uncertainty involved. The treatment of any potential risk and uncertainty is generally best dealt with using sensitivity analysis which involves varying the value / number of key project inputs which are likely to be subject to the greatest degree of uncertainty i.e. monetary variations and consideration of non-monetary risks.

Section 6 Monetary Appraisal has applied an Optimism Bias adjustment of 10% to the capital costs and NPC's for each option. Given the limited recurrent costs and income generation from this project there is limited benefit in conducting any further financial sensitivity analysis. This Section therefore focuses on the non-monetary assessment of project risks below.

8.2 Non-Monetary Risk Assessment

The issue of project risk has been assessed by the identification of project risks/risk mitigation strategies and the profiling of risks in terms of impact and probability. Key areas of risk and uncertainty are outlined within the table below.

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Risk	Option 1 (H/M/L)	Option 2 (H/M/L)	Option 3 (H/M/L)	Comment / Mitigation plans
1. Capital cost overruns	L (1)	M (2)	M (2)	Option 1 poses least risk as no capital cost involved. Options 2 and 3 pose higher risk given scale and site uncertainty. Capital cost overruns to be managed by proposed management structures and design contingencies/optimism bias allowances.
2. Construction / Programming delays	L (1)	M (2)	M (2)	Option 1 poses least risk as no construction works involved. Options 2 and 3 pose higher risk given scale and site uncertainty. Time delays to be managed by proposed management structures and preliminary site investigations.
3. Delay or failure to obtain planning permission / other statutory approvals	L (1)	M (2)	M (2)	Option 1 poses least risk as no development. Options 2 and 3 pose higher risk given scale of development, however the site is in existing recreational use which should reduce the risk* (see below the Capital Delivery Team's assessment of risk and mitigation measures). Statutory approval risks to be managed through the proposed management structures.
4. Project Funding Risks	L (1)	M (2)	M (2)	Option 1 poses least risk as no funding required. Options 2 and 3 pose higher risk given increased cost. Funding risks to be management within Council's Capital Programme affordability and exhaustion of external partnership funding opportunities with other government departments such as DfC and DAEARA.
5. Lack of clarity of roles/responsibilities for project development/facility management	L (1)	M (2)	M (2)	Option 1 poses least risk as no development. All other options score higher risk given scale and complexity of project development and involvement of local user groups. Project management structures and ongoing consultation with community will mitigate this risk.
6. Failure to deliver address identified needs and deliver project objectives	H (3)	M (2)	L (1)	Option 1 involves no development and poses highest risk. Option 2 poses next highest risk given standard specification of works proposed. Option 3 poses least risk as it provides comprehensive specification play park of at least the standard set at Flowerfield Diversity Park. The aims and objectives of this OBC will be managed by the Project Sponsor through the proposed management structures.
7. Low levels of community use	H (3)	M (2)	L (1)	Option 1 poses highest risk of low usage and no opportunity for increased income generation. Option 2 poses lower risk as opportunity for higher local community usage. Option 3 provides opportunity for broader community use and poses least risk. A deterrent to community use would be potential anti-social behaviour on the site, however plans are already in place to mitigate this risk through the addition of high security fencing and access gates.
8. Community resistance to facilities	H (3)	M (2)	L (1)	Option 1 poses highest risk of low usage. Option 2 poses lower risk as opportunity for higher local community usage. Option 3 provides opportunity for broader inclusive community use in Limavady and surrounding areas and poses least risk.
Total Risk (Score out of 24)	14	16	13	
RANK	2	3	1	

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** The main risk identified to this project is planning approval. It was unclear whether the proposed works could be carried out under Council's Permitted Development rights or whether a planning application would be necessary. It is understood that if a planning application was necessary, DfI Roads will be consulted as part of this process and there would likely be a requirement for road improvements which will require third party lands to deliver - potentially making the site unfeasible.*

To mitigate this risk and determine if the work could be carried out under Permitted Development, Officer's took the following 3rd party advice:

- *GM Design Associates (consultant involved in outline design of project); and*
- *TSA Planning (Independent Planning Consultancy).*

Both consultants gave their considered opinion based on their interpretation of Planning (General Permitted Development) Order (Northern Ireland (2015) with the consensus being that the project can be delivered under Council's Permitted Development rights.

