

5.4.2 Community Sporting and Recreation Facility Fund (CSRFF) – Floreat Athena Soccer Club

Ward:	North	Date:	10 September 2015
Precinct:	Leederville	File Ref:	SC2466
Attachments:	1 – Confidential: Floreat Athena Soccer Club CSRFF Application 2 – Confidential: Litis Stadium Masterplan		
Tabled Items:	Nil		
Reporting Officers:	M Haley, Community Development Officer J Anthony, Manager Community Development		
Responsible Officer:	R Boardman, Director Community Services		

OFFICER RECOMMENDATION:

That Council:

- SUBMITS** the application by Floreat Athena Soccer Club (FASC) included as Confidential Attachment 1 to the Department of Sport and Recreation (DSR) to benefit from the Community Sport and Recreation Facility Fund (CSRFF), with the following classification;

Ranking	Facility	Project	Assessment	Project Rating	Amount
1 of 1	Floreat Athena Soccer Club	Replacement of south east change rooms and player's race	Unsatisfactory	Category: C Needed by the municipality, more planning required	\$2,175,000 (exclusive of GST)

- ADVISES** FASC that insufficient detail has been included in its CSRFF grant application to enable Council to seriously consider any funding commitment to the project at this stage and **INVITES** the Club to provide the following information to the satisfaction of the Chief Executive Officer by the end of October 2015, for a further report to Council in November 2015 to consider Council's future funding commitment:

- 2.1 Sustainable Master Plan for Litis Stadium;
- 2.2 Facility Management Plan;
- 2.3 Life cycle cost analysis; and
- 2.4 Financial Plan demonstrating that the Club has the capacity to fund the project.

PURPOSE OF REPORT:

To consider a Community Sport and Recreation Facility Fund (CSRFF) Forward Planning Grants application from the Floreat Athena Soccer Club (the Club), as shown in **Confidential Attachment 1**.

BACKGROUND:

The purpose of the Community Sport and Recreation Facility Fund (CSRFF) is to help the Western Australian Government provide assistance to community groups and Local Government Authorities to develop well planned facilities for sport and recreation. The types of projects that will be considered for funding include the construction of new facilities and upgrading, modifying or adding to existing facilities to better suit community needs and provide greater opportunities for participation.

On 1 July 2015, the Forward Planning Grants round opened, with applications due to be lodged with the City by 17 August 2015 and to DSR by 30 September 2015. Forward Planning Grants are for large scale projects where the total project cost exceeds \$500,000 and may require an implementation period of between one and three years. Grants in this category may be allocated in a combination of the years in the triennium. The maximum grant funded by the Department of Sport and Recreation will be no greater than one third of the total cost of the project and the grant must be at least matched by the applicant's own cash contribution.

As a part of the administration of the CSRFF, all applications from community and sporting groups within the City of Vincent are required to be submitted to the City for assessment and prioritisation. Applications are required to be endorsed by Council prior to their submission to DSR.

According to the DSR's '2016-17 CSRFF Policy and Procedures Manual for LGA and SSAs', *"LGAs should make a firm commitment to fund or not to fund a project before the application is submitted...Written confirmation of funding from a LGA must be included with the application form. This can be in the form of council minutes."*

It should be noted that Local Government is not required to contribute to any CSRFF grant application. Lodging an application does not imply that the LGA will provide funding assistance.

DETAILS:

Floreat Athena Soccer Club

Floreat Athena Soccer Club was established in 1951 and is based at Litis Stadium, adjacent to Britannia Reserve, in Mount Hawthorn. The Club has been in the National Premier League competition for the past six decades and has continued to grow in size through its membership base.

Proposed Development

In June 2015, the City of Vincent decommissioned the use of the primary Floreat Athena change rooms and players race. A Structural Condition Assessment verified structural damage and deemed the building unsafe for operation. The report commissioned by the City revealed the change rooms on site were structurally unsound and as a consequence posed a potential safety risk to its users. A separate report is included in this Agenda (Item 5.3.5), dealing with decommissioning of the change rooms and provision of suitable replacement facilities in the interim.

The Club has been using the Britannia Reserve change rooms since June 2015, following the City's closure (as Lessor) of the Litis Stadium change rooms. Football West wrote to the Club on 5 August 2015 stating in relation to the Club's continued use of the Britannia Reserve change rooms: *"Football West have agreed to allow FAFC to use the change rooms on Britannia Reserve for home matches for the remainder of the 2015 NPL season. However, I wish to advise in the strongest terms possible, that this will not be permitted in the 2016 NPL season"*. The Club is therefore seeking funding for the building of new and replacement change rooms.

