

# Community Development Report

**Committee Consideration – 9 March 2021**  
**Council Resolution – 23 March 2021**

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<b>CSD01.21</b>	<b>Community Sport and Recreation Facilities Fund Applications – Various Clubs</b>
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<b>Committee</b>	9 March 2021
<b>Council</b>	23 March 2021
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 of the Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.</b>	Nil
<b>Director</b>	Pat Panayotou – Executive Manager Community
<b>Attachments</b>	Nil
<b>Confidential Attachments</b>	Nil

## Executive Summary

This item seeks Council's endorsement of five grant applications to the Department of Local Government, Sport and Cultural Industries (DLGSCI) for the Community Sport and Recreation Facilities Fund (CSRFF) Small Grant Round. The applications are:

- Claremont Nedlands Cricket Club (CNCC) – Upgrade of Turf Wicket Infrastructure
- Nedlands Tennis Club (NTC) – Upgrade of Synthetic Grass Courts
- Allen Park Tennis Club (APTC) – Tennis Court Fence Replacement
- Dalkeith Tennis Club (DTC) – Hardcourt Rebuild with LED Floodlighting
- Hollywood-Subiaco Bowling Club (HSBC) – New Synthetic Bowling Green.

All CSRFF applications to DLGSCI must be accompanied by a formal Council resolution. As the DLGSCI current CSRFF Small Grant Round closes on 31 March 2021, it is important that Council makes a decision on this matter at the Council meeting on 23 March 2021.

## Recommendation to Committee

### Council:

1. **Advises Department of Local Government, Sport and Cultural Industries that it has ranked and rated the application to the Community Sport and Recreation Facilities Fund Small Grant Round as follows:**

- a. **Claremont Nedlands Cricket Club – Upgrade of Turf Wicket Infrastructure: Well planned and needed by the applicant (B Rating);**
  - b. **Nedlands Tennis Club – Upgrade of Synthetic Grass Courts: Well planned and needed by the applicant (B Rating);**
  - c. **Allen Park Tennis Club – Tennis Court Fence Replacement: Well planned and needed by the applicant (B Rating);**
  - d. **Dalkeith Tennis Club – Hardcourt Rebuild with LED Floodlighting: Well planned and needed by the applicant (B Rating);**
  - e. **Hollywood-Subiaco Bowling Club – New Synthetic Bowling Green: Needed by the applicant, more planning required (D Rating).**
2. **Endorses each of the above applications to Department of Local Government, Sport and Cultural Industries conditional on:**
    - a. **all necessary statutory approvals are obtained by the applicant; and**
    - b. **the project receives DLGSCI funding.**
  3. **Approves a Council grant of \$19,944 (ex GST) to the Claremont Nedlands Cricket Club for its Upgrade of Turf Wicket Infrastructure project on Melvista Oval.**
  4. **Approves a Council grant of \$25,000 (ex GST) to the Nedlands Tennis Club for its Upgrade of Synthetic Grass Courts project.**
  5. **Approves a Council grant of \$27,324 (ex GST) to the Allen Park Tennis Club for its Tennis Court Fence Replacement project.**
  6. **Approves a council grant of \$99,289 (ex GST) to the Dalkeith Tennis Club for its Hardcourt Rebuild with LED Floodlighting project.**
  7. **Provides in-principle support to the Hollywood-Subiaco Bowling Club’s application; however, recommends that the project is deferred pending the Master Plan for Highview Park.**
  8. **Carries over the \$100,000 approved for CSRFF expenditure in the 2020/21 budget to the 2021/22 financial year.**
  9. **Instructs the CEO to include a further \$100,000 in the draft 2022/23 budget for expenditure on CSRFF grants, for Council consideration in the 2022/23 budgeting process (in addition to the carried-over amount referred to at item 8 above).**

## Background

### Community Sporting and Recreation Facilities Fund

The Department of Local Government, Sport & Cultural Industries administers the CSRFF. The purpose of the fund is to provide financial assistance to sporting clubs and local government authorities to develop basic infrastructure for sport and recreation. The program aims to increase participation in sport and recreation, with an emphasis on physical activity, through rational development of sustainable, good quality, well designed and well utilised facilities. This fund has three categories, shown below:

Table 1: CSRFF Grant Categories

Grant Category	Total Project Cost Range	Standard DLGCSI Contribution	Frequency
Small Grant	≤ \$300,000	\$2,500 – \$100,000	Bi-annual
Annual Grant	\$300,001 - \$500,000	\$100,001 - \$166,666	Annual
Forward Planning Grant	≥ \$500,000	\$166,667 - \$1,000,000	Annual

For applications to be supported by Department of Local Government, Sport and Cultural Industries, they must firstly be endorsed by the relevant Local Government Authority. For approved projects, DLGSCI will provide a grant of a maximum of 1/3 of the total project costs.

