SCOUTS IN MOONEE VALLEY

Options Analysis

June 2022

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1 Purpose of Options Analysis

This Options Analysis has been prepared in response to Notice of Motion No. 2021/34 (Scout hall audit) passed at the 30 November 2021 Council Ordinary Meeting. Through this Notice of Motion, Council resolved to:

- receive a report back to Council in the first six months of 2022 that provides an audit of community facilities in Moonee Valley used primarily for scouts and guides (including cubs, venturers etc) in consultation with Scouts. The audit will include information related to participation data, facility use, and facility asset condition, as well as help guide any future inclusion of scout/guide facilities in Council masterplans. As per the incomplete 2018 review, the audit will include a review of all scout halls and work with scouts to consider their needs moving forward.

The purpose of this Options Analysis is therefore to document the current use and condition of Scout facilities in Moonee Valley as well as participation data for active Scout groups in the municipality. Options for lease renewals and potential integration of Scouting groups within future multi-purpose community hubs proposed to be delivered throughout Moonee Valley's 13 neighbourhoods are also explored. Council will be able to consider these options in the context of the adoption of future/updated masterplans for reserves and open spaces which contain Scout facilities subject to Council leases.

The Options Analysis has been developed from desktop research, visual building condition assessments and data provided by the Scouts Association of Australia (Victorian Branch). The information herein contains data to better inform Council's decision-making in relation to, and support for, Scouting groups and their facilities.

There are currently two local Girl Guide units that meet in the Moonee Valley area; the 1st Aberfeldie Brownie Guides and the Moonee Valley Wildflower Guides. The groups meet in the Pavilion at Cliff Allison Reserve, Essendon.

The Guides have a regular hire agreement to access the Pavilion from 4-9pm on Mondays. They are considered a vulnerable group under the Community Facilities Management Policy criteria and therefore pay a subsidised rate of $3.60 per hour for hire.

Given the Girl Guides do not own any building assets on Council owned land and hire space in a reserve which is not subject to a masterplan, they will not be discussed further in this Options Analysis which will focus solely on Scouting group activities and facilities.

2 Background

2.1 About the Scouts

Scouts is a worldwide youth movement. The current stated purpose of Scouts Australia is to "contribute to the development of young people in achieving their full physical, intellectual, emotional, social and spiritual potentials as individuals, as responsible citizens and as members of their local, national and international communities".

The program is volunteer driven and affordable which makes it accessible to the wider community. Scouting members join age-appropriate groups, generally based on the following structures:

- Joey Scouts: 5-8 years old
- Cub Scouts: 8 – 11 years old

- Scouts: 10 – 15 years old
- Venturers: 15 – 18 years old
- Rovers: 18 – 25 years old
- Leaders: 18+ years

All Sections are open to male and female members (with a policy of co-education for all age groups), all cultures, religions and nationalities and all physical abilities.

2.2 Scouts in Moonee Valley

The Scouting movement has had a presence in Moonee Valley since 1915 when the 1st Moonee Ponds Group was founded. There are currently nine local Scout Groups operating in Moonee Valley, seven of which have facilities located within Council-owned/managed parks and reserves. These facilities are the property of Scouts Victoria. Council has supported Scouts Victoria through granting successive leases to occupy Council land for scouting purposes. Leasing arrangements for Scout halls located on Council-owned land are managed through Council's Property Management Unit.

Unlike many other community organisations, these groups have historically had limited contact with other service areas of Council. As such, support beyond a leasing and contract arrangement does not exist for Scouts in Moonee Valley. For example, most sporting organisations also have a strong relationship with the Activation, Sport and Recreation team, the Sustainability team are first point of contact for community garden enquiries, the Italian Community of Keilor Association regularly engage with the Aged and Disability team, and so on. More recently however, Council's Research and Facilities team has had regular engagement with Scouts Victoria in relation to their future plans within the Moonee Valley district.

3 Participation

3.1 Scouts Membership at the National and State Level

In 2019, there were over 56,000 child and youth members across Australia, which Scouts Australia claim makes it one of the largest youth movements in the nation. In 2020, there were more than 20,000 child and youth members and over 5,000 adult volunteers in Victoria (*Report to Victoria 2020)*, with claims registration numbers were "booming" (Source: https://scoutsvictoria.com.au/).

3.2 Scouts Membership at the Moonee Valley District Level

Membership numbers are not published at the district level, however Scouts Victoria have advised there are over 400 members in the municipality, including 37 leaders and 82 adult supporters. There are 32,363 people aged 5 to 25 living in Moonee Valley (ABS, 2019). The participant base of 324 Scouts represents one per cent of this 5 to 25 year old cohort (acknowledging not all local Scout members are Moonee Valley residents). A breakdown of membership by club and age group is provided in Table 1.

Table 1: Scout membership in Moonee Valley

Group name	Joey Scouts	Cub Scouts	Scouts	Venturers	Rovers	Leaders	Other adult supporters	Total members
15th Essendon Sea Scouts	6	25	38	17	7	11	33	**137**
17th Essendon Scouts	0	1	8	1	2	1	1	**14**
1st Strathmore Scouts	3	6	12	12	1	8	11	**53**
2nd Strathmore Scouts	3	24	19	3	3	8	9	**69**
5th Keilor Scouts	6	17	8	6	4	5	8	**54**
1st Milleara (Doyle Street)	11	20	6	0	0	0	6	**43**
1st Milleara (Quinn Grove)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**0**
1st/10th Essendon Scouts	0	0	0	0	0	0	4	**4**
2nd Essendon Scouts	0	0	0	0	2	1	1	**4**
1st Moonee Ponds Scouts	14	19	12	6	2	3	9	**65**
								443

In addition, a Scout Group that meets in Kensington but participates in activities based within Moonee Valley, is considered to form part of the Moonee Valley District. This group is made up of 101 members.

During 2020 and 2021, COVID-19 restrictions impacted Scouting activities across Victoria. As a result, members were not charged any fees in 2020 which lead to zero income for that year. Despite

restrictions, discussions with Scouts Victoria have revealed membership retention in the Moonee Valley district has been better than expected and increases in numbers are anticipated over the coming years. Nevertheless, many groups have experienced a reduction in numbers over the past few years, particularly in the older cohorts.

4 Current supply

4.1 Facilities

Scout Halls and campsites across Victoria provide a 'home-base' for the program. Scout Halls are often in easily accessible locations within suburbs, near parks and other recreational reserves, with functional basic amenities including kitchens and restrooms.

Of the nine local Scout Groups active in Moonee Valley, seven have halls located within Council-owned parks and reserves. The remaining two (2nd Essendon and 1st Moonee Ponds Scouts) operate out of facilities on private land. In addition to the seven traditional scout halls, Moonee Valley also plays host to an adventure facility at 22a Woods Street, Ascot Vale (Norm Anderson Activity Centre situated on the banks of the Maribyrnong River in Fairbairn Park), which is used by the 15th Essendon Sea Scouts. Council does not own any of the facilities associated with local Scout groups. The facilities are the property of Scouts Victoria. The leases between Council and Scouts Victoria are for the use of Council land only.