To further mitigate against this risk, the Council could potentially seek a Certificate of Lawful Development (CLUD); however, there is no legislative requirement to formally seek this and it could significantly increase project timescales.

8.3 Conclusion

Given the scale of the proposed development within a local community setting, the overall level of risk is considered as **Medium**. Although this risk can be mitigated significantly as the project progresses through the Council's four stage capital process and robust project management structures are put in place.

On balance, the risk assessment identifies Option 3 as the least risk option with a risk score of 13 (54%).

9.0 Results & Selection of Preferred Option

9.1 Introduction

This section of the appraisal combines the monetary assessment (NPC), qualitative assessment (non-monetary benefits) and risk assessment in order to select the preferred development option. For each individual assessment a ranking of 1 = the highest ranked option and 2 = the lowest ranked option. The option rankings are then combined to provide an 'Overall Rank'. The lowest figure in this column equals the highest ranked and therefore the most suitable option for development.

9.2 Results from Economic Appraisal

The table below summarises the results of the monetary, non-monetary and risk analyses:

Option	Capital Cost £'k	Net Present Cost		Non-monetary Benefits		Project Risk		Overall Rank
		£'k	Rank	Score	Rank	Score	Rank	
Option 1 – Do Nothing	0	0	1	100	3	14	2	6
Option 2 – New Accessible Play Park at Roe Mill (Standard Specification), Changing Places/Parking	451	(519)	2	730	2	16	3	7
Option 3 – New Accessible Play Park at Roe Mill (Comprehensive Specification), Changing Places/Parking	542	(615)	3	890	1	13	1	5

9.3 Preferred Option

Based on the preceding analysis and balance of advantage, it is recommended that **Option 3 – New Accessible Play Park at Roe Mill (Comprehensive Specification), Changing Places and Parking** is the Preferred Option. The basis for this recommendation is outlined below:

- Implementation of prioritised project based on strategic need identified in draft Play Strategy;
- Highest non-monetary benefits from inclusive and sustained participation in play for the local community of Limavady;
- Lowest risk option reflecting the risk of the projects development at Roe Mill Playing Fields and ability to address the needs and objectives; and
- Capital costs within 10% of budget planning provision of £500k with opportunities for external partnership funding to be confirmed.

9.4 Need, Demand, Additionality and Displacement

Evidence of need and demand for the preferred option has been demonstrated through:

- There is a high priority need for a fixed play area in Limavady town that meets the requirements of a Neighbourhood Equipped Area for Play (NEAP);

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- Based on the population and health statistics, the play area must also be developed to fully inclusive and accessible standards, similar to Flowerfield Diversity park;
- The existing play parks in Limavady town have been rated Low to Lower Mid in terms of Play Value and need ongoing monitoring and maintenance to meet local need in those neighbourhoods;
- Local and extensive consultation facilitated through Playboard NI with over 500 participants indicates that the vast majority (96%) of people are supportive of the development of an inclusive play area in Limavady;
- Indicative usage levels of existing play areas from those consulted were high, although this was highly contingent on the play park offering, with over 60% of people suggesting at least weekly usage;
- This indicative usage coupled with benchmarking data for other high specification play areas would suggest annual usage of up to 75,000 realising all the associated benefits of play across the community;
- The mapping exercise conducted by PlayBoard NI identified a high priority gap in play provision with a high population of children and young people meeting residing in the south east of the town that meet the Accessibility Benchmark Standard and Council's criterion for Urban Areas;
- The identification of potential land options to meet the identified need and demand have also been consulted upon and will be considered further in Section 5 – Option identification and shortlisting;
- Displacement and additionality from any new play park developed has also been assessed with no displacement concerns identified and the potential for substantial additionality (wider benefits) to be realised; and
- In summary, there is a compelling case in terms of both facility need and demand for an accessible play area in Limavady.

