

**11.2 TURF WICKET AGREEMENT - NORTH PERTH CRICKET CLUB**

- Attachments:**
1. **Charles Veryard Reserve Executed Turf Wicket Subsidy Agreement**
  2. **WASTCA - letter to City of Vincent**
  3. **North Perth Cricket Club request for turf wicket subsidy**

**RECOMMENDATION:**

**That Council;**

1. **AUTHORISES the Chief Executive Officer to negotiate a five (5) year Turf Wicket Subsidy Agreement with North Perth Cricket Club Inc. for the management and maintenance of the turf wickets (and surrounds) at Charles Veryard Reserve, North Perth;**
2. **APPROVES by ABSOLUTE MAJORITY the payment of an annual turf wicket maintenance subsidy to North Perth Cricket Club for a five (5) year period on the following basis:**
  - 2.1 **The amount being capped at 50% of total turf wicket expenditure per season; and**
  - 2.2 **This capped 50% amount to be included in the City's annual budgets for the next 5 years.**

**PURPOSE OF REPORT:**

To seek Council approval to re-enter into a Turf Wicket Agreement with North Perth Cricket Club at Charles Veryard Reserve, North Perth and to increase the subsidy to maintain the turf cricket wickets from 10% to 50%, reflecting industry standards.

**SPORTSGROUND HIRE ARRANGEMENTS BACKGROUND:**

In 2018, Administration investigated and determined a suitable approach in relation to sportsground hire fee obligations; cricket turf wicket and practice net maintenance implications; cricket specific infrastructure requirements; common practices across the Local Government sector; and the importance of ongoing sporting club sustainability. At the Ordinary Meeting of Council on 21 August 2018, it was resolved that Council:

1. *AUTHORISES the Chief Executive Officer to negotiate a three (3) year Turf Wicket Agreement with Tuart Hill Cricket Club Inc. for the management and maintenance of the turf wickets (and surrounds) at Charles Veryard Reserve, North Perth;*
2. *APPROVES the payment of an annual turf wicket maintenance subsidy to Tuart Hill Cricket Club Inc. for a three (3) year period on the following basis:*
  - 2.1 *The amount being capped at 10% of total turf wicket expenditure per season; and*
  - 2.2 *The amount not exceeding the sportsground hire fees payable for that season;*
3. *APPROVES a write-off of the 2016/17 sportsground hire fees totalling \$6,680 (incl. GST) for Tuart Hill Cricket Club Inc. in recognition to their transition towards lease compliance, sportsground hire fees compliance, and a Turf Wicket Agreement;*
4. *REQUIRES Tuart Hill Cricket Club Inc. to pay all relevant sportsground hire fees at Charles Veryard, North Perth from the 2017/18 summer season onwards; and*
5. *REQUIRES the Turf Wicket Agreement with Tuart Hill Cricket Club Inc. to include specific targets relating to participation rates amongst juniors, women and local residents.*

In May 2019, Tuart Hill Cricket Club officially changed its name, under the *Associations Incorporations Act 2015*, to North Perth Cricket Club because it had been located in Vincent for nearly 20 years.

**DETAILS:****North Perth Cricket Club's Past 3 Years**

North Perth Cricket Club, during the past three years, has managed and maintained the two centre cricket turf wickets and the practice turf wickets in the cricket nets at Charles Veryard Reserve, in accordance with the 2018 Turf Wicket Subsidy Agreement (**Attachment 1**).

The below table is an overview of the costs incurred by the Club to effectively maintain the turf wickets, the agreed annual amounts paid to the Club by the City and the sportsground hire fees that the Club have paid the City:

	2018/2019	2019/2020	2020/2021
NPCC Turf Curator Costs	\$19,600.00	\$20,750.00	\$18,900.00
NPCC Turf Maintenance Costs	\$1,864.72	\$2,587.10	\$5,805.00
<b>TOTAL</b>	<b>\$21,464.72</b>	<b>\$23,337.10</b>	<b>\$24,705.00</b>
City of Vincent Subsidy to NPCC	\$2,146.47	\$2,333.71	\$2,470.50
Sportsground Hire Fees to CoV	\$2,400.00	\$2,400.00	\$3,010.00

This below table represents the Club's membership details.