It is important to note that the 15th Essendon Sea Scout Complex, comprising the adapted 'Nissen' hut known as the 'Boat Deck' and the 'Shackleton Hall', is of local historic and social significance (see figure 1). As such, it is subject to a Heritage Overlay (HO405). The 'Boat Deck' is significant to the extent of the c.1954 fabric including the brick end walls, but excluding the later additions. The significant fabric of the 'Shackleton Hall' is limited to the wrought iron signage in the north and south gable ends.

Figure 1 - 15th Essendon Sea Scout Complex

Table 2 provides a summary of the location and tenure arrangements for all Scout groups operating in Moonee Valley. Further information about the status of lease agreements is provided at Section 4.3 of this report. A map of the sites across the municipality can be found at Figure 2, while Figure 3 shows the programs offered at each site.

Table 2: Summary of location and tenure arrangements for Scouting facilities in Moonee Valley

Group name	Park name (if relevant)/address	Tenure
15th Essendon Sea Scouts	Fairbairn Park 22 & 22a Woods Street, Ascot Vale	Council lease 1 March 2013- 28 February 2022 (in overhold)
17th Essendon Scouts	Clifton Park 7B Batman Street, Essendon	Council lease 1 March 2013- 28 February 2022 (in overhold)
1st Strathmore Scouts	Streldon Park 136 A Lebanon Street, Strathmore	Council lease 1 March 2013- 28 February 2022 (in overhold)
2nd Strathmore Scouts	Woodland Street Drainage Reserve 61A Kernan Street, Strathmore	Council lease 1 March 2013- 28 February 2022 (in overhold)
5th Keilor Scouts	AJ Davis Reserve 11A Clydesdale Road, Airport West	Council lease 1 March 2013- 28 February 2022 (in overhold)
1st Milleara Scouts	Doyle Street Reserve 1B Doyle Street, Avondale Heights	Council lease 1 March 2013- 28 February 2022 (in overhold)
	Quinn Grove Reserve 84A Quinn Grove, Keilor East	Council lease 1 March 2013- 28 February 2022 (in overhold)
1st/10th Essendon Scouts N.B. This facility is not used by any active Scout Group from the Moonee Valley District, rather it is a designated "District Hall". The hall is regularly used for training and meeting purposes.	Cliff Allison Reserve 15A Glen Street, Essendon	Council lease 1 March 2013- 28 February 2022 (in overhold)
2nd Essendon Scouts	Private land Cnr Buckley St & Mt Alexander Road, Essendon	Private (hall hire, St John Uniting Church)

Group name	Park name (if relevant)/address	Tenure
1st Moonee Ponds Scouts	Private land 79 Clarinda Road, Moonee Ponds	Private land (owned by Scouts Victoria)