Ranking: The City is required by Department of Local Government, Sport and Cultural Industries to rank in priority order the applications received for each CSRFF round.

Rating: The City is required by Department of Local Government, Sport and Cultural Industries to rate each application against the categories below:

- A - Well planned and needed by municipality
- B - Well planned and needed by applicant
- C - Needed by municipality, more planning required
- D - Needed by applicant, more planning required
- E - Idea has merit, more preliminary work needed
- F - Not recommended

## **Legislation/Policy**

### **Council Policy**

Council's Capital Grants to Sporting Clubs Policy states that:

"To ensure the financial support it provides to sporting clubs is effectively targeted to achieve maximum community benefit, Council will consider the following key priorities:

1. Multi-use: priority will be given to developing facilities that will be used by more than one sporting club or type, particularly where such clubs are not yet sharing facilities. This is to facilitate the intent of maximising efficiencies and encouraging clubs to share some facilities while still retaining each club's separate management and identity.
2. Recreation Plan rating: priority will be given to supporting sports identified as a high priority in the City's Strategic Recreation Plan. The Strategic Recreation Plan provides a rating for each sport type, based on two factors: the demand to play that sport type and the facilities already provided for that sport type. These two factors result in a rating for each sport type as high, medium or low priority for facility development. Sport types with a high level of demand (growing membership) and a low level of existing facilities receive the highest rating.
3. Other funding: priority will be given to projects that are eligible for funding for other government bodies such as the Department of Recreation's Community Sport and Recreation Development Fund (CSRFF) or Lotterywest funding. This is to facilitate the overall financial viability of the project and contribute most effectively to the upgrade of community facilities.
4. Level of community benefit: priority will be given to projects that demonstrate a high level of benefit to the local City of Nedlands community. This will include, but is not limited to, City of Nedlands resident membership of the applicant sporting club (total and proportional), support for junior sport and the level of community access (i.e. by non-club members and by community groups and organisations)".

### **DLGSCI Requirements**

In general, DLGSCI will fund up to 1/3 of the total cost of an approved project, with the remaining 2/3 to be funded by either the applicant sporting club or a combination of the applicant sporting club and the relevant local government authority.

DLGSCI will only consider projects endorsed by the relevant local government. However, Council's may endorse projects without necessarily providing funding to them.

## Discussion

### Overview of Applications

An overview of the applications to this CSRFF Small Grant Round is provided in Table 2 below.

Table 2: CSRFF Small Grant Applications 2020/21 Round

<b>Applicant</b>	<b>Project</b>	<b>Total Project Cost (EX GST)</b>	<b>Club Contribution</b>	<b>Grant Amount Requested of State Govt.</b>	<b>Grant Amount Requested of Council</b>
Claremont Nedlands Cricket Club	Upgrade of Turf Wicket Infrastructure	\$59,831	\$19,994	\$19,994	\$19,994
Nedlands Tennis Club	Upgrade of Synthetic Grass Courts	\$75,000	\$25,000	\$25,000	\$25,000
Allen Park Tennis Club	Tennis Court Fence Replacement	\$81,972	\$27,324	\$27,324	\$27,324
Dalkeith Tennis Club	Hardcourt Rebuild with LED Floodlights	\$297,868	\$99,289	\$99,289	\$99,289
Hollywood-Subiaco Bowling Club	New Synthetic Bowling Green	\$108,461	\$36,153	\$36,153	\$36,153
<b>Total Grant Amount Being Requested from Council</b>					<b>\$207,710</b>

Further detail about each application is provided below, with a section on each Club's application.

#### Claremont Nedlands Cricket Club (CNCC)

Total Membership	650
No. of City of Nedlands Members	455

CNCC has 124 years of history. It is one of the oldest clubs in the WACA Premier League. In the 2020/2021 season, the club fielded 6 senior teams and 47 junior teams.

With this number of teams, it is difficult for each player to have sufficient time in the nets at their existing facilities. The current turf practice wickets were constructed in the 1950s by the City. They have now passed their useful life after 70 years and have become infested with Parramatta grass.

CNCC is seeking a small grant to assist in funding the upgrade of turf wicket infrastructure at Melvista Oval. These works are required to bring the wicket to the required standard. The purpose of this project is to upgrade the turf wicket practice facilities and infrastructure at Melvista Oval so it can be used for district and community cricket training. Works required include supply and install an irrigation system, removal of Parramatta grass, laser leveling the current surface, coring, sweeping and supplying and installing washed wintergreen turf. It will also include new netting and rigging, posts and winders. Ground sockets and covers will also be supplied and installed. Having the new system put in will save significantly on water costs and also provide important environmental benefits.

