

Item 23 Coolah Youth and Community Centre Hall Building

Division:	Development Services
Management Area:	Development Services
Author:	Acting Manager Property and Risk – Kelly Dewar
CSP Key Focus Area:	Public Infrastructure and Services
Priority:	P15 – Council manages its assets and infrastructure to meet the agreed service levels.

Reason for Report

At the February Ordinary 2019 Council Meeting a presentation was made by representatives of the Coolah Youth and Community Centre Incorporated in regards to transfer of ownership of the Coolah Youth and Community Centre Hall. It is requested that Council consider accepting the transfer of the centre, located at 10-12 Binnia Street, Coolah, on Lots 1 and 2 DP 986752, to Councils control.

Background

The Coolah Youth and Community Centre Inc (CYCCI) is requesting that the Coolah Youth and Community Centre be transferred to Council ownership as Community Land. The Centre is currently run by the Coolah Youth and Community Centre Inc and is used by local community groups on a regular basis. There is a great demand from the community for a venue to hold private functions.

Issues

The CYCCI wishes to focus on conducting youth activities and not the running of a community hall. The CYCCI requested that the land remains a community asset and not become operational land.

The proposal put forward by CYCCI to Council for consideration is as follows:

- Coolah Men's Shed Group is looking for a place to a shed for the Men's Shed.
- The Coolah Men's Shed Group are wanting to build a shed on the land next to the hall.
- The Coolah Men's Shed members would then utilise the kitchen and amenities at the hall and contribute to the maintenance and management of the hall.
- The maintenance and management of the Hall would be Council's responsibility if the Hall was to be transferred into Council's ownership.
- There are upcoming bookings for the hall for the remainder of 2019, however some of these would not produce an income as Councils Operational Plan and Delivery Program gives the Schools and local not-for-profit organisations the ability to request a fee waiver.
- Council would need to establish a set of fees and charges for the use of the Hall to align with the other Council owned Town Halls throughout the Shire.
- The Coolah Men's Shed would be required to hire the Hall and pay any fees due unless waived by Council.

Financial consideration also needs to be taken into account when taking on ownership of the Hall as any works or upgrades required to be undertaken will need to come from Councils general fund as the income generated from halls is only minimal.

Options

That Council accept the transfer of the Coolah Youth and Community Centre Hall when the transfer is completed the land will be classified as operational land.

That Council declines the request to transfer ownership of the Coolah Youth and Community Centre Hall to Warrumbungle Shire Council.

Financial Considerations

Council will need to establish a budget for the Coolah Youth and Community Centre Hall if Council was to accept ownership of the building.

The cost to Council for the running of the hall will include insurance, repairs and maintenance, capital works, electricity, rates, water and cleaning. Repairs and maintenance costs will not be known until a full appraisal of the building is undertaken.

Council's finances are already under significant pressures with the amount of infrastructure it currently controls and should not be taking on additional items of such significance.

RECOMMENDATION

That Council advise The Coolah Youth and Community Centre Inc that it does not have an interest in accepting the transfer of ownership of the Coolah Youth and Community Centre Hall as Community Land.