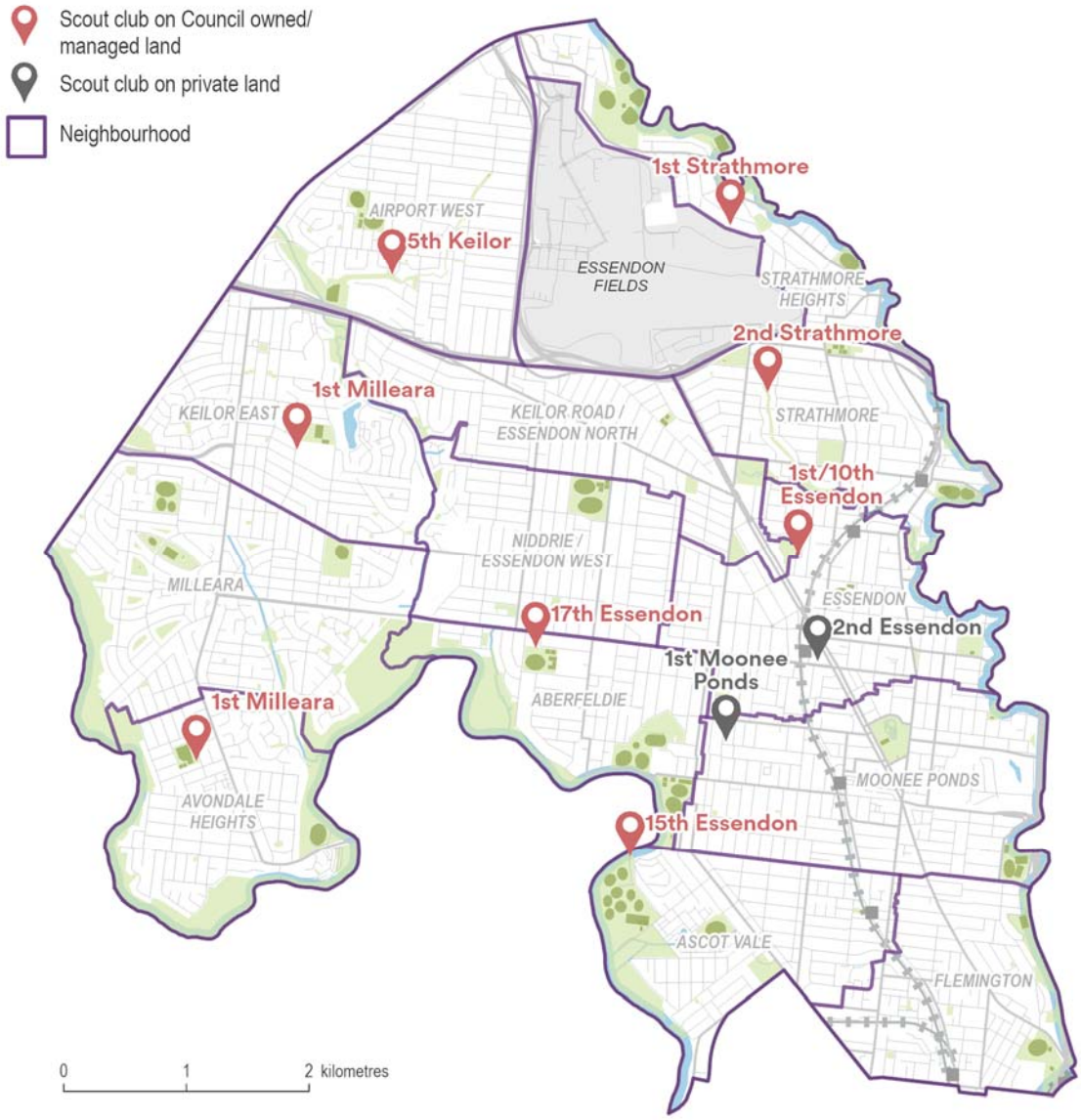

Figure 2 - Scout facilities within Moonee Valley

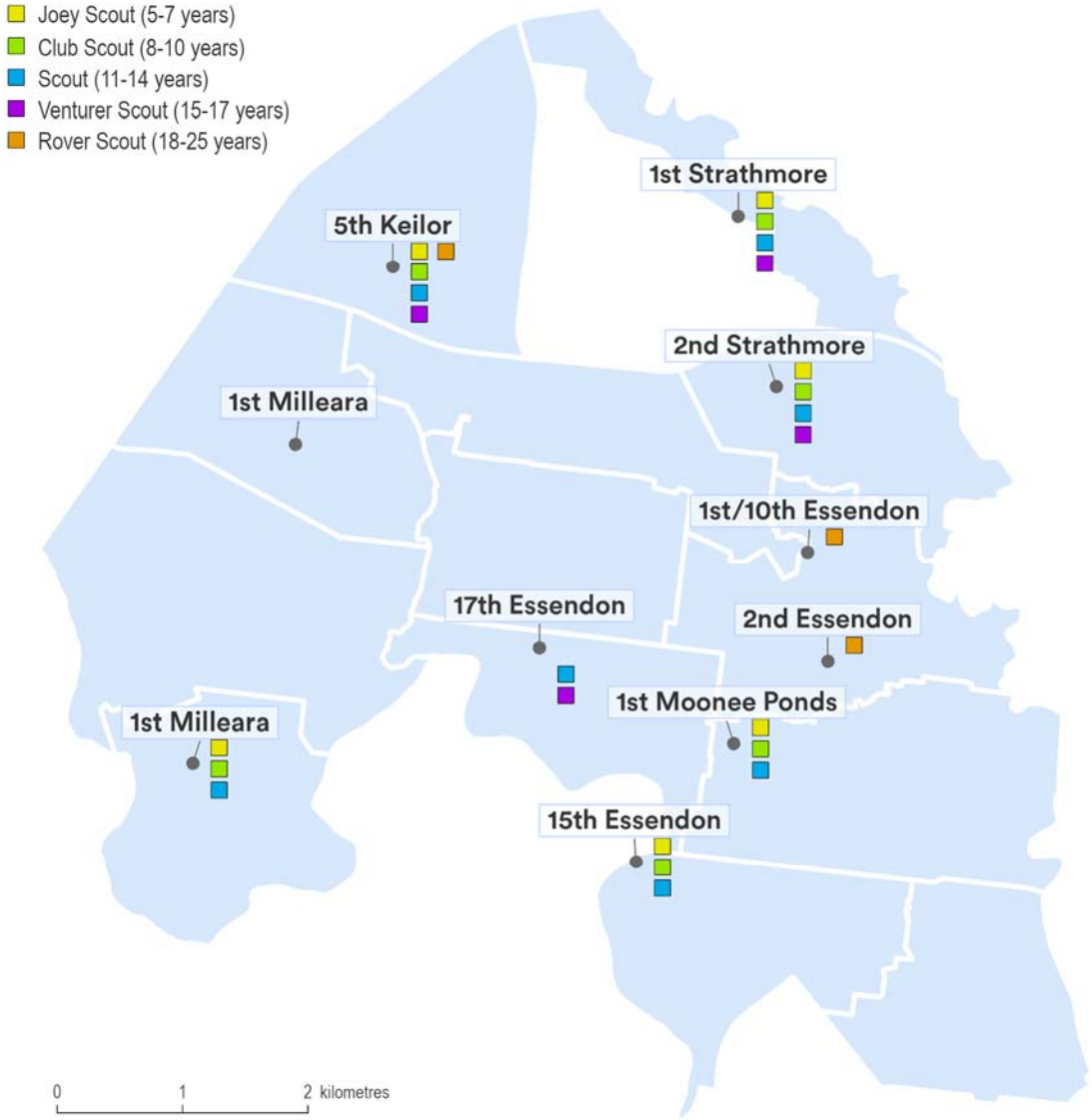

Figure 3 - Programs currently offered at each Scout facility (age appropriate group)

There are also a number of nearby Scout Groups outside of Moonee Valley's boundary (within 3km). A summary of the number of groups located in neighbouring areas is as follows:

- Brimbank City Council – three locations (Keilor, Sunshine North, Sunshine)
- Maribyrnong City Council – four locations (Footscray West (x2), Seddon, Yarraville)
- Melbourne City Council – one location (Kensington)
- Moreland City Council - six locations (Glenroy (x3), Brunswick West, Brunswick East, Pascoe Vale)
- Yarra City Council – one location (Carlton North)

Figure 4 shows the spatial distribution of Scout groups within 3km of Moonee Valley's municipal boundary.