CNCC is seeking a Council grant of \$19,994 for this project, which will cost \$59,831 in total. The Club will contribute \$19,994. This fits with the standard approach to funding such projects, which is that the Club, Council and State Government each contribute 1/3 of the total project cost.

The upgrade will have a high level of community benefit, as 455 of the Club's 650 members are City of Nedlands residents. Not only will this upgrade benefit the high number of City of Nedlands residents who are members of this club, but there is also a benefit to surrounding residents who are not club members, in that the facility is used by informal reserve users for casual cricket games and practice. This upgrade is necessary and overdue. Therefore, it is recommended that Council supports this much-needed project that will have significant community benefit.

### **Nedlands Tennis Club (NTC)**

Total Membership	340
No. of City of Nedlands Members	272

NTC was established in 1925. The club is located on the corner of Gallop Road and Bruce Street, Nedlands and leases its building and the surrounding fenced tennis court area from the City.

NTC is seeking a CSRFF small grant to assist in the upgrade of 2 of their synthetic grass courts. The 2 synthetic courts have reached the end of their playing life and have become unsafe for any level of play despite ongoing maintenance over the years, having been installed over 13 years ago. Recently Tennis West ruled these synthetic courts as unfit for adult league play, thereby limiting the Club's capacity to offer league play, coaching and court hire. As these 2 courts are currently lit, upgrading their surface would enable NTC to capitalize on their existing infrastructure and to provide more courts after hours, when the majority of people want to play. Night play is also becoming more important in relation to sun exposure and other health concerns to do with playing sport in an increasingly warming climate.

NTC is seeking a grant of \$25,000 from Council towards this project, which will cost \$75,000 in total. The Club will contribute \$25,000. This fits with the standard approach to funding such projects, which is that the Club, Council and State Government each contribute 1/3 of the total project cost.

The upgrade will have a high level of community benefit as 272 of the Club’s 340 members are City residents. Community members who are not members of the Club also access the facilities at the Club through casual court hire. This project will also provide additional health benefits by increasing the capacity for night play, which is becoming more important due to the need to reduce sun exposure in an increasingly warming climate where there is greater sun-smart awareness. Therefore, it is recommended that Council supports this much-needed project that will have significant community benefit.

**Allen Park Tennis Club (APTC)**

Total Membership	200
No. of City of Nedlands Members	120

APTC was founded in 1929 and is located on Allen Park, Swanbourne. It leases this building and the surrounding fenced tennis court area from the City. APTC has 7 grass courts and 4 hard courts. The Club and its facilities are used all year round. APTC has a membership of 200 with 120 being City of Nedlands residents. As well as coaching and competitions, the hard courts are available to hire by members of the public through an online booking system.

APTC last received a CSRFF grant of \$46,000 from Council in 2013. This grant was for the extension of the clubrooms including toilets and storage. The project was completed and acquitted in June 2013.

APTC is seeking a CSRFF small grant to assist with funding the replacement of tennis court fencing. The fencing has reached the end of its life. Many of the existing posts are rusted through at the base and in these sections, a large length of fence could be blown over in windy conditions. The Club has patched the fences numerous times; however, the fencing is now becoming unsafe.

APTC is requesting a Council grant of \$27,324 towards this project, which will cost \$81,972 in total. The Club will contribute \$27,324. This fits with the standard approach to funding such projects, which is that the Club, Council and State Government each contribute 1/3 of the total project cost.

The project will have a high level of community benefit as 120 of the Club’s 200 members are City of Nedlands residents. Additionally, other members of the community who hire the courts will benefit. The club also provides other community events and activities, which are attended by community members who are not necessarily club members and these people will also benefit by the Club’s ongoing viability. Therefore, it is recommended that Council supports this much-needed project that will have significant community benefits.



**Dalkeith Tennis Club (DTC)**

Total Membership	276
No. of City of Nedlands Members	140

DTC is located on the corner of Beatrice Road and Victoria Avenue in Dalkeith. It leases this building and the surrounding fenced tennis court area from the City. DTC has 24 courts with a mix of hard, grass and clay courts available. The Club and its facilities are used all year round.

DTC has a membership of 216, with 140 being City of Nedlands residents. As well as coaching and competitions, the courts are used for school and casual bookings. During peak season over summer, the courts are used by an average 800 players per week. All courts are available to hire by members of the public through an online booking system.

DTC submitted a CSRFF application in March 2020 for the replacement of hardcourts which was unsuccessful in the last funding round. Council support was conditional on receiving state government support therefore no Council grant was provided to the Club. Therefore, the Club is having another attempt to secure a CSRFF grant. This time, their application includes hardcourt repairs and LED floodlighting, with the floodlighting being a higher priority for CSRFF funding.

DTC last received a CSRFF grant of \$49,024 from Council in 2016. This grant was for the upgrade to floodlights for 4 courts. The project was successfully completed and acquitted in March 2017.

