

ITEM 3. ACCOMMODATION GRANT PROGRAM – ALLOCATION OF PROPERTIES 2015/16

FILE NO: S117676

SUMMARY

The Accommodation Grant Program (the Program) is one of 15 programs adopted as part of the City's Grants and Sponsorship Policy. The Program supports community, cultural and sustainability focused organisations by providing accommodation in Council-owned buildings within the community property portfolio at nil or below market rent.

Accommodation Grant recipients are organisations that provide services that meet the needs identified in *Sustainable Sydney 2030* and the City's strategic plans and policies. In this way, the City and the community act collaboratively to bring to life the City of Villages. Currently, there are 70 organisations across 47 City properties managed under the Program. Recipients of grants enter into leases or licences with the City for a fixed term, usually three years.

The City has called for applications for new tenants across five properties: Abraham Mott Millers Point Activity Centre - Space 1 and 2, Bourke Street Community Shed, Glebe Town Hall Workshop Space, Waterloo Town Hall – Space 1 and 2 and Walter Burley Griffin Incinerator.

Nine applications were received and four organisations are recommended to occupy these properties under the Program.

All figures in this report and its attachments are exclusive of GST. All market rental value in this report is calculated with an annual increase of 3 per cent per annum and excludes GST.

RECOMMENDATION

It is resolved that:

- (A) Council approve the Accommodation Grant Program recommendations listed as follows:

Organisation	Property	Market Rental Value (per annum)	Recommended Grant Amount and Subsidy
Sydney School of Arts & Humanities Pty Ltd	Abraham Mott Activity Centre – Space 1 and 2, 15a Argyle Street, Millers Point	\$6,975	\$1,744 on a 25 per cent subsidy for 1 year.

Organisation	Property	Market Rental Value (per annum)	Recommended Grant Amount and Subsidy
Kil.n.it Experimental Ceramics Studio Inc	Glebe Town Hall Workshop Space, 160 St Johns Road, Glebe	\$9,824	\$9,824 on a 100 per cent subsidy in the first year. \$9,107 on a 90 per cent subsidy in the second year. \$8,338 on an 80 per cent subsidy in the third year.
Youth Food Movement Ltd	Walter Burley Griffin Incinerator, 53 Forsyth Street, Glebe	\$17,700	\$14,160 on an 80 per cent subsidy in the first year. \$12,762 on a 70 per cent subsidy in the second year. \$11,267 on a 60 per cent subsidy in the third year.
Weave Youth Community Services Inc	Waterloo Town Hall Space 1 and 2, 770 Elizabeth Street, Waterloo	\$19,025	\$19,025 on a 100 per cent subsidy in the first year. \$17,636 on a 90 per cent subsidy in the second year. \$16,147 on an 80 per cent subsidy in the third year.

- (B) Council note that the market rental value is calculated with an annual increase of 3 per cent per annum and excludes GST; and
- (C) authority be delegated to the Chief Executive Officer to negotiate, execute and administer agreements with any organisation approved for an Accommodation Grant on terms consistent with this resolution and in accordance with the Grants and Sponsorship Policy.

ATTACHMENTS

Attachment A: 2015/16 Accommodation Grant Program List of Recommended Organisations

Attachment B: 2015/16 Accommodation Grant Program List of Applications Not Recommended

BACKGROUND

1. The Accommodation Grant Program (the Program) presently makes available spaces for 70 organisations across 47 City properties. Based on the current list of tenants, the total value of the grants in the Program for 2015/16 is \$3,295,428.
2. Information about the Program (such as guidelines, eligibility criteria, information on the properties and sample applications) was made available on the City's website. The City extensively promoted the Program on radio, Campaign Monitor, Facebook, Twitter, and the Creative City website.
3. In assessing the grant applications, the assessment panel included in their considerations and recommendations:
 - (a) Sustainable Sydney 2030;
 - (b) The City of Sydney Operational Plan;
 - (c) Creative City Cultural Policy and Action Plan;
 - (d) Cultural Diversity Strategy;
 - (e) Sustainability Master Plans
 - (f) OPEN Sydney Strategy and Action Plan;
 - (g) Safe City Strategy;
 - (h) Homelessness Strategy; and
 - (i) Inclusion (Disability) Action Plan.
4. The assessment process includes advice and recommendations from key stakeholders on the assessment panel, depending upon the nature of each submission. The integrity of the proposed budget, project plan, contributions and partnerships are assessed, scored and ranked against defined criteria. Once recommended, applications are approved by Council and a lease or licence is prepared, which includes performance criteria that must be adhered to and acquitted against.
5. The panel assessing the submitted applications was comprised of the Manager City Spaces, Manager Grants, and Cultural Projects Coordinator.
6. The panel considers the applicant's ability to pay rent when determining the level of subsidy per year. As part of the application process, applicants provide details of the level of rent they can afford to pay and the subsidy level they wish to receive. The panel considers this information, how the organisation ranked against the Program criteria and the organisation's submitted annual financial report when making recommendations.
7. All grants are recommended on the condition that any required approvals, permits and development consents are obtained by the applicant.