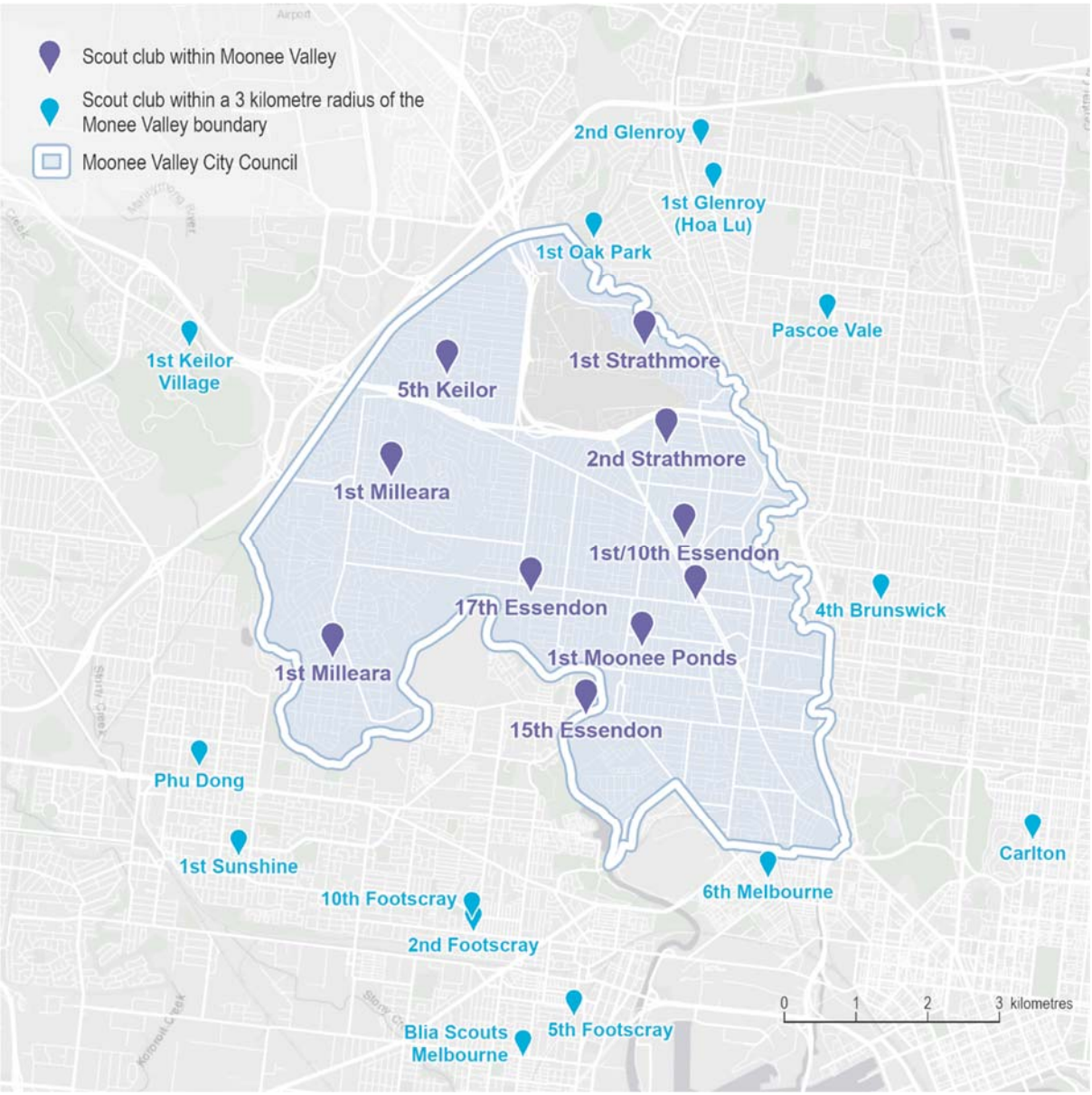

Figure 4 – Scout facilities in neighbouring municipalities

4.2 Scheduled use

4.2.1 Scouting activities

Scout Groups in Moonee Valley run the majority of their programs over Monday to Friday, usually in the late afternoon and evening. Table 3 provides a summary of weekday sessions hosted at each hall via Scout age section. The facilities are used for a cumulative 39 hours per week for weekday sessions, with a range of 4 to 15 hours usage per week at each site for Scout program purposes.

Each hall also hosts number of weekend, fortnightly, monthly and ad hoc Scouting activities in addition to their weekly Section sessions. Details of these activities are summarised in Appendix 1. Halls are used for a cumulative 140 hours per week for weekend activities, four hours on a fortnightly basis and five hours on monthly basis. Ad hoc activities are less readily quantifiable as they range in frequency and length.

While some Scouting groups currently have members for a particular age group, but no corresponding meeting time, it is important to note these members remain active and form part of sections that meet at another Group's location. For example, 17th Essendon Cubs are currently hosted by 1st Moonee Ponds. These hosting arrangements are temporarily put in place to ensure there are sufficient numbers to deliver a high-quality program. Once numbers for a section have increased sufficiently, the section returns to its home group (typically within 1 to 2 years, but sometimes longer). Venturer and Rover Scout units often meet collectively at a host location with members from different Groups as their membership base is lower than the younger age groups.

It should also be noted the 1st Milleara Scout Group is currently in remission as they have not had access to their hall at Quinn Grove, Keilor East while the Leisure Centre underwent redevelopment. Access has recently been reinstated now that works have been completed, therefore the Group is able to resume their activities at this site. Longer term, the draft Quinn Grove Precinct Plan proposes demolition of this hall and accommodating the group in the redeveloped school hall (see Section 5.1.6.3 of this report for further details).

Table 3: Summary of weekly Scout sessions held at each hall

Group name	Joeys	Cubs	Scouts	Venturers	Rovers	Total hours/ week
15th Essendon Sea Scouts	Thursday	Thursday	Tuesday	n/a	n/a	**8 hours**
Fairbairn Park	17:15 - 19:15	18:30 - 21:30	18:30 - 21:30			
	2 hours	3 hours	3 hours			
17th Essendon Scouts	n/a	n/a	Wednesday	Tuesday	n/a	**6 hours**
Clifton Park			18:30 - 21:30	18:30 - 21:30		
			3 hours	3 hours		
1st Strathmore Scouts	Thursday	Thursday	Wednesday	Thursday	n/a	**11 hours**
	17:00 - 19:00	18:30 - 21:30	18:30 - 21:30	18:30 - 21:30		

Group name	Joeys	Cubs	Scouts	Venturers	Rovers	Total hours/ week
Streldon Park	2 hours	3 hours	3 hours	3 hours		
2nd Strathmore Scouts Woodland Street Drainage Reserve	Monday 17:00 - 19:00 2 hours	Monday 18:30 - 21:30 3 hours	Wednesday 18:30 - 21:30 3 hours	Thursday 18:30 - 21:30 3 hours	n/a	**11 hours**
5th Keilor Scouts AJ Davis Reserve	Wednesday 17:15 - 19:15 2 hours	Wednesday 18:30 - 21:30 3 hours	Monday 18:30 - 21:30 3 hours	Thursday 18:30 - 21:30 3 hours	Thursday 19:30-23.30 4 hours	**15 hours**
1st Milleara Scouts Doyle Street Reserve	Wednesday 17:00 - 19:00 2 hours	Wednesday 18:30 - 21:30 3 hours	Monday 18:30 - 21:30 3 hours	n/a	n/a	**8 hours**
1st Milleara Scouts Quinn Grove Reserve	n/a	n/a	n/a	n/a	n/a	**0 hours**
1st/10th Essendon Cliff Allison Reserve	n/a	n/a	n/a	n/a	Friday 19:30 - 23:30 4 hours	**4 hours**
2nd Essendon Scouts (private land)	n/a	n/a	n/a	n/a	Friday 19:30 - 23:30 3 hours	**4 hours**
1st Moonee Ponds Scouts (private land)	Monday 17:15 - 19:15 2 hours	Monday 18:30 - 21:30 3 hours	Wednesday 18:30 - 21:30 3 hours	n/a	n/a	**8 hours**
					Total cumulative hours	**39 hours**