DTC is now seeking a CSRFF small grant to assist with funding the reconstruction of 4 hardcourts. The courts are over 50 years old and reached the end of their life. The courts require the removal of the entire court surface, with a replacement of compacted road base, bitumen seal, asphalt, playing surface and court furniture. The courts will have shadow Hot Shots lines marked. The project will also include installation of LED floodlighting at the required standard.

DTC is requesting a Council grant of \$99,289 towards this project, which will cost \$297,868 in total. The Club will contribute \$99,289. This fits with the standard approach to funding such projects, which is that the Club, Council and State Government will each contribute 1/3 of the total project cost.

The upgrade will have a high level of community benefit as 140 of the Club’s 276 members are City residents. Other community members also access the facilities at the Club by paying visitor fees. Upgrading floodlighting is increasingly important for health reasons in a warming climate where there is increased awareness of the importance of reducing sun exposure. Therefore, it is recommended that Council supports this well-planned project that is needed by the club and has significant community benefit.

### **Hollywood-Subiaco Bowling Club (HSBC)**

Total Membership (playing members only, does not include social members)	50
City of Nedlands Members (playing members only, does not include social members)	45

HSBC is an amalgamation of Hollywood and Subiaco bowling clubs, with Subiaco dating from 1903 making it the third oldest bowling club in WA. The club is located on the Highview Park Reserve and leases its premises from the City.

HSBC is seeking a CSRFF small grant to assist with funding a new synthetic bowling green. Over the past 3 months, the carpet on the synthetic green has deteriorated at an accelerating rate. While the Club expects that it will last until the end of the current pennant season ending April 2021, its life beyond that is uncertain.

There is a broader strategic context to be considered for this project. The HSBC is located on the Highview Park Reserve, one of the City’s major sporting reserves, which accommodates multiple sporting uses. This reserve is overdue for Master Planning, to resolve long-term difficulties related to the aging infrastructure on the site. The draft Strategic Recreation Plan recognises these difficulties and recommends that a Master Plan of the Highview Precinct is undertaken as an immediate and high priority. This Master Plan for Highview Park would be the first Master Plan budgeted for in implementing the Strategic Recreation Plan.

Therefore, it is difficult to recommend that this project should proceed immediately. It would be prudent to undertake the Highview Master Plan before undertaking any further investment in the area, as the Master Planning process may result in restructuring the area which could waste any premature investment in the area. It would be better to reserve Council and Club funds to invest in any new design that is the outcome of the Master Plan.

Therefore, it is recommended that, while Council gives in-principle support to the Club’s broad approach to ensuring that the area remains viable for the Club’s activities, the project is deferred until the Highview Master Plan is undertaken. It is further recommended that no Council funds are committed to this project at this stage, pending the Highview Park Master Plan.

#### **Key Relevant Previous Council Decisions:**

CM05.12 – 28 August 2012 – CSRFF Applications City of Nedlands and Allen Park Tennis Club Clubhouse renovations.

CM06.15 – 22 March 2016 – CSRFF Application Dalkeith Tennis Club Floodlight Upgrade.

CM01.20 – 31 March 2020 – CSRFF Applications UWA Sport and Dalkeith Tennis Club Reconstruction of Four Courts.

## **Consultation**

The applicants have completed formal applications to submit to DLGSCI for this grant round. The applications are available to Councillors on request from the CEO's office.

## **Strategic Implications**

### **How well does it fit with our strategic direction?**

The applications are consistent with Council's strategic priorities being renewal of community infrastructure and providing for sport and recreation. The projects will benefit the club members as well as members of the wider community who use the facilities.

### **Who benefits?**

Members of the clubs as well as other community users of their facilities will benefit from this Council decision.

### **Does it involve a tolerable risk?**

The risks associated with providing grants to sporting clubs are mitigated by:

- Only providing grants to incorporated sporting clubs;
- Making the Council grant conditional on receipt of a grant from the state government;
- Making the Council grant conditional on the applicant club meeting all necessary approvals.

### **Do we have the information we need?**

Yes. The City has received a full and detailed application from each club, summarised in this Council report and available to Councillors from the CEO's office on request. The grant applications completed by the Clubs meet the necessary state government requirements.

## **Budget/Financial Implications**

### **\$100,000 available in current financial year**

In the current financial year, Council has approved \$100,000 for expenditure on CSRFF projects, with the full amount still available. There are no further CSRFF rounds in the current financial year. Therefore, the whole amount of \$100,000 is available for expenditure on this current CSRFF rounds of applications.

### **Carry-over \$100,000 to next financial year**

It should be noted that the applications that are the subject of this Council report will not be paid out until the 2021/22 financial year. Therefore, it is recommended that Council resolves to carry over the \$100,000 that has already been approved for expenditure in the current financial year, to the 2021/22 financial year, so that the amount will be available to support these funding applications.