8. The terms and conditions of the agreement between the tenant and the City are detailed in each lease or licence, which sets out specific Key Performance Indicators and performance measures for each tenant. At the time of renewal, the following options exist: continuation; improvement; termination; or a variation to the existing lease or licence terms.
9. The Accommodation Grant Program is highly competitive. Applications that are not recommended have either not scored as highly against the assessment criteria or have incomplete or insufficient information.

RECOMMENDED ORGANISATIONS AND PROPERTIES

10. The City has called for applications for new tenants to occupy spaces in four properties:
 - (a) Abraham Mott Millers Point Activity Centre – Space 1 and 2;
 - (b) Bourke Street Community Shed;
 - (c) Glebe Town Hall Workshop Space;
 - (d) Walter Burley Griffin Incinerator; and
 - (e) Waterloo Town Hall – Space 1 and 2.
11. Nine applications were received and four organisations are recommended to occupy these properties under the Program.
12. The intended start date for new tenants is 1 December 2015.

Abraham Mott Millers Point Activity Centre – Space 1 and 2

13. Abraham Mott Activity Centre – Space 1 and 2 is located at 15a Argyle Street in Millers Point. The current market rental value of these spaces is \$6,975 per annum.
14. These spaces were previously occupied by Regensis who no longer require use of the space under the Accommodation Grant Program. The organisation has since vacated the property.
15. Sydney School of Arts & Humanities Pty Ltd is a start-up company that assists emerging and local community creative writers to successfully complete their own writing projects and be published online. The applicant has requested to use Abraham Mott Activity Centre – Space 1 and 2 for creative writing workshops, desk space for emerging writers, and office space.
16. The School's programming offers the local community opportunities for learning, knowledge sharing and place to share stories with other community members.
17. It is recommended that Sydney School of Arts & Humanities Pty Ltd be awarded an Accommodation Grant for Abraham Mott Activity Centre – Space 1 and 2 for one year at the value of \$1,744 on a 25 per cent subsidy.

Glebe Town Hall Workshop Space

18. Glebe Town Hall Workshop Space is located at 160 St Johns Road in Glebe. The current market rental value of this space is \$9,824 per annum.

19. This property moved to the Accommodation Grant Program as it was underutilised in the Community Venues Program and the City's Short Term Creative Spaces Program.
20. Kil.n.it Experimental Ceramics Studio Inc are a not-for-profit organisation that aims to bring together artists and ceramic practitioners to learn, collaborate and investigate what is possible in ceramics. The organisation has requested to use this space as a classroom and workshop space.
21. Kil.n.it currently runs classes and workshops out of the Glebe Nurses Quarters. Due to high demand and interest at their current location, the organisation will use this space to continue and expand on their current successful programming and allow more local community members to take ceramic classes.
22. It is recommended that Kil.n.it Experimental Ceramics Studio Inc be awarded an Accommodation Grant for Glebe Town Hall Workshop Space for three years at the value of \$9,824 per annum on a 100 per cent subsidy in the first year, \$9,107 on a 90 per cent subsidy in the second year and \$8,338 on an 80 per cent subsidy in the third year.

