



# Community Development Report

**Committee Consideration – 14 April 2015**  
**Council Resolution – 28 April 2015**

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<b>CM01.15 Nedlands Bridge Club Funding Request</b>
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<b>Committee</b>	14 April 2015
<b>Council</b>	28 April 2015
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Marion Granich – Manager Community Development
<b>Director</b>	Michael Cole – Director Corporate Services
<b>Director Signature</b>	
<b>File Reference</b>	CD-003008
<b>Previous Item</b>	N/A

## Recommendation to Committee

**Council approves a grant of \$27,000 (excluding GST) to the Nedlands Bridge Club towards the replacement of their clubroom roof and electrical upgrade.**

## Executive Summary

This report is presented to Council as the Nedlands Bridge Club has requested a grant from Council to assist with roof replacement and electrical rewiring at the club's facility on Melvista Reserve.

## Strategic Plan

KFA: Natural and Built Environment

Undertaking this project will enable the Club to continue to maintain their clubrooms in good working order.

KFA: Community Development

Improvements to the building will enable this viable club to continue to provide a key service for the health and wellbeing of its 270 members, many of whom are City of Nedlands residents.

## Background

The Nedlands Bridge Club is located on a portion of Melvista Reserve (Reserve 1669), Bruce Street, Dalkeith, on a portion of Lots 123 and 124 on Plan 222793. On 1 July 1988, Council entered into a 21 year lease with the Club. The Club's current lease entitles it to rent-free, exclusive use of the facility with all maintenance being

the responsibility of the Club. The Club has operated successfully from that location since 1988.

**Key Relevant Previous Council Decisions:**

Nil.

**Consultation**

Required by legislation: Yes  No   
 Required by City of Nedlands policy: Yes  No

Community Development has liaised extensively with the Club on this matter. The City’s Building Maintenance team have also provided advice.

**Legislation / Policy**

Council policy ‘Use of Council Facilities for Community Purposes’ outlines that sporting clubs leasing buildings from Council do so on the basis of paying no rental fee and the club being responsible for all maintenance costs.

While Council policy ‘Use of Council Facilities for Community Purposes’ outline that Council is under no obligation to contribute to the maintenance or capital development of a club’s leased building, Council may choose to do so under Policy ‘Capital Grants to Sporting Clubs’.

Council policy ‘Capital Grants to Sporting Clubs’ governs the way Council may choose to contribute to the refurbishment of sporting clubs. This policy requires that sporting clubs applying for Council funding to assist with the refurbishment of their buildings should do so by applying for a Community Sporting and Recreation Facilities Fund (CSRFF) grant. There are two Small Grants Rounds per year, and one Forward Planning Grants Round per year, in the state government’s CSRFF program, providing three opportunities per year for sporting clubs to apply for a CSRFF grant. Generally, the cost of the project is shared on a 1/3, 1/3, 1/3 basis by the Club, Council and the Department of Sport and Recreation.

**Budget/Financial Implications**

Within current approved budget: Yes  No   
 Requires further budget consideration: Yes  No

2014/15 Budget – CSRFF Small Grants to Sporting Clubs	\$100,000
Less funds already spent / allocated (CSRFF grant to Associates Rugby Club)	-\$ 49,707
Remaining	\$50,293

Council has approved \$100,000 in the current financial year's budget for expenditure on small CSRFF grants to sporting clubs, within the Community Development section of the budget under Recreation. (Major developments such as the Collegians building, which is part of the implementation of the David Cruickshank Master Plan, are budgeted for separately, as capital expenditure within the Technical Services section of the budget.)

Of the \$100,000 allocated in the current financial year's budget, a grant of \$49,707 has already been allocated to Associates Rugby Club. This grant was approved by Council in February 2014, for a facility upgrade due for completion in the current financial year. The grant will be paid to the club on completion of the project.

Therefore, \$50,293 remains unspent against the Small CSRFF Grants to Sporting Clubs budget line item. There are no further CSRFF grants round in the current financial year. Therefore there is existing budget capacity to approve a grant of \$27,000 to the Nedlands Bridge Club.

## Risk Management

The main risk in allocating this grant to the Nedlands Bridge Club is that of sending a signal to sporting clubs that Council will necessarily contribute to their building projects, which would result in an unsustainable call on Council's budget.

Mitigation of this risk is to allocate a specific amount for small grants to sporting clubs in the annual budget, and to approve grants only to the limit of that budget allocation. This is the City's current practice.