**Budget further \$100,000 for CSRFF in 2021/22**

However, the \$100,000 that is approved for expenditure on CSRFF in the current financial year won't be enough to fund the 4 projects recommended for Council funding in this report, even if carried over to the 2021/22 financial year. Therefore, it is also recommended that Council instructs the CEO to include a further \$100,000 in the draft 2021/22 Council budget for expenditure on CSRFF projects. This is consistent with the City's standard approach to funding CSRFF projects, by including \$100,000 for such projects each financial year.

In summary, it is recommended that the projects in this report are budgeted for by Council as follows:

Approved for CSRFF in 2020/21 budget, to be carried over to the 2021/22 financial year	\$100,000
To be included in the draft budget for 2021/22	+ \$100,000
Total amount available for CSRFF projects in the 2021/22 financial year	= \$200,000

This will provide sufficient funds to support the 4 projects recommended for Council grants in this report, being:

- \$19,994 to the Claremont Nedlands Cricket Club;
- \$25,000 to Nedlands Tennis Club;
- \$27,324 to Allen Park Tennis Club; and
- \$99,289 to Dalkeith Tennis Club.

These grants total \$171,607, leaving \$28,391 available for expenditure on other CSRFF projects in the 2021/22 financial year.

**How does the option impact upon rates?**

This will be determined by Council in the context of the 2020/21 Council Budget. Expenditure of \$100,000 represents approximately 0.42% of rates.

**Conclusion**

It is recommended that Council endorses all 5 applications and approves the following Council grants:

Claremont Nedlands Cricket Club	\$19,944
Nedlands Tennis Club	\$25,000
Allen Park Tennis Club	\$27,324
Dalkeith Tennis Club	\$99,289
TOTAL	\$171,607

The projects recommended for Council funding are all worthwhile, well-planned projects with community benefits. The Hollywood-Subiaco Bowling Club project, while also a worthwhile project, would be premature to undertake before the much-needed Highview Master Plan is undertaken. Therefore, it is not recommended for Council funding at this stage.

<b>CSD02.21</b>	<b>Future use of Haldane House, 109 Montgomery Avenue, Mt Claremont</b>
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<b>Committee</b>	9 March 2021
<b>Council</b>	23 March 2021
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 of the Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.</b>	Nil
<b>Director</b>	Pat Panayotou – Executive Manager Community
<b>Attachments</b>	Nil
<b>Confidential Attachments</b>	Nil

## Executive Summary

This item is presented to Council to consider the future use of the facility at 109 Montgomery Avenue, Mt Claremont – better known as ‘Haldane House’.

Haldane House is a purpose-built respite facility constructed in 2000 utilising funds from the Home and Community Care Capital Funding. From 1 January 2000, Haldane House was leased to The Bethanie Group Inc (formally known as the ‘Churches of Christ Homes and Community Services Inc’) for the purposes of providing Adult Day Centre services and respite to carers. The City received formal notification from The Bethanie Group Inc on 21 August 2020 advising of their intention to vacate the facility as of 31 August 2020.

At Ordinary Council Meeting 27 October 2020 (CPS25.20), Council instructed the CEO to commence an investigation into the future use of Haldane House and requested a further report to Council outlining the results of that investigation.

This report satisfies that instruction and provides details and options for Council to consider.

## Recommendation to Committee

### Council:

1. notes the options available for future use of Haldane House as detailed within this report;

2. **instructs the CEO to commence arrangements for the operations of the Nedlands Community Care Service to be transferred from the 97-99 Waratah Avenue, Dalkeith site, to Haldane House, and;**
3. **Council authorises expenditure of \$15,000 from the Welfare Reserve, to assist with the costs of moving from 97 Waratah Avenue to Haldane House, setting up Haldane House for the clients with the purchase of some new furniture and resources, to be reconciled in the budget process.**

## **Discussion/Overview**

### **Background**

Haldane House is a purpose-built respite facility constructed in 1996 utilising funding from Home and Community Care ('HACC') capital funding. The facility is located on portion of Lot 6987 on Deposited Plan 167276, being part of the land contained in Certificate of Title Volume 2115 Folio 135. Lot 6987 was transferred to the City in fee simple by way of Crown Grant Trust in 1992 for the specific purpose of providing Civic/Community Services. Access to Haldane House is off Montgomery Avenue, Mt Claremont.

On 27 July 1999, Council considered Expressions of Interest for respite services to be provided at Haldane House. At that meeting, Council resolved to accept a proposal from The Bethanie Group Inc, formally known as the 'Churches of Christ Homes and Community Services Inc ('Bethanie').