NPCC Membership	2018/2019	2019/2020	2020/2021
Junior Males	6	30	38
Junior Females	0	1	2
Senior Males	102	85	98
Senior Females	2	1	16
Social Members	14	18	20
Total Members	124	135	174

In 2019 the Club only had senior men's teams and in 2020 they commenced junior blasters. Senior females did play in some of the men's team during both these years.

In 2021, it is encouraging to see that the Club has added a junior team and a women's team. They have commenced a new team in the Integrated Cricket League (ICL). The ICL is a cricket competition, primarily aimed at people with an Intellectual Disability aged 16 years and up.

North Perth Cricket Club have 44 of 174 (25.3%) members that are City of Vincent residents.

**Local Government Approach to Turf Wicket Maintenance**

Many local governments within the Perth Metropolitan Area assist cricket clubs with the high costs associated with maintaining turf cricket wickets and practice nets. Such assistance is provided in recognition of the contributions that local sporting clubs make to community health and wellbeing, the unique nature of suburban turf cricket, and acknowledgement that some local cricket clubs directly maintain a public open space that remains accessible for the broader community.

Administration has analysed the approach taken by several other Local Government Authorities and it is clear that the level of assistance provided to the clubs varies significantly.

The following table summarises subsidies provided to members of Western Australian Suburban or Premier Turf Cricket Associations through a Turf Wicket Agreement:

LGA	Cricket Club	Annual Curator &	Annual Council Funding /	% of Subsidy	No. Turf Cricket	No. Turf Practice Wickets
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		Maintenance Costs	Subsidy to Club	to Costs	Wicket Squares	
Vincent	North Perth CC	\$24,705	\$2,470.50	10%	2	8
Cambridge	Wembley Districts CC	\$45,454 (approx.)	\$25,000	55%	1	6
Cambridge	Subiaco / Floreat CC	\$110,000 (approx.)	\$60,500	55%	2	12
Bayswater	Bedford / Morley CC	\$37,224	\$18,612	50%	1	4
Bayswater	Bayswater / Morley District CC	\$127,058	\$105,885	80%	2	20
Joondalup	Ocean Ridge Senior CC	\$27,839	\$21,652	78%	1	0
Joondalup	Joondalup District CC	\$75,920	\$64,956	86%	2	10
Nedlands	Swanbourne CC	\$33,575 (approx.)	\$31,896	95%	1	12
Nedlands	Claremont Nedlands CC	\$33,575 (approx.)	\$31,896	95%	1	16
Nedlands	Western Suburbs CC	\$50,128 (approx.)	\$47,622	95%	2	16
Bassendean	Bassendean CC	\$41,482	\$41,482	100%	1	8
Wanneroo	Wanneroo Districts CC	\$85,000 + GST	\$85,000 + GST	100%	2	12

The current City of Vincent subsidy to North Perth Cricket Club, when compared to other Council's subsidies, is low. Vincent pays 10% of the annual curator and turf wicket maintenance costs, which leaves the Club to pay the remaining 90%. The Club receive no financial assistance from their State (WA Cricket Association) and National (Cricket Australia) Governing bodies, so these costs are passed onto their members via increased registration fees.

The West Australian Suburban Turf Cricket Association has stated (**Attachment 2**) that the current funding arrangements between each affiliate club and LGA's does vary significantly from around \$15,000 for turf preparation and maintenance of a single turf wicket block to \$35,000 for multiply centre ground turf wickets and turf training wicket facilities. **Attachment 3** is a request from the North Perth Cricket Club to increase the subsidy from 10% to 50%.

### Financial Assistance to Other Sporting Clubs in Vincent

North Perth Cricket Club is the only cricket club in the City of Vincent that has specialised turf cricket wicket facilities. The other cricket clubs all train and play on synthetic grass wickets that are all maintained by the City and are not the respective club's responsibility.

Other sports that play on courts such as tennis, bowls and croquet have a lease on their facilities and as such are responsible for their own maintenance.

Generally, these clubs apply for grants to upgrade floodlights or court surfaces through the Community, Sport and Recreation facilities Fund (CSRFF) or Club Night Lights Program (CNLP) from the Department of Local Government, Sport and Cultural Industries (DLGSCI) grants. As part of these funding grants, the City of Vincent does financially contribute to the clubs with their respective projects.

