

Attachment 5: Preferred options to sale: Elwood Childrens Centre

Elwood Children’s Centre

Preferred Options to Sale – 46 Tennyson St, Elwood 3184



[Redacted]

General Manager, Community Wellbeing and Inclusion

Email: [Redacted]@portphillip.vic.gov.au

9 May 2022

Dear [Redacted],

As requested, please refer below to the table outlining our preferred options relating to the future of the building at 46 Tennyson St, Elwood and our early childhood service, Elwood Children’s Centre.

As a reminder, the Elwood Children’s Centre (ECC) Committee of Management’s (CoM) objective remains to keep the centre operating within the Canal Ward. We are open to options that see us either staying on the same site or relocating at a future date to a suitable location and facility.

As per the proposed timeline, and as part of the consultation process on the future of our community run childcare centres across the City of Port Phillip (CoPP), we have included a table articulating our preferred options. You will see that we have identified four options that are our “preferred” to pursue, and one that we are “open to”.

There are a number of conditions for each of these options that would determine whether we consider them viable/feasible and to be able to rank them in preference order, this of course includes VSBA funding made available to CoPP to carry out upgrades to our centre. Please get in touch should you have any queries.

Kind regards,

[Redacted signature]

[Redacted]

Chair, on behalf of the Committee of Management
Elwood Children’s Centre

Elwood Children’s Centre

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	Option	Key considerations and information requirements
<p>Four preferred options in no particular order</p>	<p>CoPP retains ownership and fully renovates the building/site</p>	<p>This option is subject to:</p> <ul style="list-style-type: none"> - Details on proposed funding to deliver the rehabilitation works, including any negotiations of co-funding. - ECC CoM and operational staff working collaboratively with the appointed council architect and consultants to ensure the specifications are fit for purpose to deliver on our learning objectives as well as meeting regulatory requirements. - CoPP working collaboratively with ECC CoM and operational staff in planning works. - Details on alternative arrangements to deliver learning programs during the works.
	<p>CoPP gifts the property to ECC as a not-for-profit early childhood service (either as stand-alone, or as part of a trust or co-op with the other centres in question)</p>	<p>This option is subject to:</p> <ul style="list-style-type: none"> - Understanding how any VSBA grants provided to CoPP will impact future eligibility for ECC to receive grants. - Clarity around responsibility for existing defects not remediated with funds from the Maintenance and Infrastructure Fund to date. - Clarity around transition, such as utilisation of council waitlist, responsibility for rates, etc. - Clarity on use of funds provided to CoPP by ECC for infrastructure prior to gifting, which have not been spent by CoPP on the site. - Further discussions with CoPP regarding the process and proposed conditions / caveats on the gift. In particular, clarifying that caveats placed on the gifting will not prevent ECC from borrowing to co/fund required works. - If gifted as part of a trust or co-op with the other two centres, negotiations with CoPP in regards to the conditions of this trust/co-op.
	<p>CoPP relocates the Centre</p>	<p>This option is subject to:</p> <ul style="list-style-type: none"> - CoPP working with ECC CoM and operational staff on finding suitable and available sites to consider (we note that CoPP have not yet tabled any sites for consideration, but would be happy to work with council). - Co-development of a transition plan, including any short-term maintenance works to continue operations of the service.
	<p>CoPP retains ownership and rehabilitates the building/site</p>	<p>This option is subject to:</p> <ul style="list-style-type: none"> - ECC CoM and operational staff working collaboratively with the appointed council architect and consultants to form a design and plan that is practical to deliver on our learning objectives and restores the property to an acceptable level of compliance. - Details on proposed funding to deliver the rehabilitation works. - Details on alternative arrangements to deliver learning programs during the works.

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	Option	Notes
ECC is open to this option	Lease to Own	<p>This option is subject to:</p> <ul style="list-style-type: none"> - Negotiating terms (especially the sale price and length of lease-to-own) - Where the responsibility for initial remediation and ongoing maintenance lies during the lease period. - The treatment of the existing maintenance fund and ongoing access to the maintenance fund
ECC is NOT open to these options	Sale at Market Price to CoM	As this would be unlikely to be financially feasible for the service (i.e. paying market value for the property, as well as then co/funding the required works to the building/site).
	Rebuild on Site	As this has been determined by CoPP officers as unviable.
	Sell to Market	As this would most likely result in the complete closure of the service.