Bethanie utilised the facilities with the original lease commencing 1 January 2000 and expiring 31 December 2009. In May 2010, Council agreed to a new lease commencing 1 January 2010 and expiring 31 December 2019 with further option of 5 years available to Bethanie if they chose.

Throughout their tenure, Bethanie provided Adult Day Services to the community and respite to carers. The clients of Haldane House include people who suffer from Dementia related disorders or are frail, and people with intellectual or physical disabilities. Primarily, the service centred around providing an opportunity for clients to attend programs in a supportive and safe environment. These programs included food and nourishment skills, site-based recreation, and other general connection and engagement activities. Bethanie also offered attendees stimulating outings.

Historically, the service operated up to 6-days per week with programs being delivered between the hours of 8am & 8pm. Times and days of operation fluctuated throughout their tenure based on the client numbers and type of activities being offered at the time.

The City received formal notification from The Bethanie Group Inc on 21 August 2020 advising of their intention to vacate the facility as of 31 August 2020.

Haldane House is now vacant.

## Land Tenure & Building Ownership

As noted above, Lot 6987 was transferred to the City in fee simple by way of Crown Grant Trust in 1992 for the specific purpose of providing Civic/Community Services. With the introduction of the *Land Administration Act 1997*, Crown Grants are no longer created and registered at Landgate and have been replaced by what we now know as 'Management Orders'.

When this land is no longer required for its specific purpose (Civic/Community Services), it may be sold, and the value of the land returned to the Government. Therefore, for all intents and purposes, this land should be considered by Councillors as vested to the City.

In terms of the building, the asset was constructed in 1996 as a joint venture between the City and the Department of Health's Home and Community Care Unit ('HACC'). In 1995, HACC provided \$300,000 for the building and through an ongoing Service Agreement, the City was entitled to use the facility for community service purposes.

In correspondence dated 2 March 2018, the Department of Health advised the HACC program was ceasing as of 30 June 2018 and that any physical asset linked with HACC Service Agreements could be retained by the City as of 1 July 2018. Therefore, the City has assumed 'ownership' of the building asset.



## **Options for Future Use**

There are two options available to Council for the future use of the site which are consistent with the specific purpose as noted on the Crown Grant in Trust - Civic/Community Services.

### **Option 1**

As they did in 1999, Council can choose to call for Expressions of Interest ('EOI') for an identified community service to be provided from the site.

The EOI process would be managed by Administration and would involve calling for external service providers to submit an interest in undertaking 'ownership' of the site via leasehold, whilst providing their services to the local community. In return, and consistent with Council's 'Use of Council Facilities for Community Purposes' Policy, the City can again lease the premises on a peppercorn basis to the prospective tenant.

Council would then be requested to endorse the execution of the lease agreement.

A discussion surrounding the advantages and disadvantages of this option is provided below.

### **Option 2**

As noted in the previous Haldane House report presented to Council on 27 October 2020 (CPS25.20), Nedlands Community Care ('NCC') offers services to the community which could benefit from the relocation of operations to Haldane House.

The relocation of the NCC operations would not involve any additional processes to be undertaken by Administration, and Council would not need to endorse any new agreement of tenure.

It is important to note here that the Commonwealth Home Support Programme ('CHSP') services provided by NCC are separate to the Affinity Club activities provided through the Positive Ageing program in Dalkeith Hall. A visual of the NCC portion of the building at the 97-99 Waratah Avenue, Dalkeith site is on the next page.





NCC provides services and support to seniors aged 65+ who are elderly, frail and their carers. Services and activities for these clients are provided in the NCC portion of the building at 97-99 Waratah Avenue, Dalkeith.

The Positive Ageing program is designed for seniors 55+ who are well aged and not in need of support services at this time. The target audience for this service is seniors who are not yet ready for CHSP services and fills 'gaps' in activity opportunities for seniors who are not comfortable attending activities and exercise programs with younger people.

Whether NCC continues to provide services at 97 Waratah Avenue, or relocates to Haldane House, the activities that are held in Dalkeith Hall will continue. The relocation of NCC services will not impact on the Positive Ageing program and will in fact, allow opportunity to extend the activities beyond the Dalkeith Hall by replicating some of them at the Mt Claremont Community Centre. This will allow equitable local access in other parts of the Nedlands community, which currently tend to be Dalkeith centric. It is the intention to continue to expand the Positive Ageing program to other areas within the City at different venues, including parks, halls, etc.

A discussion surrounding the advantages and disadvantages of this option is provided below.

## **Other Options (Impractical)**

Sale of Land: As the land should be viewed as ‘vested’, there is no opportunity to realise a profit from the sale of the land. The City would essentially lose a useable asset, for zero social or financial gain.

## **Option 1 – Discussion**

Should Council choose to call for EOI’s from external service providers to operate from the site, the following advantages and disadvantages would apply:

### **Advantages**

- The City’s residents would benefit from an additional service being offered to the community.
- The City would not be liable for any maintenance obligations and costs associated with the management of the asset.

