

Minutes

Special Meeting of the IF Our Davis Park Working Group

Tuesday, 20 February 2018
9.30am – 11.30am
Davis Park, Beaconsfield

Chair: Julie Mitchell (SMYL)

Participants: Judy Walls (Imagined Futures); Stephen Loo (DoC-Child Protection); Hannah Fitch-Rabbitt (Fremantle Foundation); Amanda Crow (Crossroads – St Pats); Jaimy Hayward (Disability Services Commission); Pascal Veyradier (City of Fremantle); Simone Ireland (Reclink); Judith, Lois, Margaret, Mirabel, residents; and John McBain (CGN)

Apologies: Hannah Fitzhardinge (Councillor); Catherine Hollingworth (CAMHS); Sgt Michael Butcher (WAPOL); Snr Sgt Brad Warburton (WAPOL); Louise Ainsworth (City of Fremantle); Nadeem Kahn & Kim Metcalf (DoC-Housing)

Minutes: Julie Mitchell

1. Welcome, introduction and apologies-

2. Minutes of meeting 6 February 2018- circulated

3. Business Arising

- 3.1. Chair provided an overview of the work that had occurred during the past 2 weeks.
 - a. Judy, Pascal, Hannah, Bev and Julie met to discuss the ideas and issues raised at the meeting of 3 Feb. To identify a potential leaseholder; implications; governance, risk and strategies to move forward with the Community Centre in DP. A suggestion is for the City to be the leaseholder and local residents, user services and FELC suggested as key holders. Further investigation required.
 - b. Judy and Julie met with Sgt Michael Butcher & Snr Sgt Brad Warburton (WAPOL) to seek expert advice to identify potential risk and mitigation strategies. Suggestions included bars to window, security lighting and cameras, immediate repair to damage or vandalism and regular use/ownership of the space by community.
- 3.2. Email from Kim Metcalf circulated 15 February. Communities - Housing suggested they sit out this Special Meeting to allow the remaining working group members to consider a response to the points listed below and decided how to proceed.

- a. The use is temporary during the period leading up to the urban renewal.
- b. We require one party to take the role of lessee. We'll work with the nominated lessee to negotiate a head lease agreement which includes a peppercorn rent, with the lessee responsible for insurance, outgoings and internal/external maintenance of the property. Communities will meet normal landlord expenses.
- c. The use as a Community Centre will be subject to the lessee obtaining planning approval for a temporary permitted use.
- d. We need a clear plan for who will hold the keys.
- e. We won't support a resident caretaker.
- f. We need to know that the centre will be occupied/used regularly to prevent vandalism.
- g. Communities will fund a once-off refurbishment of the property up to \$15,000. The DPWG will be consulted on priorities for this investment

3.3. Clarification on a couple of the points.

- a. Temporary use is likely to be a max of 4 years with an annual lease extension.
- b. The City of Fremantle is exploring issues to resolve if it was to be the lease holder, including:
 - Public liability insurance
 - Working with Children Check will be required for everyone (volunteers as well) coming into contact with children.
 - Maintenance and repairs – solutions required. City has not budget to meet costs. Likely issues broken windows/forced entry/graffiti/vandalism or plumbing?
 - Explore the possibility of Housing making available any unused portion of the \$15,000 refurbishment budget to be used as a maintenance fund. **Action** – Julie to follow up with Housing.
- c. Outgoings-a solution to the on-going costs is required. Planning approval is with Council. Housing are also requesting a waiver of land rates for the property. **Action** – Pascal to follow up.
- d. Key holder- Lois/Margaret, Jaimy, WA Reclink, & FELC? **ACTION:** Jaimy to check with FELC if prepared to be key holder.
- e. Clear that the refurbishment will not meet residential standard. The property is small and space needs to be able to accommodate a range of activities.
- f. Lois has identified a number of people interested in volunteering to support activities; most are not residents.
- g. Groups interested in using the space include Young Mum's group, Reclink, Dept Human Services, Buster, Men's Shed. No valuable equipment left on site to reduce vandalism.
- h. Functioning kitchen, Disability access to building and toilet, lockable office/storage/safety. Minimal furniture or items that can be packed away to increase the flexibility and use of the space.



- i. Other items to consider are security cameras, alarms, duress alarms. Palmyra WAPOL- community safety visit the house and advise. **ACTION:** Julie to investigate cost of security options.
- j. Lois and Margaret had been talking to volunteers and residents to identify people interested in contributing labour to the refurbishment. Potential to reduce the cost of the refit by engaging the residents in some of the work such as painting and gardening. This would also increase community ownership of the centre and reduce the potential for vandalism/damage as occurred with the BB court. **ACTION:** Lois and Margaret to continue to discuss with residents. Encourage all to attend March meeting.

3.4 Risk Assessment / Mitigation

A thorough risk assessment / mitigation plan is required, to attempt to identify the major risks facing the community centre. Judy will facilitate this process during the next meeting.

Next DPWG meeting **6 March 2018** in Davis Park.