Walter Burley Griffin Incinerator

23. Walter Burley Griffin Incinerator is located at 53 Forsyth Street in Glebe. The current market rental value of this space is \$17,700.
24. The Walter Burley Griffin Incinerator is a new addition to properties available under the Program, having previously been a community venue for hire that was underutilised.
25. Youth Food Movement Ltd is a national volunteer-led not-for-profit organisation that envisions a healthy and secure food future for Australia, and runs food education projects for young Australians aged 18 – 35. The organisation has requested to use Walter Burley Griffin Incinerator as a small meeting space and office space.
26. The organisation plans to build partnerships with local youth-based organisations in Glebe, use local venues to promote their projects, and have a stall at the Glebe Street Fair.
27. It is recommended that Youth Food Movement Ltd be awarded an Accommodation Grant for Walter Burley Griffin Incinerator for three years at the value of \$14,160 per annum on an 80 per cent subsidy in the first year, \$12,762 on a 70 per cent subsidy in the second year and \$11,267 on a 60 per cent subsidy in the third year.

Waterloo Town Hall – Space 1 and 2

28. Waterloo Town Hall – Space 1 and 2 is located at 770 Elizabeth Street in Waterloo. The current market rental value of this space is \$19,025 per annum.
29. These spaces were previously occupied by Asylum Seekers Centre Inc who no longer require use of the space under the Accommodation Grant Program. The organisation has since vacated the property.

30. Weave Youth Community Services is a not-for-profit organisation that provides a range of services to children and young people who are disadvantaged and socially excluded, including Aboriginal and Torres Strait Islander peoples, and support for women, parents and carers. The organisation has requested to use the spaces to expand their tutoring program for students aged 9 – 17, expand their group program for young people, and as office space.
31. Weave Youth Community Services currently occupies Waterloo Community Centre on the edge of Waterloo Oval under the City's Accommodation Grant program. The organisation already runs successful tutoring programs out of this existing location. Providing these spaces at Waterloo Town Hall will allow for more students to benefit from the program and an opportunity for greater access and use of Waterloo Library.
32. It is recommended that Weave Youth Community Services Inc be awarded an Accommodation Grant for Waterloo Town Hall – Space 1 and 2 for three years at the value of \$19,025 per annum on a 100 per cent subsidy in the first year, \$17,636 on a 90 per cent subsidy in the second year and \$16,147 on an 80 per cent subsidy in the third year.

Bourke Street Community Shed

33. Bourke Street Community Shed will be located at 109-115 Bourke Street in Woolloomooloo, and is expected to be completed by December 2015.
34. The City received no applications for Bourke Street Community Shed under the Accommodation Grant Program in this current round.
35. Staff have consulted with a number of potential operators for this property. It is likely that operators will be clearer about the potential of the property when it is closer to being completed.
36. The property will be re-advertised closer to that time.

KEY IMPLICATIONS

Strategic Alignment

37. Sustainable Sydney 2030 is a vision for the sustainable development of the city to 2030 and beyond. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. This grant program is aligned with the following strategic directions and objectives:
 - (a) Direction 6 - Vibrant Local Communities and Economies – the provision of accommodation to a varied group of community and cultural organisations contributes to the diverse range of services and support that the City provides for our community. The diversity of these groups contributes to the vibrancy of the city's villages and the communities within them.
 - (b) Direction 7 - A Cultural and Creative City – approximately one third of the Accommodation Grant Program tenants are cultural/arts organisations. These organisations support cultural development through the support of artists, and the delivery of culturally stimulating activities that engage our communities.

Social / Cultural / Community

38. The contribution of the community and cultural organisations that are part of the Accommodation Grant Program to the development, coordination and management of the many services and activities available to our community is invaluable. In this way, the City and the community act collaboratively to bring to life the City of Villages.

BUDGET IMPLICATIONS

39. Based on the current list of Accommodation Grant recipients, the total grant value of the Program is \$3,295,428 in revenue forgone for the 2015/16 financial year.
40. Four organisations are recommended in this report. The total grant value recommended in this report is \$44,753 in revenue forgone for 2015/16.
41. City Projects and Properties budgeted for 100 per cent subsidy across all four properties with no expected income to the City.
42. With leases commencing on 1 December 2015, the City will receive an income of \$5,116 across the four properties for 2015/16.

RELEVANT LEGISLATION

43. Section 356 of the Local Government Act 1993.

CRITICAL DATES / TIME FRAMES

44. The intended start date for new tenants is 1 December 2015.

PUBLIC CONSULTATION

45. All five properties were open for inspection during the week of 13 to 19 July 2015.
46. The Program was advertised on the City's website, Creative City website, City of Sydney Facebook page and through the City's social media networks. Information was also emailed to interested parties.

ANN HOBAN

Director City Life

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