

Leases to Non-Profit Organisations

Area to be leased:	Sandy Bay Senior Citizens Club
Address of Leased Area:	23 Lambert Avenue, Sandy Bay
Use of leased Area:	Large multi-purpose room (with a wooden dance floor), stage, meeting room, office, kitchen, pantry, large storerooms, male and female toilets with accessible toilet, accessible front entry and two car spaces in the adjacent car park
Lessee:	Sandy Bay Senior Citizens Club (SBSCC)
Not for Profit organisation:	Yes
Commercial Valuation (Annual)	\$42,500 per annum
Proposed lease term:	Five (5) + Five (5) years
Leased since:	1982
Proposed rental charge:	\$50 per annum

Below is an assessment of the request for a lease provision against the assessment criteria in the recently endorsed policy *Leases to Non-Profit Organisations*.

Criteria	Comments
Use, or proposed use of property	The leased area will be utilised for two major activities (dance evenings and carpet bowls) organised by the Club for older people. The facility is also hired out privately to several community groups including; Playgroup, Parkinsons Tasmania and for dance classes.
Alignment with Council's Capital City Strategic Plan 2015-2025	The proposal is in alignment with a number of initiatives in the Strategic Plan – including: Goal 4 - Strong, Safe and Healthy Communities Objective 4.1.4 'Facilitate and support local community groups to enhance community programs and reduce social isolation'; Objective 4.2.2 - 'Support effective utilisation of city facilities, infrastructure and open spaces'; Objective 4.2.4 - 'Deliver and support recreation, education social and healthy living programs and activities in city facilities. Goal 2 - Urban Management Objective 2.9 - 'Develop, manage and maintain the city's urban spaces and infrastructure'.
Level of Community Benefit	SBSCC is a non-profit organisation who provides economical recreation opportunities for its members and other community groups.
Value of land buildings	Valuers have assessed the current leased areas and have determined an annual commercial valuation of \$42,500 to be appropriate.

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Potential for Alternative Use	The Club has built a relationship with a range of community groups who access the space on a weekly basis.
Viability and capacity of the Organisation	SBSCC was established in 1982 and has a high level of community ownership, particularly by older members of the Sandy Bay community. The Club has been providing programs for over 30 years.
Capacity to pay	SBSCC currently have the capacity to pay the proposed rental charge of the lease, all outgoings and maintenance obligations.
Capacity to Invest and Maintain the Asset	SBSCC has a history of maintaining the premises to a very high standard.
Type of Facility	Community Centre.
Capacity to Invest in the Community	The Club offers community programs.
Length of Tenure	Five (5) years
Level of Compliance	SBSCC is a compliant lessee.