

7 ADVOCACY AND COMMUNITY SERVICES

7.1 NOTICE OF INTENTION TO LEASE 119 WELLINGTON STREET, WALLAN (WALLAN YOUTH SERVICES HUB)

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Attachments: Nil

Reference: CS/04/19

SUMMARY

The purpose of this report is to advise of the intention to enter into a lease with The Bridge Youth Services Incorporated for the occupation of the Council owned property located at 119 Wellington Street, Wallan.

RECOMMENDATION

THAT Council:

1. Note that the legislative processes required under section 190 (s115 of the *Local Government Act 2020*), section 82A(2) and section 223 of the *Local Government Act 2020* have been completed in relation to the proposal to enter into a lease with The Bridge Youth Services Inc. for the occupation of the Council owned property located at 119 Wellington Street, Wallan and that no submissions have been received in response to the Public Notice.
2. Authorise the signing of the lease with The Bridge Youth Services Incorporated for the premises at 119 Wellington Street, Wallan for a four-year term of 1 July 2020 to 30 June 2024.
3. Has fulfilled its obligations for giving Public Notice as described in Recommendation 1 of this report and resolve that Council enter into a lease with The Bridge Youth Services Inc. on the proposed terms, being a four-year lease.

BACKGROUND

Mitchell Shire has a current population of 49,044 people however this is expected to grow by 451% to 270,000 by 2048. Most of our growth will be centered around the townships of Beveridge and Wallan.

Mitchell Shire is expecting to see significant growth within the “Young People” (12 to 24) Life Stage. This is particularly the case within Wallan and Beveridge where the number of young people is projected to grow from approximately 3,400 people in 2020

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to almost 18,500 by 2040; this is an increase to 540% of the current size over a 20-year time period.

By 2040 the number of young people in Wallan and Beveridge is projected to be double the total number of people in Broadford.

Mitchell Shire Council is focused on ensuring the timely provision of required services and infrastructure in order to maintain the liveability of our communities. Our substantial growth presents many exciting opportunities; however, with that growth brings challenges and delivery of support services to our young people.

We know it is important for young people to be able to access services which comprehensively address their needs and improve their pathways. The aim of the Wallan Youth Hub is to provide early delivery of wraparound services delivered by multidisciplinary teams to provide individually tailored programs such as mental health assessment and care, crisis management, family support, group work, and vocational and educational assistance.

Poor accessibility to dedicated youth mental health services is an enormous barrier for many Mitchell Shire young people and their families. Local service inaccessibility is of particular concern in Mitchell Shire, given almost one third of households have access to only one car or no motorised vehicle at all.

The community's lack of access to services is evident; as Mitchell Shire is presenting with increasing rates of youth mental health issues including anxiety and depression, attempted suicide, substance use as well as disengagement and withdrawal from formal education.

The facility located at 119 Wellington Street, Wallan is owned and managed by Mitchell Shire Council. Previously occupied by a Council managed kindergarten service this facility is now unoccupied and in the process of a substantial redevelopment as part of the State Government's Growing Suburbs Fund.

This building will be transformed into a Youth Services Hub that will offer a number of benefits for young people of Mitchell Shire and surrounds. It will transform an unused Council building into a dedicated Youth Services Hub in the heart of Wallan township.

In March 2018 an Expression of Interest (EOI) process was undertaken seeking applications from reputable and capable youth service providers, interested in coordinating the delivery of Youth Service operations and leasing the Wellington Street site from Mitchell Shire Council.

EOIs were accepted from not-for profit, community-based and private organisations with experience in managing the delivery of Youth Services and operating within the Youth Sector. The EOI process closed in April 2018 with two submissions from interested parties, The Bridge Youth Services (TBYS) and The Centre for Continuing Education, Wangaratta.

The Bridge Youth Services (TBYS) was the successful applicant with a proposal for coordinating the delivery of early intervention model of support to young people for mental health and drug and alcohol issues. TBYS provides an innovative range of services for young people suffering from, or at risk of, homelessness, mental health and alcohol or other drug problems. TBYS is also interested in establishing local

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partnerships with other providers to ensure a holistic approach to support and service provision.

In October 2018, Mitchell Shire Council was successful in accessing Growing Suburbs funding to redevelop 119 Wellington Street, Wallan and transform the existing building into an integrated and contemporary youth services hub. The hub aims to facilitate the co-location of services to deliver a range of health and wellbeing services for young people in Mitchell Shire. This therefore delayed the lease of the building to TBYS until the construction was completed.

The redevelopment of 119 Wellington Street Wallan is due for completion on 1 June 2020 and therefore a Public Notice required under section 190 (s115 of the *Local Government Act 2020*), section 82A(2) and section 223 of the *Local Government Act 2020* have now been completed

ISSUES AND DISCUSSION

Public notice was given of the intention to enter into the lease with TBYS.

The standard process through which this is required to occur is:

1. Provide a Council report to gain support for the giving of Public Notice.
2. Section 190: the publication of a notice in a local newspaper and the notice being placed on Council's website as required by s82(A)2. The notice would seek and accept public submissions under s223 of the Act.
3. Submissions received, and submitters heard by the Community Questions and Hearing Committee where a hearing is requested.