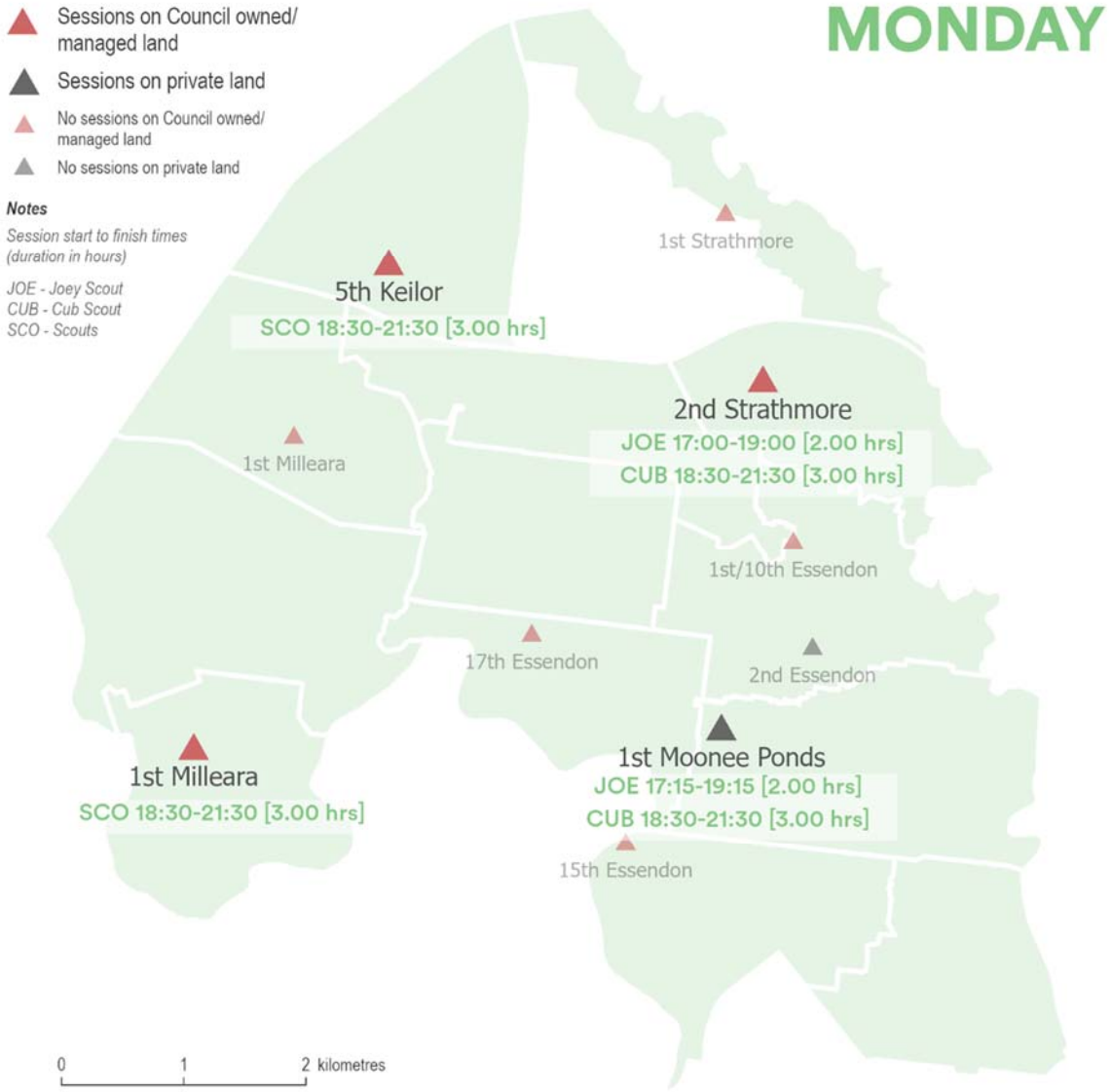

Figure 5 – Scout sessions held on Monday

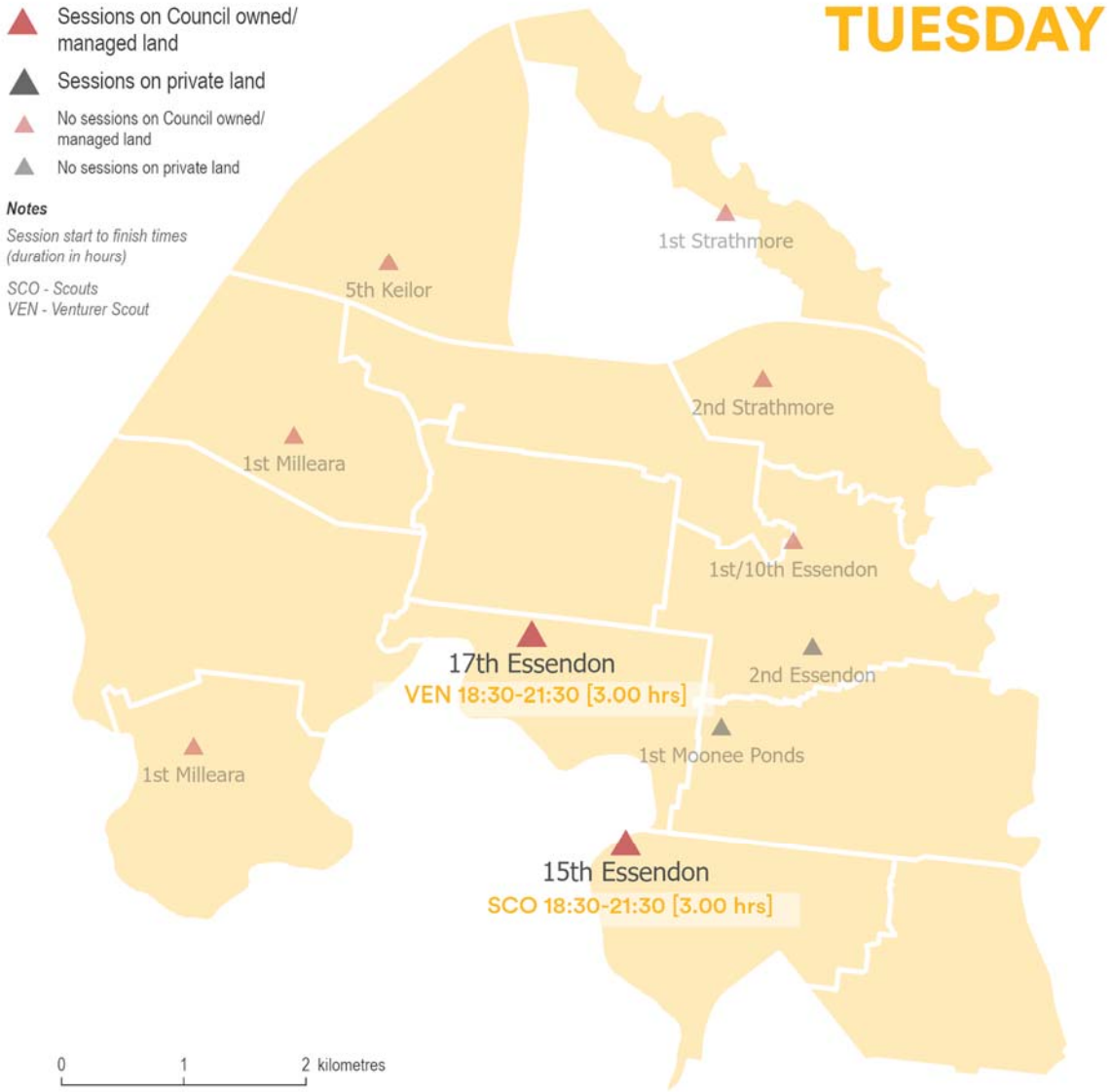

Figure 6 – Scout sessions held on Tuesday

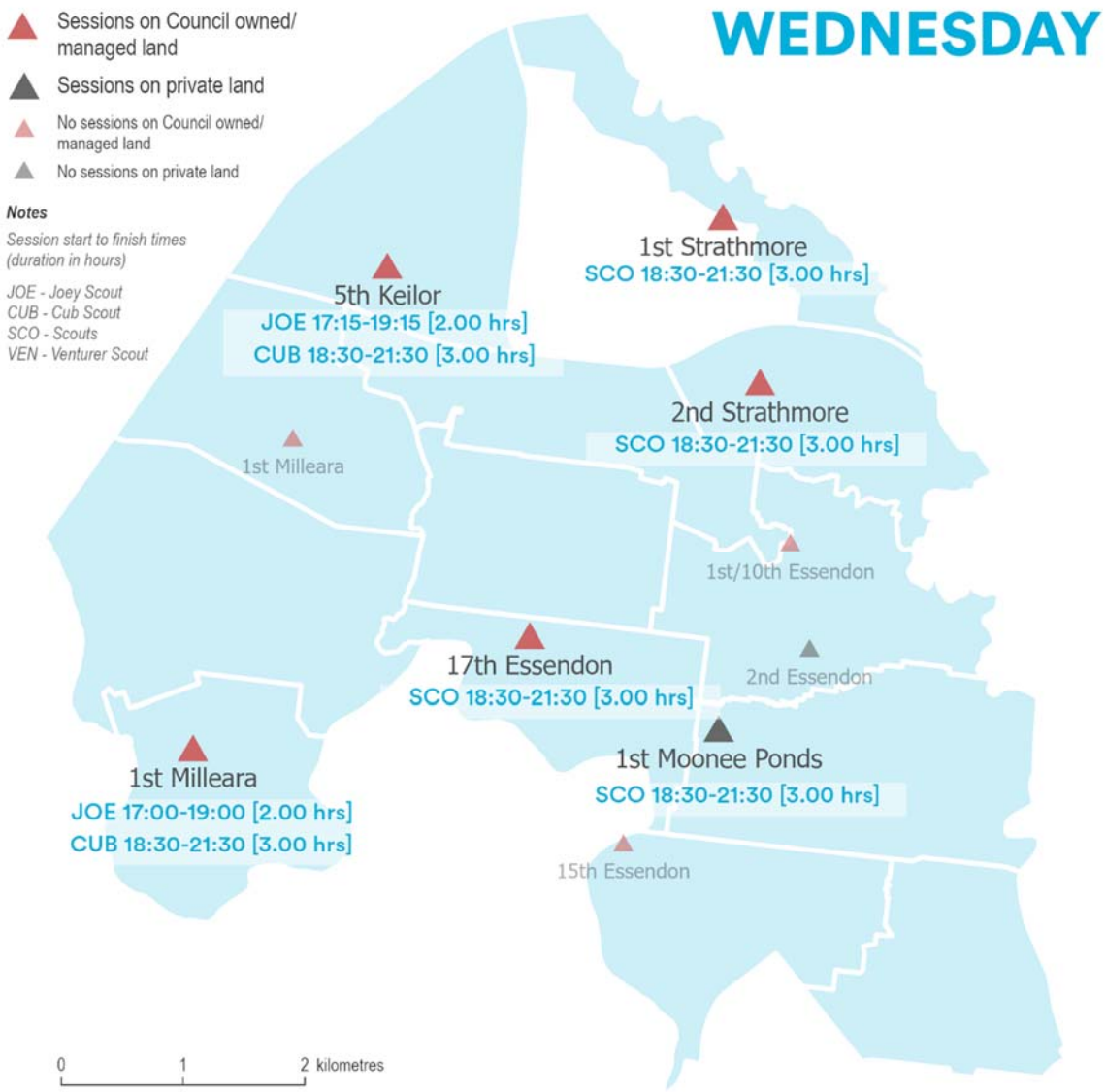

Figure 7 – Scout sessions held on Wednesday

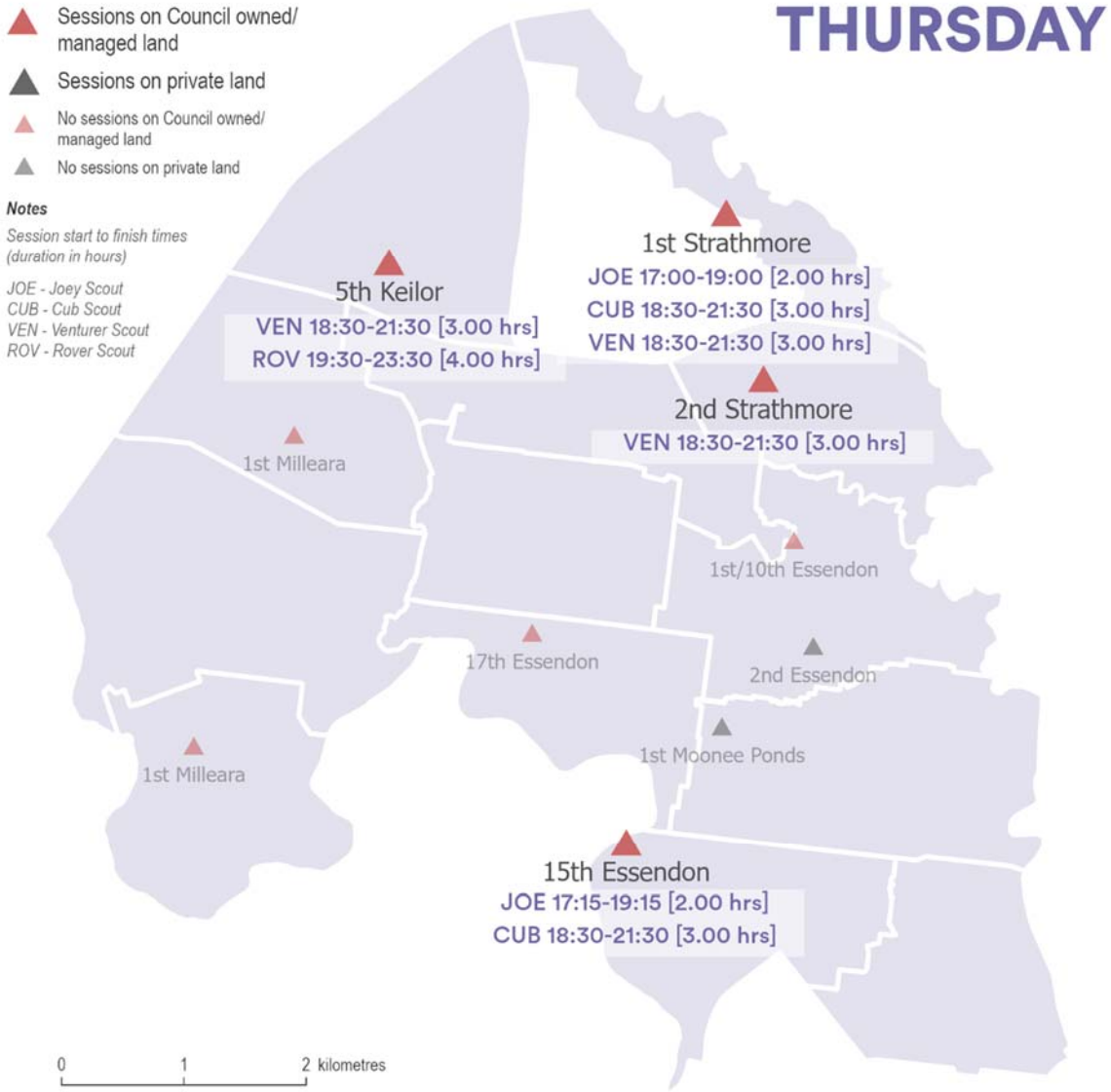

Figure 8 – Scout sessions held on Thursday

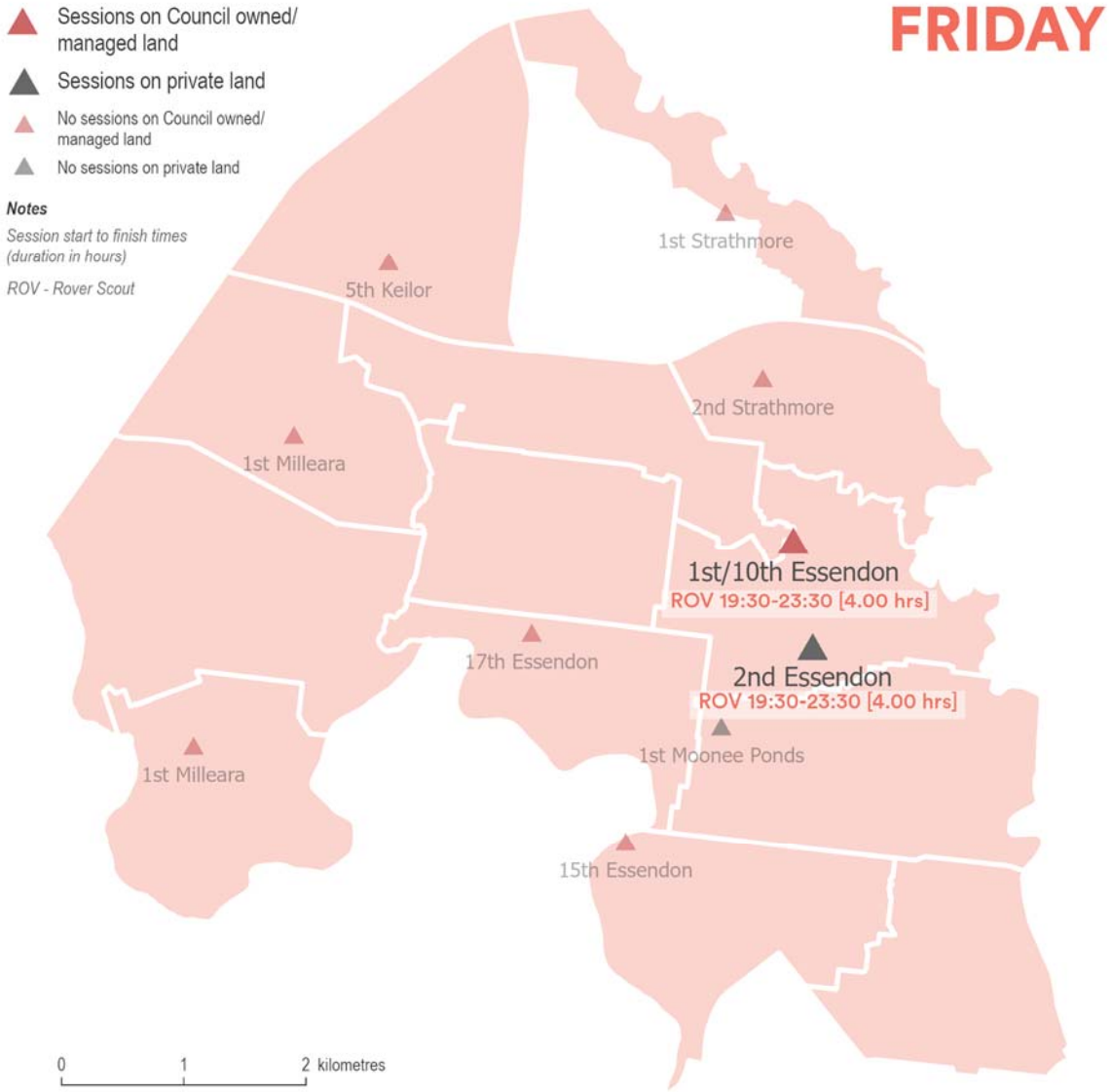

Figure 9 – Scout sessions held on Friday

4.2.2 Non-scouting uses

Many Scout Halls are available for hire to the public on application. While being an affordable venue option, the hire fees also assist Scout Groups to meet program costs and hall and ground maintenance expenses. Halls are a popular choice for reasonable-sized community events, meetings, dance and fitness groups, playgroups, private gatherings and celebrations (excluding teenage birthday parties).

A large array of local community groups and organisations are regular hirers of Scout Halls in Moonee Valley. Hiring agreements for non-scouting uses range from standing bookings multiple days per week to ad hoc or yearly events. Appendix 2 provides a summary of all non-scouting activities that currently take place at each hall. It is difficult to quantify cumulative hours of use for these activities due to differences in periodic occurrence and their often ad hoc nature.