### CONSULTATION/ADVERTISING:

Nil

### LEGAL/POLICY:

- Council Policy No. 2.1.7 – Guidelines and Policy Procedure for Parks, Reserves and Hall Facilities – Conditions of Hire and Use requires sporting clubs to pay fees on a seasonal basis in accordance with the Annual Schedule of Fees and Charges.
- Charles Veryard Reserve Turf Wicket Subsidy Agreement.

**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to re-enter into another Turf Wicket Subsidy Agreement with North Perth Cricket Club.

**STRATEGIC IMPLICATIONS:**

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

*Enhanced Environment*

*Our parks and reserves are maintained, enhanced and well utilised.*

*Connected Community*

*Our community facilities and spaces are well known and well used.*

**SUSTAINABILITY IMPLICATIONS:**

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*, however this helps to achieve the sustainability of a local community sporting club, as well as encourage more females to participate in physical activity and sport.

**PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Increased physical activity*

**FINANCIAL/BUDGET IMPLICATIONS:**

Approximately \$15,000.00 will be budgeted annually for the next 5 years to pay North Perth Cricket Club a turf wicket subsidy. The amount being capped at 50% of total turf wicket expenditure per season.

**COMMENTS:**

The previous three (3) year Turf Wicket Subsidy Agreement has been successful in terms of encouraging North Perth Cricket Club to operate sustainably, especially during the very difficult period of COVID-19. It is very pleasing to see that the Club has increased their membership numbers and actively promoted and established junior and women cricket teams, as well as an intellectual disability team.

A new five (5) year agreement is recommended to align with the Property Management Framework timeframes whereby North Perth Cricket Club will sign a new lease arrangement of 5 years to utilise Charles Veryard Pavilion as their clubrooms.

Administration supports an increase to 50% subsidy to the North Perth Cricket Club to maintain the turf cricket wicket facilities at Charles Veryard Reserve, as it is evident that the current subsidy of 10% is low in comparison to other agreements between Local Government Authorities and their respective cricket clubs.



CITY OF VINCENT



2018 - 2021

## Turf Wicket Subsidy Agreement

Between City of Vincent  
and  
Tuart Hill Cricket Club Inc.



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## 1.0 AGREEMENT DESCRIPTION

In return for a subsidy from the City of Vincent, the Tuart Hill Cricket Club Inc. undertakes the responsibility for the direct management of the turf cricket facilities (turf wicket and turf practice facilities) at Charles Veryard Reserve, North Perth.

## 2.0 AGREEMENT CONDITIONS

2.1 Under this Agreement the **Tuart Hill Cricket Club Inc.** will be responsible for:

- 2.1.1 the mowing, maintenance, renovations, weed control, watering and re-turfing of the turf wicket and turf practice facilities as well as the immediate surrounds (within a 25 metre radius of the turf centre wickets) at Charles Veryard Reserve for all scheduled matches and training;
- 2.1.2 the maintenance of the turf wicket and turf practice facilities to an acceptable playing standard as prescribed by the City, and reinstatement should the facilities deteriorate below that acceptable standard;
- 2.1.3 all costs incurred in carrying out general maintenance to all equipment and plant relating to the turf wicket and turf practice facilities at Charles Veryard Reserve;
- 2.1.4 all costs incurred for the consumables required for maintenance of the turf wicket and turf practice facilities including (but not limited to) seed and turf grasses, whiting/paint, clay, pesticides/herbicides, fertiliser, fuel/oil, minor tools and machinery;
- 2.1.5 obtaining appropriate public liability insurance and workers compensation insurance coverage with copies of these policies made available to the City annually;

2.2 The Tuart Hill Cricket Club Inc. is provided on-hiring rights for sanctioned special bookings such as Country Week. The Tuart Hill Cricket Club Inc. is required to submit an application to the City of Vincent for reserve hire through the Community Partnerships Team, inclusive of dates, times and area required. The booking approval is required to be received by the Club for use of the reserve. The City of Vincent is under no obligation to approve such requests and all relevant fees and charges will be payable by the Tuart Hill Cricket Club Inc for the hire of the ground and any other relevant fees and charges.