9.5 Risk Analysis

The appraisal considers that the level of associated risk with the preferred option is considered as **Medium**. This risk level, including the planning risk can however be managed and mitigated further as the project progresses through the four step capital process.

9.6 Viability Analysis

The Council is committed to the annual forecasted subvention of £3-4k per annum.

9.7 Value for Money

The table below summarises the cost effectiveness assessment of the proposed project:

Measure	Sum (£)
Total Capital Cost	£542k
Capital Cost per participant per year	£7.23

9.8 Recommendation

It is recommended that the preferred option, **Option 3 – New Accessible Play Park at Roe Mill (Comprehensive Specification), Changing Places and Parking at a cost of £542k** is progressed to Stage 2, detailed design and full business case for a final investment decision to be taken by Council.

For more detail on the outline layouts and initial equipment schedule refer to Appendix III – Feasibility Study.

Subject to Council decision on the preferred option, the indicative delivery timeframe to progress the project to detailed design and investment decision is summarised as follows:

- Completion of Stage 1: Outline Business Case for approval – September 2020;
- Consultation and Detailed Design – November 2020;
- Procurement of Contractor – January 2021;
- Completion of Stage 2: Full Business Case for investment decision – February 2021;
- Appoint Contractor – March 2021;
- Project construction completion (6 months) – August 2021.

It is noted that Officers are in the process of redefining the existing site boundary at Roe Mill Playing Fields to address ongoing and potential anti-social behaviour. In order to progress the project without delay, a boundary fencing will be constructed on undisputed Council owned land. It is therefore recommended that Council approve the installation security fencing (265m of 2.4m high Palisade) and access gates at a cost of £27,450 which will be procured and expended prior to final investment decision on this project.

To expedite project delivery and meet Council's capital approval processes a governance structure proportionate with the investment will be established (see Section 10).

10. Affordability, Management, Monitoring & Evaluation

10.1 Introduction

Effective implementation of the preferred project option will require the following addressed:

- Costs and Affordability;
- Governance and Management; and
- Monitoring and Evaluation.

10.2 Project Costs and Affordability

The table below summarises the total project costs:

CAPITAL COSTS	Option 3 £
Site Preparation	12,500
Hard Surfacing	105,389
Play Equipment	169,596
Soft Landscaping and Street Furniture	39,680
Entrance, Fencing and Barriers	52,250
Changing Places Facility	28,270
Development Costs	27,500
Sub-total	435,185
Site Investigations and Preliminaries @ 10%	51,019
Professional Fees @ 7%	33,944
Contingencies @ 5%	21,759
TOTAL CAPITAL COST	541,907

The table below summarises how the proposed project will be funded and current status:

Source	Funding £'k	% of Total	Status
Capital:			
Council	497	91%	Subject to Stage 2 approval
DfC Access and Inclusion Programme	30	6%	Application outcome Oct 20
DAEARA Landfill Fund	15	3%	Application outcome Dec 20
TOTAL	542	100%	

It is noted that the above tables exclude optimism bias allowance of 10% (£54k). This allowance should be retained with Council's planning figures for the capital programme, however it is anticipated that this allowance will reduce significantly as the project progresses through Stage 2 and before the final investment decision is taken.

10.3 Project Governance and Management

The Council will be responsible for the procurement, co-ordination and implementation of the design and build of the project and will implement the following governance arrangements for projects under £1m investment:

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(i) Senior Responsible Owner (SRO)

Overall responsibility for successfully delivering the business objectives and benefits of any programme or project must be vested in responsible and visible individuals, the SRO. The SROs will be responsible for ensuring that the project meets its objectives and delivers the projected benefits.

(ii) Project Board

A Project Board has been established to provide immediate support to the SRO and Project Sponsor in their respective roles of responsibility for ensuring that the project meets its objectives and delivers the projected benefits.

Project Sponsor is the interface between a client and the external bodies, such as consultants, contractors, and suppliers. The Project Sponsor is responsible for ongoing management on behalf of the SRO to ensure that the project objectives are delivered within agreed time, quality and cost constraints.