4.3 Lease agreements

Council currently has leases in place with the seven Scout Groups who have facilities located on Council-owned land. These leases, which all have the same terms and conditions, commenced in March 2013 and expired in February 2022. Scout groups have continued to occupy the land under the overholding provisions of the leases, which allow them continued occupancy under the same terms and conditions. Annual rent of the land is $100 (GST excl.). The leases provide that the Scout Halls remain the property of the Scout Association.

As these facilities occupy public land, the leases contain a condition that allows Scout Halls to be made available for hire to the community for other uses. As such, the leases enable groups to hire out the facilities.

The leases specify all maintenance and repairs of the leased area are the Tenant's responsibility (it is Council's understanding that maintenance is generally undertaken by the individual Scout Groups). The Tenant is also responsible for maintenance of buildings or structures to a standard consistent with community expectations as well as compliance with the Building Code Australia.

Council is not obliged to renew these leases once expired. The lease provides that at the end of the lease, the Tenant must vacate the land and return it to Council once their property is removed from the site. The leases also contain a condition which gives Council the first option to purchase the buildings at a mutually agreed price. Should Council decline to purchase the Tenant's property, the Tenant is able to sell the facilities to a "not for profit" community group approved by Council. Preliminary legal advice received suggests that the "option to buy" conditions are unusual and therefore may be able to be superseded by the clause that requires the Scouts to vacate the land and remove their property from site.

It is important to note that in the case of the facilities at Wood Street, Ascot Vale, the constraints of the Heritage Overlay would need to be considered in any decision relating to the removal/demolition or alteration of the protected buildings. Specifically, one of the objectives of the Moonee Valley Heritage Guidelines is *to encourage the conservation of heritage buildings*. As such, full demolition of a significant building is not generally supported by these guidelines or the Moonee Valley Planning Scheme.