### **Disadvantages**

- Leasing the site to a potential competitor within the industry may result in loss of clients currently serviced by NCC.
- The opportunity for the NCC service to benefit from the improved site would be lost.
- The opportunity for the City to co-locate community service provision in what would be seen as a ‘community hub’ would be lost.
- The opportunity to relocate a service which offers social value to the City’s ratepayers to a site that can only offer social value would be lost.
- The opportunity to maximise the financial value of the 97-99 Waratah Avenue, Dalkeith site would be lost.

## **Option 2 - Discussion**

Should Council choose to relocate the operations of the NCC service to the Haldane House site, the following advantages and disadvantages would apply:

### **Advantages**

- No services would be lost at Dalkeith Hall
- Provides a suitable purpose-built venue for NCC services to operate from
- The City’s residents and future clients of the NCC Service would benefit from the service being offered from an improved site.
- The City’s residents would benefit from a co-location of community service provision in what would be seen as a ‘community hub’
- The City’s ratepayers would benefit from the relocation of a service which offers social value to a site that can only offer social value.
- The City’s ratepayers would benefit from the opportunity to maximise the financial value of the 97-99 Waratah Avenue, Dalkeith site
- The open-plan client area of Haldane House will allow replication of the set-up and furnishings that the clients will recognise and relate to. It is important for clients with special needs to feel comfortable in their surrounds.

- Administrative activities can easily move across to Haldane House. Most of the technology and equipment can be transferred across from the current building.
- There is no impact on travel requirements for NCC clients attending a different centre as they have a transport component to their service where they are picked up and dropped back home again in the NCC bus
- There is no impact on proximity and access to the City's depot where the NCC buses are serviced and stored as the distance is similar to that of 97 Waratah Avenue, Dalkeith.

#### Disadvantages

- The City would be liable for any maintenance obligations and costs associated with the management of the asset, although, this would be offset by the City possibly relinquishing maintenance obligations and costs associated with the management of the NCC portion of the building at 97-99 Waratah Avenue, Dalkeith asset.

#### Further Rationale

Nedlands Community Care (NCC) has been providing home support services to elderly residents in the City of Nedlands since June 1982. There are no longer any HACC clients receiving services from NCC and the contract between the City and the Department of Health ceased at the end of December 2020.

At the time of writing this report, there are 230+ clients receiving CHSP services. The following outlines a list of services NCC provides to eligible CHSP clients:

- Social Support: Individual
- Social Support: Group
- Domestic Assistance
- Home Maintenance
- Personal Care
- Flexible Respite
- Transport

NCC staff do not anticipate any additional operating costs by providing services from Haldane House compared to costs of operating from the current Waratah Avenue site. However, there may be some set-up costs including cleaning, gardening and moving furniture, from the current location on Waratah Avenue to Haldane House.

Demolition and development work on the 95A Waratah Avenue, Dalkeith site have commenced and are expected to take up to 18-months to complete. Due to the proximity to NCC, it is anticipated that for the course of the works, there will be an impact on the services at NCC. Concerns have already been raised by clients around the noise, access and parking, asbestos management, dust etc.

## **Land Investment**

Council have recently been briefed on the ongoing development of the Land Investment Strategy and have recently endorsed the 'Retention, Acquisition, Improvement and Disposal of Land' Policy. The relocation of the NCC Service to the Haldane House site aligns with the principles of the Policy and previous discussions about the Strategy development for the following reasons:

1. As noted in Councils recent endorsement of the 'Retention, Acquisition, Improvement and Disposal of Land' Policy - generally, vested land is suitable for offering services which have a social or environmental value, and freehold land is suitable for provision of a financial benefit. The relocation of the NCC service from freehold site to a site which is vested, closer aligns with both the endorsed Policy and the Strategy which is currently in development.
2. The co-location of community services provision into what could be viewed as a 'community-hub' reflects Councillor comments/feedback submitted towards the development of the Land Investment Strategy.
3. The vacation of the NCC portion of the building at the 97-99 Waratah Avenue, Dalkeith site reduces one layer of complexity for any future decision on the potential use of the entire site.

## **Conclusion**

When considering the above information, it is clear the advantages of the relocation of the NCC service to the Haldane House site outweigh the disadvantages both from a social and a financial perspective. The minor risks associated with the move can also be easily mitigated. In addition, the move would align with the body of work currently being undertaken in the Land Investment space.

## **Key Relevant Previous Council Decisions:**

CPS25.20 - On 27 October 2020, Council instructed the CEO to commence an investigation into the future use of Haldane House and requested a further report to Council outlining the results of that investigation

D27.10 – On 25 May 2010, Council agreed to enter into a new Lease Arrangement with The Bethanie Group Inc commencing 1 January 2010 for a period of 10-years with an additional 5-year option.