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- 2.3 The Tuart Hill Cricket Club Inc. shall pay the prescribed sportsground hire fees for use of Charles Veryard Reserve in accordance with the City's adopted schedule of fees & charges.
- 2.4 The City of Vincent reserves the right for Officers to inspect the turf cricket facilities at the reserve in the company of club representatives at any time deemed appropriate throughout the Agreement period. Annual inspections may also be undertaken by relevant City officers to ascertain Tuart Hill Cricket Club's compliance with the Agreement.
- 2.5 The City of Vincent reserves the right to withhold or deduct from payments such amounts required to carry out works and services not carried out in accordance with this agreement to standards as prescribed by the City. The City shall issue such directions in writing and allocate reasonable time for the club to fulfil the requirements. In the case of repeated or gross failure to observe the agreement, Council may cancel the agreement with two (2) months notice and decide on the continuity or otherwise of turf wicket provision at Charles Veryard Reserve. Should a wicket be deemed to be unsafe by the City of Vincent, Council reserves the right to close the wicket immediately.
- 2.6 A review of this Agreement and procedures will be conducted at the Agreement's expiry date to consider any recommendations that might be made for such Agreement prior to its renewal. The Tuart Hill Cricket Club Inc. shall make its accounting records for turf management available as part of this review for Council audit.
- 2.7 The City of Vincent reserves the right to withhold or deduct from payments such amounts that are outstanding with the City of Vincent. These outstanding amounts can include (but are not limited to rates, ESL, seasonal ground hire); and
- 2.8 The tuart Hill Cricket Club Inc. will be responsible for implementing specific strategies to work towards participation increases amongst juniors, women and local residents.
- 2.9 Under this Agreement the **City of Vincent** would be responsible for:
- 2.9.1 Mowing, maintenance, renovations, weed control, watering and re-turfing of the broader Charles Veryard Reserve. For the avoidance of doubt, the 'broad acre' area commences approximately 25 metres outside the turf centre wickets;
- 2.9.2 Providing the Club (and its turf curator) with agreed access to the Reserve reticulation controller for specific watering cycles;



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- 2.9.3 Payment of an annual turf wicket subsidy subject to specific terms and conditions being met, including agreed targets relating to club participation rates amongst juniors, women and local residents; and
- 2.9.4 Supporting specific strategies undertaken by the Club and Association to achieve participation increases amongst juniors, women and local residents.

**3.0 PAYMENT**

On receipt of a tax invoice from the Tuart Hill Cricket Club Inc., the City of Vincent will make payment to the Tuart Hill Cricket Club Inc. for management of the turf cricket facilities at Charles Veryard Reserve on the following basis:

- the amount being capped at 10% of total turf wicket maintenance expenditure per season; and
- the amount not exceeding the sportsground hire fees payable for that season.

Such annual payment will be determined based on the endorsed methodology less any outstanding amounts owed to the City by the Club.

Prior to the payment being made, the Tuart Hill Cricket Club must provide on an annual basis:

- an audited balance sheet and Profit & Loss Statement for the year completed.
- a detailed acquittal for the payment, including items such as labour seed and turf grasses, whitening/paint, clay, pesticides/herbicides, fertiliser, fuel/oil, minor tools and machinery;
- club membership data including a breakdown which details junior females, junior males, senior females, senior males, social members and City of Vincent residents for the year completed.

**4.0 AGREEMENT PERIOD**

This agreement shall be for the period 1 October 2018 to 31 March 2021, inclusive.

Signed REllis Dated 15/10/18

Rosslind Ellis – A/Director Community Engagement

City of Vincent

Signed [Signature] Dated 16.10.18

Graeme Doyle – President

Tuart Hill Cricket Club Inc.

**WASTCA West Australian Suburban Turf Cricket Association (Inc.)**

OFFICE: W.A.C.A Ground Nelson Crescent East Perth WA 6004  
MOBILE: 0499 476 156  
EMAIL: brad@ninoconstructions.com.au

21<sup>st</sup> November 2021  
Ref:wastca:bjp:con:21112021

Att: City Of Vincent  
Community Clubs Coordinators/Managers  
244 Vincent St  
Leederville, Western Australia, 6909

To Whom it may concern,

**RE: LOCAL GOVERNMENT AUTHORITIES (LGA's)- FINANCIAL CONTRIBUTION TO TURF CRICKET WICKET PREPARATIONS AND MAINTENANCE**

As the current chair of the West Australian Suburban Turf Cricket Association (WASTCA) we represent 22 cricket clubs spread across the Perth metropolitan area, one of which is the North Perth Cricket Club. The club has been endorsed by the board over a long period of time to utilise their central home ground of the Charles Veryard Reserve facilities.