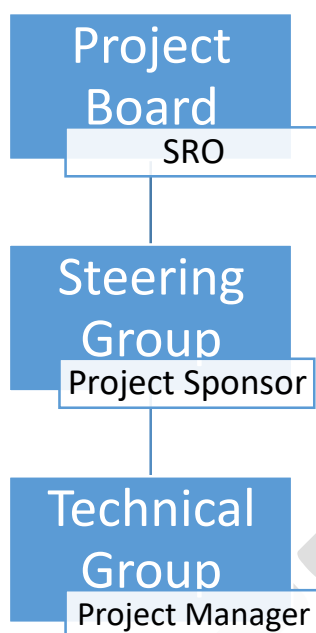
Member	Name	Department and Role
Investment Decision Maker (IDM)	Full Council	Final Investment Decision
Senior Responsible Owner (SRO)	Richard Baker	Director for Leisure and Development
Project Sponsor	Wendy McCullough	Head of Service: Sport and Wellbeing
Project Sponsor Support	John Beggs	Project Manager, SIB
Project Manager	Paul Caldwell	Manager, Capital Delivery Team
Project Officer	Graham Miller	Officer, Capital Delivery Team
Senior Stakeholder(s)	TBA	TBA

(iii) Steering Group

The Steering Group has a delegated responsibility and is directly responsible to the Project Board. It provides direction, guidance and decision making to support the successful delivery of the project for the Sponsor.

The Steering Group represents the three primary interest groups; the enterprise as a whole, those who are seeking the outcomes to be delivered by the project, and those who will deliver the project's outcomes. The Steering Group members are the project decision-makers and are responsible for the commitment of resources to the projects.

There are core members of the Steering Group as well as members /roles which can be added as and when required which are invited to Project Team meetings to help in decision making processes.



(iv) Project Delivery

- The Project Board and Steering Group meet by agreement to fulfil its objectives.
- The Project Board will meet quarterly and the Steering Group and Technical Group will meet monthly and/or if required ad-hoc meetings, as agreed.
- Documents for Project Assurance will be submitted to the Project Sponsor at least seven days in advance of the scheduled meeting to enable review and recommendation to the Board.
- Where practicable, the Agenda together with reports and documents that relate to the Board will be forwarded to members in sufficient time prior to meetings.
- Accurate minutes will be kept of each meeting. These minutes will be submitted to the Board members for ratification at the next subsequent meeting.

10.4 Project Monitoring, Evaluation and Benefits Realisation

(i) Monitoring

The Council will commission an independent review of the performance monitoring of the project against its aims and objectives. This will result in an annual report from which Council will be in a position to understand the progress towards its objectives using a Red, Amber and Green (RAG) system.

By using this monitoring process Council will have clear visibility of progress against objectives. The Project will be in a position to identify any risks of underperformance and undertake timely corrective actions to maximise the likelihood of achieving all objectives.

The Council will be responsible for a Project Implementation Review that will assess the efficiency and effectiveness of the project procurement and management arrangements. Any lessons learned will be shared with other funders and departments.

(ii) Evaluation

This annual monitoring information will be collated and provided to an independent body to conduct a Post Project Evaluation (PPE) at the end of the five years' benefits realisation period

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with a view to assessing the level of achievement of the SMART objectives, the value for money, the lessons to be learnt for future projects and the benefits realised from the investment.

Evaluation is a core part of the project. Council is keen to measure the impact of its activities and has established a baseline for participating levels and will monitor this against targets. The Council will collate the information and submit quarterly and annual reports to other funders on the progress against the targets.

(iii) Benefits Realisation Plan

The table below outlines the Stage 2 requirement for a Benefits Realisation Plan for the proposed project. It sets out the anticipated benefits of the development of the project, the activities to be undertaken in realising the benefit, the timing of activities, and it identifies the individual / organisation that will be responsible for the relevant activities.

Benefit	Owner	Target (Incl. Baseline)	Method & Timing of Measurement	Activities undertaken to Realise Benefits	Outcome
TBA					
TBA					