C35.04 – On 22 June 2004, Council agreed to enter into a new Lease Arrangement with The Bethanie Group Inc (formally known as the 'Churches of Christ Homes and Community Services Inc') commencing 1 January 2000 for a period of 10-years.

## Consultation

The City's Community Services Team, who are responsible for the management and administration of the NCC Service have advised that clients who are currently receiving services and attending activities held in the Nedlands Community Care building will not be impacted by the centre re-locating to Haldane House.

The CHSP clients who attend services and activities are transported from their homes in the morning to attend the centre and then returned home at the end of the day by NCC client busses.

Engagement of NCC Members:

To ascertain the interest from current members about the potential move, the City's Community Services Team have engaged current NCC Members in two ways – by survey and by site visits.

When activities and events at NCC are provided to registered CHSP seniors, they are classified as 'Social Support – Group' clients. CHSP services are currently provided to 230+ seniors and of those, 43 clients are registered for Social Support – Group services. These clients may come to the centre for a full or part day, depending on the activity being provided each day.

To include feedback from Social Support – Group clients on a possible location change and the opportunities available at Mt Claremont Community Centre (MTCCC), the City's Community Services Team arranged for three groups of clients to be taken to MTCCC over the last three months.

Following the site visits, 26 surveys were completed by clients, representing 61% of Social Support – Group clients.

The survey questions were designed to identify if the clients:

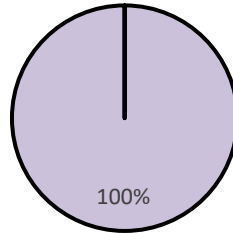
- would be comfortable with a location change
- would like to access different facilities provided by the City
- valued the service they received more, or less than where the location of the service was provided

Responses included:

- 100% would like to use the facilities at Mt Claremont Community Centre
- 92% would be happy to come along to Haldane House for Nedlands Community Care activities and outings. (The 8% was for one respondent who did not answer the question and one who answered 'no'.)
- 96% of the clients surveyed responded that the staff who look after them and the services and activities provided is more important than the location where they receive the services. Only one client responded that the building was more important than the service, however, their responses to the other questions indicated they would like to go to Haldane House and participate in activities in the Community Centre.

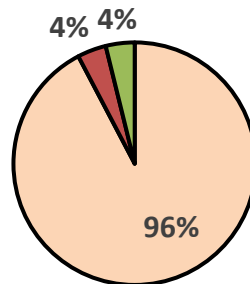
### Graphic Representation of Client Responses to Survey Questions

Q. If we brought you to the Mt Claremont Community Centre, do you think you would like to use the facilities there?



Yes No

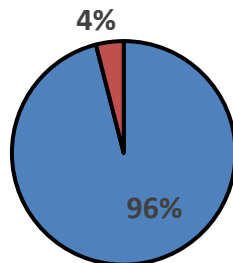
Q. If we brought you along to this building (Haldane House) for Nedlands Community Care activities and outings, would you be happy to come along?



Yes No No response

Note: the 'no' and 'no response' was from two individual clients – one did not answer the question and the other one responded 'no'.

Q. When you come to Nedlands Community Care what is more important to you?



The staff who look after you and the services and activities you participate in  
The building you go to

Note: One respondent marked the option 'the building you go to' as more important and responded to an earlier question that if we brought them to Haldane House - they would be happy to come along.

## **Strategic Implications**

### **How well does it fit with our strategic direction?**

The relocation of NCC operations to the Haldane House site would align with the Strategic Community Plans Key Focus Area of 'Governance and Civic Leadership' through high quality decision making whilst maintaining a sound and sustainable financial position.

### **Who benefits?**

The City's ratepayers benefit from the sound and sustainable financial decision making.

### **Does it involve a tolerable risk?**

There is very low risk associated with the recommendation. Current clients who receive services from NCC are transported to and from NCC at 97 Waratah Avenue. This will be the same arrangement if services are delivered out of Haldane House.

### **Do we have the information we need?**

All required information has been provided to Council.

## **Budget/Financial Implications**

### **Can we afford it?**

If Council approves NCC services relocating to Haldane House, there is no capacity in the NCC budget to cover the relocation costs. These costs include removalists and setting up Haldane House for the clients with the purchase of some furniture and resources for activities and support.

Administration seeks Council approval to access \$15,000 from the City's Welfare Reserve, which funds the operational and capital costs to Welfare Services, which includes NCC.

If approved, the amount of \$15,000 will be reconciled as part of the budget process.

### **How does the option impact upon rates?**

There will be no impact on rates as the funds requested to manage Haldane House will be sourced from the City's Welfare Reserve and then be reconciled as part of the budget process.