The need for change rooms and related facilities is being driven primarily by the need for the Club to comply with Football West and the National Premier Leagues (NPL) Compliance By - Laws regarding the provision of adequate facilities for the welfare of those directly involved in the game.

Floreath Athena is the sole Lessee of Litis Stadium, and will be the principal beneficiary of any new facilities constructed on site. However, the proposed (new) change rooms are being designed to also accommodate excess demand of similar facilities currently at Britannia Reserve. The change rooms will be designed to be multi-functional and have the capacity to service other sporting teams who also utilise Britannia Reserve, providing basic change rooms, storage facilities, a kiosk and a multipurpose room.

The location of the proposed change rooms in the south-eastern corner were determined to be the most accessible to Britannia Reserve. This will increase accessibility for other clubs that might need to use the change rooms from time to time.

The new facility was designed by examining the past and current use of the change room, consulting key stakeholders and examining the potential future demand on the change rooms as the Club grows and the population profile changes. The facility will best meet its primary users and has taken into account any future demand, ensuring the facility's sustainability.

The new facility will have the following features:

- Four adult-sized dressing rooms;
- Referees' room;
- Physiotherapy/first aid room;
- Ice baths;
- Increased storage area;
- Multipurpose room;
- Kiosk; and
- A stadium (main pitch) player's race.

The new facility is shown in the Master Plan included as **Confidential Attachment 2**; however, it must be noted that, the 'Master Plan' has been prepared by the Club alone, has not been subject to any meaningful consultation with the City or other stakeholders, does not form part of the Club's existing lease and has never been considered or endorsed by Council.

Alternative Solutions

Floreath Athena has been trying to manage the issue of lack of change rooms since 12 June 2015, when the City decommissioned the existing change rooms. Football West has allowed leniency to the Club in the short-term, however, a sustainable solution will need to be agreed as soon as possible.

The following options were considered by Administration in the submission of this application:

Option One – Do Nothing

The least viable option would be to leave the change rooms in their current state. This would lead to the Club being deregistered from the NPL, and loss of a community sporting facility. This option is not supported and Administration.

Not taking any action could result in the Club needing to find and relocate to another home ground, or closure of the Club and Litis Stadium, partly or wholly. The City in this instance would be left with a purpose-built facility that would require considerable capital works to be undertaken to maintain the facility at a compliant standard.

Option Two – Portable Change Rooms

Portable change rooms are being considered as a short term solution to the lack of viable change rooms for players and visiting teams. This is recommended as a short term solution until a comprehensive Master Plan can be further developed in consultation with the Club, City and community.

Option Three – Britannia Reserve Change Rooms

Continuing the ongoing use of the Britannia Reserve change rooms was considered. This has temporarily met the basic needs of the Club and visiting teams by providing them a modest place to change. However, this is not considered a long term solution due to the high demand for these change rooms at Britannia Reserve by other users. Football West has also advised the Club that this arrangement will not be permitted in the 2016 NPL season.

Option Four – Proposed Development

The proposed change rooms were designed with the requirements of a NPL club and the needs of the Club in mind.

The Club has consulted with its committee members and has sought funding through CSRFF to construct the proposed change rooms. This funding proposal relies on \$928,181 (excl GST) being provided (each) by the City and DSR (i.e total of \$1.85million), with the balance of the \$2.175m total project cost being made up by the Club.

The City accepts there is a strong need for permanent replacement change room facilities on site, but is of the view that further consultation is required with the following key stakeholders a sustainable Master Plan:

- Football West;
- City of Vincent;
- Department of Sport and Recreation;
- Leederville Cricket Club;
- Rugby WA; and
- Floreat Athena members and associates.

Option Five – Resubmission in September 2016

Should Council decide not to support this application or fund the proposed development, it is recommended that the Club be invited to resubmit a new CSRFF application in September 2016 with additional work to be done to provide sufficient supporting documentation to demonstrate the Club's capacity to undertake such a major capital works project. This would include liaising with the City on the development of a sustainable Master Plan for the overall site.

Assessment of Application

The Club's application was evaluated against the DSR CSRFF Assessment Principles and the following applicable Categories:

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

Table 1: Department Sport and Recreation CSRFF Assessment Principles

The Club's application has been given a ranking of 1, as it is the only CSRFF application submitted to the City.