## Discussion

The Nedlands Bridge Club has requested funds towards the urgent replacement of their premises' asbestos roof and an electrical upgrade, to be undertaken while the roof is off.

The cost of the proposed project is as follows:

Remove roof and replace with corrugated colourbond	-	\$65,914
Carry out electrical wiring	-	\$32,450
Statutory Approvals (estimate only)	-	\$ 1,000
<b>Total Project Cost</b>	<b>=</b>	<b>\$99,364</b>

The Club has raised considerable funds towards the project and has also been successful in obtaining a LotteryWest grant. Therefore it is proposed that the project is funded as follows:

Nedlands Bridge Club	-	\$57,364
LotteryWest	-	\$15,000
Council	-	\$27,000
<b>Total Project Revenue</b>	<b>=</b>	<b>\$99,364</b>

The Club has been diligent in maintaining their building since entering into a lease with Council. However, replacement of the roof has presented difficulties which have delayed the project. These difficulties arise from the fact that the roof is asbestos. The Club has been trying to get a contractor to repair leaks in the roof for some time now without success. The response of contractors has been that the roof cannot be repaired as it is asbestos. It has then taken the Club some time to raise funds towards the more expensive project of replacing the roof rather than repairing it. The Club now has access to \$57,364 of its own funds and \$15,000 from LotteryWest, leaving a shortfall of \$27,000, which is now requested from Council.

The Club has obtained the necessary quotes and provided these to Administration as part of their grant request. They have selected a suitable builder for the roof replacement and electrician for the electrical rewiring. The Club would now like to move quickly on the project, aiming to replace the roof before the winter rains.

The Nedlands Bridge Club is a thriving local organization with 270 members, 115 of which are City of Nedlands residents. Playing bridge is a stimulating mental exercise that contributes to the wellbeing of participants.

While bridge is now officially recognized as a sport, the Nedlands Bridge Club is not eligible for a CSRFF grant, due to the fact that bridge does not contribute to physical activity levels. The Club has, however, secured third party funding from LotteryWest, in lieu of a CSRFF grant.

## **Conclusion**

It is recommended that Council approve the Nedlands Bridge Club's request for a grant of \$27,000 towards their facility upgrade. The Club has demonstrated responsible maintenance of the building to date and has secured most of the funds from their own resources and an external grant. Council's contribution will make the project possible.

## **Attachments**

1. Letter from Nedlands Bridge Club to City of Nedlands



20<sup>th</sup> March, 2015

Ms Robyn Forrest  
City of Nedlands  
71 Stirling Highway,  
NEDLANDS WA 6009

CITY OF NEDLANDS	
DIVISION	
Document #	
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23 MAR 2015	
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Action	ACK    NRI    OTHER
Enclosed	

Dear Robyn,

Further to our recent meeting, the Nedlands Bridge Club wish to present a proposal for urgent works which need to be carried out on the above premises, with a formal request to the City of Nedlands for financial assistance.

In view of the problems being experienced with the roof of the clubrooms which cannot simply be repaired due to the asbestos nature of the roof, we propose to replace the entire roof. To take advantage of the availability of access while the roof is off, we also propose to upgrade the electrical wiring as suggested by Nedlands Council. We have received quotations for the above works which are attached, and details of the costing are set out hereunder :-

Remove roof and replace with corrugated colorbond	<b>\$ 65,914</b>
Carry out electrical re-wiring	<b>\$ 32,450</b>
Costs involved with Development Application and Planning approval	<b>\$ 1,000</b>

It is anticipated that funding of this undertaking will be achieved with the Nedlands Bridge Club providing \$57,364, Lotterywest \$15,000 and we formally request the City of Nedlands to consider financial assistance in the sum of \$27,000.00

The Nedlands Bridge Club have **270** members, visitors are welcome and over one thousand people are playing bridge at the clubrooms each month. We offer bridge lessons on a regular basis and these are extensively advertised. Bridge is a game which offers stimulation of the mind and, as it does not require any level of physical fitness, is an activity which can be undertaken by those of any age and also be appealing to the disabled.

You will be aware through regular inspections that the Bridge Club have looked after the building very well in our years of use and we trust the City of Nedlands will look favourably on our request for financial assistance with this project.

Yours sincerely,  
NEDLANDS BRIDGE CLUB INC.

  
Linda Bedford-Brown  
President.

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