The club is approved to play each competition season set by the WASTCA board the scheduled one- and two-day fixtures of the 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup> and 8<sup>th</sup> grade matches along with the 20/20 competition fixtures. CricketWest also schedules the annual Association representative carnival each season at the Charles Veryard Reserve utilising both the East and West turf wickets.

The club is in the early stages of the development of a junior club programme and young members- both male and female and this season has established its first all-women's team currently representing the club in the Perth Women's Scorchers league. In time as this team grows and develops, they along with the male and female juniors will be participating in cricket matches played on turf wickets at Charles Veryard Reserve.

**For information purposes-**Our current affiliate clubs with WASTCA are spread throughout the Perth metropolitan area covering a number of different LGA's. The current funding arrangements between each affiliate club and LGA' does vary significant from around \$15,000 for turf preparation and maintenance of a single turf wicket block to \$35,000 for multiply centre ground turf wickets and turf training wicket facilities.

These are agreed through various instruments either by a grounds/ facilities Heads of Agreement (HOA), a memorandum of understanding (MOU) or a facilities lease agreement. Turf wicket preparation and maintenance remains the responsibility of the local club and they receive no financial assistance from WASTCA.

Clubs will set their seasons player registration and fees based various factors -one those being the costs of preparation of turf wickets for matches and turf training wickets including the financial support received from their respective LGA's- Currently North Perth Cricket Clubs has one of the highest registration and player membership fees in our association.



WASTCA West Australian Suburban Turf Cricket Association (Inc.)

In conclusion the WASTCA board are raising this to the attention of the City of Vincent to review and consider the current turf wicket maintenance and subsequent funding arrangement with the North Perth Cricket Club with a view to providing greater financial support in equilibrium with our other affiliated clubs and respective LGA's.

This will ensure now and into the future the financial sustainability of the North Perth Cricket Club by way of reasonable financial support from the council for turf wicket funding as participation grows for both junior male and females along with the fast growing participation of senior female cricketers opportunity to play on turf wickets.

Should you require any further information or discussion on any of the information provided please feel free to contact me on the details provide within this correspondence.

Kind Regards

Brad Pearce  
WASTCA-Chair



Mr Wayne Grimes  
Coordinator Club Development  
City of Vincent

Dear Wayne,

### **NORTH PERTH CRICKET CLUB TURF SUBSIDY AGREEMENT**

I formally request that the City of Vincent give consideration to increasing our Turf Subsidy Agreement to bring it more in line with other turf wicket clubs.

A recent review had us ranked 22nd out of the 22 West Australian Suburb Turf Cricket Association (WASTCA) clubs for council support. I believe North Perth Cricket Club is doing a lot of work to further engage the local community with the introduction of our ladies team, integrated team and junior teams, as well as the introduction of social memberships which local residents are now taking up.

We expect to see further growth over the next five years in these areas, which means the wickets at Charles Veryard Reserve will be requiring more curation on top of what they already get.

As such, we are requesting that the council increase the subsidy to 50% of the cost of curation. I've asked the Chairman of (WASTCA) to provide an average of what councils are providing clubs across the competition. His letter is attached.

At 50%, the subsidy would still be significantly lower than many clubs are receiving, however it will assist us as we grow and establish more pathways into the community cricket at our club.

Yours sincerely,

Andrew Brereton  
President

24 November 2021

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NORTH PERTH CRICKET CLUB INC.  
PO BOX 206  
NORTH PERTH 6906

[www.northperthcricketclub.com.au](http://www.northperthcricketclub.com.au)  
Email [northperthcc@gmail.com](mailto:northperthcc@gmail.com)  
Facebook: northperthcc

CHARLES VERYARD RESERVE  
BOURKE STREET  
NORTH PERTH