Administration has assessed the Club's CSRFF application as being "unsatisfactory" and has rated it as Category "C", which is *"needed by the municipality, more planning required"*.

The City's Officers have met with Club representatives on several occasions regarding the CSRFF application process and requirements. Considerable communication ensued in an effort to obtain the necessary information from the Club to ensure that the application meets the criteria stipulated by DSR for the CSRFF grant. Based on the information provided to date, the Club has not justified its capacity to fund and manage the construction of this project in a viable manner. The application has been assessed by Administration as *"needed by the municipality"* due to the high demand on facilities at Britannia Reserve and the ability of the proposed facility to alleviate this demand by creating a multi-functional facility that can be used by the whole community, and not solely as a direct replacement of the Club's current facility.

Administration would only be prepared to upgrade its assessment of this proposal to "satisfactory" and Category "A" *"well planned and needed by the municipality"* if the Club provides the following information to the City's satisfaction by the end of October 2015:

- Sustainable Master Plan for Litis Stadium;
- Facility Management Plan;
- Life cycle cost analysis; and
- Financial Plan demonstrating that the Club has the capacity to fund the project.

If this information is provided a further report will be submitted to the November Ordinary Meeting of Council to consider whether to notionally list any funds in the 2016/17 Draft Budget as Council's contribution to this project.

CONSULTATION/ADVERTISING:

No consultation is required for CSRFF applications other than with the Sporting Group concerned.

LEGAL/POLICY:

Not applicable.

RISK MANAGEMENT IMPLICATIONS:

High: The proposal by Floreat Athena Soccer Club relies on 85% of the project cost being funded equally by the City and DSR. This is a major investment and represents a high financial risk to the City with regard to the Club's comparatively small financial contribution and lack of demonstrated financial and management capacity for the proposed project. As a result, Administration is reluctant to support a new change room facility without clear justification and management plans from the Club. In addition, the redevelopment of the change rooms and player's race in isolation of a holistic and sustainable Master Plan for the entire site, could expose the City to significant financial risk.

STRATEGIC IMPLICATIONS:

In keeping with the City's *Community Plan 2013-2023*, the following Objectives state:

"Natural and Built Environment"

- 1.1 *Improve and maintain the natural and built environment and infrastructure*
 - 1.1.4 *Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment.*

Community Development and Wellbeing

- 3.1 *Enhance and promote community development and wellbeing:*
 - 3.1.3 *Promote health and wellbeing in the community*
 - 3.1.6 *Build capacity within the community to meet its needs."*
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SUSTAINABILITY IMPLICATIONS:

The CSRFF funding allows for the ongoing investment in the upgrading of the City's sport and recreation facilities to ensure their sustainability in providing quality recreational opportunities for the community.

FINANCIAL/BUDGET IMPLICATIONS:

Floreath Athena Football Club's current lease over the area is valid until 31 December 2016. The Club pays all outgoings as well as \$2,869.82 per annum for the lease over Litis Stadium. The junior teams use Britannia Reserve and are not charged for this hire agreement.

The Project budget, as shown in **Confidential Attachment 1**, outlines the overall cost and breakdown of funding sought by the Club, exclusive of GST, as follows:

Funding	Amount
Amount sought from City of Vincent	\$ 928,181
Volunteer Labour	\$ 45,454
Amount contributed by Floreath Athena	\$ 0
Amount from other sources	\$ 272,727
Amount sought from DSR	\$ 928,181
TOTAL	\$2,174,543

Table 2: Budget Allocation of Funding Sought by the Floreath Athena Soccer Club

It has been pointed out to the Club that the contribution from DSR under the CSRFF guidelines should be no greater than one third of the project cost; however, the Club has not altered the cost allocation to comply with this requirement. As such, it is possible the DSR may disqualify the application from further consideration.

COMMENTS:

It is uncertain at this point in time how many members of the Club live in the City of Vincent as this requested information has not been provided by the Club.

The Club originally estimated a replacement facility would cost approximately \$600,000, with a contribution from the City of \$200,000. Based on a subsequent Quantity Surveyor report provided by the Club the total project cost has increased to \$2,174,543. The Club has yet to provide a reasonable justification for the high costs associated with the proposed new facility.

A funding allocation has not been recommended at this stage based on a lack of financial justification and facility management. Further development and consultation is required before Administration can provide any assessment of financial consideration. The Club has until the end of October 2015 to provide further justification on the receipt of this information so that a further report can be presented to Council in November 2015.