The Public Notice was advertised on 31 March 2020 and concluded on 30 April 2020 and no submissions have been received in response to the Public Notice.

CONSULTATION

As outlined in the issues above, community consultation has occurred in accordance with the requirements of the *Local Government Act 1989*.

Submissions were invited and submitters able to appear before a meeting of the Community Questions and Hearing Committee.

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FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

To ensure early delivery of support services to young people in Mitchell Shire, Council has provided a staggered approach to rental income at a subsidised rate.

This aims to provide an opportunity for The Bridge Youth Service to establish themselves in the area and ensure necessary participation of cliental to safeguard ongoing funding for delivery of services.

Council will receive rental income over a four-year term of 1 July 2020 to 30 June 2024 and the annual lease fee of Year 1 \$500, Year 2 \$6,000, Year 3 \$9,000 and Year 4 \$12,000 should a new lease be granted.

The rental amount is based on a charge of \$1000 per month rental income. The first year of tenancy is based on a peppercorn rental amount to allow TBYS to establish their services in the Wallan area with Year Two discounted at 50%, Year 3 discounted at 25% and Year Four full rental income.

The Bridge Youth Services will be responsible for connection and payment of utility costs associated with the site at 119 Wellington Street, Wallan.

Council is accountable for standard lessor maintenance responsibilities such as structural repairs, replacement of installations such as heating and cooling units and Essential Safety Measures.

The processes required to be undertaken under the Act, liaising with TBYS and the lease documentation and execution can be carried out within existing staff resources.

POLICY AND LEGISLATIVE IMPLICATIONS

The support for TBYS to establish their operations in Wallan under a lease for the four-year term July 2020 to 30 June 2024 would be consistent with the following policies and strategies.

The Mitchell Shire Council Plan 2017-2021:

- Council is committed to improving community wellbeing by providing services, programs and infrastructure that support the aspirations of our residents.
- Promote a safe and secure environment throughout the Shire.
- Work with government and local partners to facilitate improved community wellbeing.
- Provide opportunities to build strong and resilient citizens for our current and future generations.

Mitchell Health and Wellbeing Plan

- Support and promote access to mental health services available within Mitchell Shire and advocate with relevant stakeholders to minimise local service gaps.

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Mitchell Shire Council Life Stages Strategy

- Ensuring good mental health is essential to the wellbeing of individuals, their families and the wider community. Sufficient access to appropriate services leads to increased liveability and a decrease in alcohol and/or other drug related harm, mental illness and family violence.

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RISK IMPLICATIONS

Risk Ranking is determined using [ROHS201-G1- Corporate Risk Matrix](#). Risk is identified as Low, Medium, High or Very High.

| Risk | Risk Ranking | Proposed Treatments | Within Existing Resources? |
|--|--------------|---|------------------------------------|
| Lease not issued – 119 Wellington Street, Wallan and there is a lack of, or no support services in Wallan for Youth mental health. | Low | Agree to new lease agreement to TBYS | Yes |
| Lease not issued – possible community dissatisfaction. | Low | Agree to new lease agreement to TBYS | Yes |
| New lease not issued – may not find another tenant for newly constructed building | Low | Agree to new lease agreement to TBYS | Yes |
| New lease not issued – building general internal condition deterioration while empty. | Low | Council would need to keep the building clean and tidy during any time the building was vacant. | No – would need to engage cleaner. |
| New lease not issued – insurance excess greatly increased while building is vacant. | Low | Agree to new lease agreement to TBYS | Yes |

SUSTAINABILITY IMPLICATIONS (SOCIAL AND ENVIRONMENTAL)

The redevelopment of the existing building at 119 Wellingtons Street, Wallan has incorporated enhanced lighting, heating and water provisions to provide a building that meets Australian standards and regulations and improve the building's overall energy efficiency and environmental safety.

There are no known environmental sustainability implications.

The service offered by TBYS is an important social support service for the Wallan community and, should TBYS not be able to establish themselves, there will continue to be a variety of adverse implications, both for individuals and their families and the general community.

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CHARTER OF HUMAN RIGHTS IMPLICATIONS

The rights protected in the *Charter of Human Rights and Responsibilities Act 2006* were considered in preparing this report and it's determined that the subject matter does not raise any human rights issues.

CHILDREN AND YOUNG PEOPLE IMPLICATIONS

The Bridge Youth Service Strategic Plan 2017 – 2020

Helping young people overcome disadvantage, we create tailored, youth focused pathways to stable, healthy, productive and self-determined lives.

Improving client outcomes through strong partnerships, we connect each young person with the services, programs and people they need to achieve their goals.

The Bridge Youth Services specifically provides dedicated services to young people

Vision: By 2020 we will have a greater presence in the community through innovative programs and practices.

Mission: To create opportunities that value and empower young people, build family harmony and foster supportive communities – enabling all young people to reach their full potential.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

This report is recommending Council support TBYS to establish their operations in Wallan under a lease for the four-year term July 2020 to 30 June 2024.

The service offered by TBYS to the Wallan community will be a valuable asset to young people, their families and the wider community, and assists Council to fulfil its commitments to work with external service providers to benefit Mitchell Shire residents.