

**LICENCE TO TOOLS N THINGS LIBRARY INC FOR TOOL LIBRARY - TURNSTILE BUILDING AT LITIS STADIUM, 41 BRITANNIA ROAD, LEEDERVILLE**

**Attachments:** 1. Plan of licence area - turnstile building, Litis Stadium, 41 Britannia Road, Leederville

## **RECOMMENDATION**

**That Council:**

1. **NOTES** that Tools N Things Library Inc (TNTL) are currently occupying a portion of the grandstand at Litis Stadium, 41 Britannia Road, Leederville, for the purposes of a Tool Library and that the building is unsuitable for continued use due to its condition;
2. **APPROVES** a licence for TNTL to occupy the turnstile building at Litis Stadium, 41 Britannia Road, Leederville, as shown in the plan at Attachment 1, for a period of 6 months commencing 15 January 2021, on the following key terms:
  - 2.1 **Rent:** Nil;
  - 2.2 **Outgoings:** To be paid by the City;
  - 2.3 **Building Condition:** Provided in 'as is, where is' condition. The City will not undertake any capital or renewal works during the term, except at its sole discretion;
  - 2.4 **Repairs and Maintenance:** City is responsible for repairs and maintenance. TNTL to keep premises in a clean and tidy condition and repair any damage it causes;
  - 2.5 **Insurance:** TNTL to effect and maintain a public liability policy with cover not less than \$20 million;
  - 2.6 **Indemnification:** TNTL to indemnify the City against all costs and claims;
  - 2.7 **Permitted Purpose:** Tool library and associated community activities; and
  - 2.8 **Alterations:** Not without the prior approval in writing of the City.
3. **NOTES** that the Chief Executive Officer will present a further report to Council in respect to a longer term arrangement between the City and TNTL prior to the expiry of the temporary licence, which is on 15 July 2021.

## **PURPOSE OF REPORT:**

To grant a temporary licence to Tools N Things Library Inc (TNTL) for the turnstile building at Litis Stadium to allow TNTL to operate their Tool Library without interruption while a longer term arrangement is considered.

## **BACKGROUND:**

In June 2020 Administration became aware that Transition Town Vincent (TTV) had entered into a sub-lease arrangement with Floreat Athena Football Club to use the undercroft area of the grandstand at Litis Stadium for a community Tool Library.

The City's consent was not sought prior to entering the sub-lease, however Administration permitted TTV to continue to occupy the space on a temporary basis, while assisting TTV to find an alternate premise. In July 2020, the Tool Library formally separated from TTV and became incorporated under the name of Tools N Things Library Inc (TNTL). Floreat Athena Football Club's lease and the sub-lease expired in September

2020 and Administration agreed to TNTL's continued occupation of the space, on the basis that the nearby turnstile building at Litis Stadium was to be investigated as a suitable new location for the Tool Library.

Administration has undertaken minor maintenance works to the turnstile building so that it is fit for TNTL's purpose.

#### **DETAILS:**

A structural assessment of the grandstand at Litis Stadium was recently undertaken, finding that the grandstand was in poor condition making it unsuitable for continued occupation by TNTL. In accordance with the recommendation, Administration has offered TNTL the turnstile building as an alternative.

Granting this temporary licence to TNTL will allow TNTL to relocate the Tool Library out of the grandstand building to the turnstile building with limited interruption to its operations.

As the Tool Library is a new, grassroots community initiative, it is considered appropriate to provide in-kind support to TNTL for the term of this licence by providing use of the building rent-free.

TNTL has agreed to vacate the grandstand by Friday 15 January, and to relocate to the Tool Library as soon as possible.

Over the coming months, Administration will work with TNTL to develop options for a longer term arrangement. A further report will be presented to Council prior to the expiry of the temporary licence.

#### **CONSULTATION/ADVERTISING:**

Nil.

#### **LEGAL/POLICY:**

Property Management Framework and Property Management Policy – the proposed licence terms align, except for:

- The waiver of rent – this is recommended as TNTL is a newly established community group and is commencing the provision of a new service.
- Licence term of 6 months – the temporary licence of 6 months provides the City and TNTL adequate time to consider and agree longer term arrangements.

This licence to TNTL falls within the scope of an exempt disposition in accordance with regulation 30(2)(b) of the *Local Government (Functions and General) Regulations 1996*, and therefore public notice of the licence is not required.

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to enter into a short term licence to allow TNTL to operate their tool library at the turnstile building at Litis Stadium. Moving TNTL from the grandstand undercroft mitigates the safety risk inherent in their occupation of this site.

#### **STRATEGIC IMPLICATIONS:**

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

##### Connected Community

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

##### Innovative and Accountable

*Our resources and assets are planned and managed in an efficient and sustainable manner.*

**SUSTAINABILITY IMPLICATIONS:**

This is in keeping with the City's *Sustainable Environment Strategy 2019-2024*:  
*The community is informed and engaged in waste avoidance and recovery and is progressing toward a "circular economy"*

**PUBLIC HEALTH PLAN IMPLICATIONS:**

This is in keeping with the City's *Public Health Plan 2020-2025*:

Community Activities and Programs

*Deliver and promote activities and programs that contribute to increased physical activity and mental health and wellbeing; including local sports, fitness, community groups and cultural activities.*

**FINANCIAL/BUDGET IMPLICATIONS:**

The City has expended minor funds from its operational budget for painting, window replacement and other minor repairs to prepare the turnstile building for occupation. No further expenditure is anticipated within the licence term.

The City will provide the use of the turnstile building at no cost to TNTL during the 6 month licence term.