It is noted Council's property leasing policy is currently under review. The review is considering factors such as equity, capacity to pay, sustainability and alignment with other Council policies and frameworks, such has the Community Facilities Management Policy. There is therefore scope to provide specific guidance for Scouting activities, as well as other community activities, within the updated policy.

4.4 Building Condition Audit 2018

A condition audit of Scout building components conducted by external consultants in 2018 outlined the maintenance required for each Scout facility located on Council-owned land as well as the estimated cost of works to the year 2022.

The 2018 audit revealed most Scout Halls located in Moonee Valley are ageing and are generally in fair condition. In some instances, it highlighted large investments required to bring facilities up to an adequate fit for purpose status. Following review of the 2018 audit, Council officers conveyed to Scouts the greatest areas of concern with regards to required maintenance and renewal for their action. These action items are summarised in Table 4.

Table 4 – Action items arising out of 2018 Building Condition Audit

Scout Hall	Condition and Maintenance Issues	Estimated associated costs*
15th Essendon Sea Scouts Fairbairn Park	• Fire extinguisher mounted too high, 100mm clearance on bottom with maximum 1200mm to top. • Area of Iron Walls - Signs of corrosion around perimeter cladding. To be monitored. Hoadley Region Activity Centre • Dry Chemical Fire Extinguishers and Wet Chemical Fire Extinguisher - require replacing within 19/20. • Timber doors heavily damaged require replacement. • Floor has movement causing waves throughout. To be re-stumped or rebuilt depending on cost. • Roof sheets heavily corroded require replacement. • Walls area of iron cladding - damaged sections around perimeter of structure, to be replaced. • Area of Timber Walls - Walls broken away and missing in section adjacent roller door, requires replacement.	$27,485.00 Hoadley Region Activity Centre $37,990.00
17th Essendon Scouts Clifton Park	• Roof sheets showing signs of corrosion to be monitored, has build up of leaves and foliage requires cleaning. • Guttering - Corrosion present in multiple locations. • Vinyl flooring showing signs of wear and tear. Kitchen especially. • Doors and jambs paint has hefty wear and tear. • Electric Hot Water - Unit old and corroded.	$24,740.00
1st Strathmore Scouts Streldon Park	• Graffiti on door to be cleaned and removed. Shed • Currently not connected to stormwater.	$16,295.00
2nd Strathmore Scouts	• Fire Extinguisher - Mounted too high, 100mm minimum clearance on bottom and 1200mm maximum to top.	$26,615.00

Scout Hall	Condition and Maintenance Issues	Estimated associated costs*
Woodland Street Drainage Reserve	• Hand Dryer - Not operational. • Doors and Jambs require paint through out. • Broken glass in main hall required replacement. Shed • Graffiti on door to be cleaned and removed.	
5th Keilor Scouts AJ Davis Reserve	• Painted wall and ceiling finishes are in poor condition throughout building, requires paint. • Decking is warped and lifting in multiple locations. To be removed or replaced. • Damaged walls with holes throughout, cracked timber in multiple locations. Replace damaged wall panels. • Pergola/decking structural posts have movement at risk of collapse. Requires removal or replacement. • Door finishes are in poor condition throughout and require maintenance. • Ceiling damaged throughout, requires replacement as it is falling down in multiple sections. • External cladding is damaged in multiple sections, to be replaced where required. • Gutter along pergola perimeter has completely corroded through. Requires replacement. • Stumps have moved at rear of hall predominantly near pergola. Building will need to be restumped as it is a risk to use the building in this condition.	$98,970.00
1st Milleara Scouts Doyle Street Reserve	• Area of sisulation ceiling - sections peeling away in shed area to be repaired. • Staff notified of previous leaks in ceiling. To be monitored. • Rubbish piled at rear of building required removal. • Fire extinguisher - mounted too high, 100mm minimum clearance on bottom and 1200mm maximum to top.	$20,430.00

Scout Hall	Condition and Maintenance Issues	Estimated associated costs*
	• Graffiti on external walls to be removed.	
1st Milleara Scouts Quinn Grove Reserve	• Grid ceiling not completed, missing tiles. • Paint finishes are flaking, requires to be repainted. • Rain head broken and requires replacement. • Graffiti on external walls to be painted. • Large cracks in brick walls indicating structural movement. Engineer to investigate and determine if further action is required. Unable to determine severity of issues and potential rectification costs.	$18,460.00
1st/10th Essendon Scouts Cliff Allison Reserve	• Guttering - Gutters are corroded/rusted throughout. • Hand towel dispenser - Signs of severe corrosion. • Brick Walls - Large cracks in multiple sections approximately 40mm. Should be investigated by structural engineer to determine solution. Unable to determine severity of issues and potential rectification costs.	$19,350.00

* Estimated costs are only indicative. These figures were prepared on a replacement scenario basis, rather than repairing/maintaining. These amounts do not include major structural costs that were unable to be reasonably estimated at the time without further investigation.

As a result of the 2018 audit, a Condition Report Issues Register was compiled and is periodically updated by Scouts Victoria at the request of Council officers. The register is intended to document progress made to date in addressing identified issues requiring maintenance. The current version of the register is found at Appendix 3. It should be noted maintenance items identified for the 5th Keilor Scout Hall at AJ Davis Reserve have not been included in this register by Scouts Victoria. This is based on their decision to not invest further in this facility as the Scout group is proposed be accommodated in the multi-purpose pavilion identified in the AJ Davis Reserve Master Plan (See section 5.1.8.1 for further details). This course of action is not in line with current lease obligations.

4.5 Building Condition Audit 2022

In May 2022, Council engaged consultants to provide a level 1 visual condition assessment (in room / space level), of relevant building component groups, types and elements, as well as the corresponding valuation and remaining useful lives of all Scout Halls located on Council owned/managed land. It is noted the consultants engaged are different to those that undertook the 2018 audit and therefore information has been captured on a different basis/may reflect different results. For example, the estimated value of operational maintenance should be considered as an estimate only, and may be

different between the two estimates even where limited works have taken place to address issues identified in the 2018 audit.

The building condition assessment will assist Council in determining the optimal level of maintenance that should be carried out to ensure these facilities deliver the standard of service required.

An overall condition grade has been provided by the consultant and is shown in the table 5. The grading is based on a 5-level ranking system where 1 is 'Excellent' and 5 is 'Failed'. The Scout Halls have been scored between 2 and 4. A score of 2 provides the hall is good condition, functional and displays superficial defects only and no major defects exist. A score of 4 indicates the Scout Hall is in poor condition, that the building has defects affecting major components, deteriorated surfaces requiring significant attention or significant backlog maintenance works exist.

Table 5: 2022 Overall Building Condition Grading

Scout Hall	Condition Grading Overall	Building Operational Maintenance Value (estimated by the consultant)
15th Essendon Sea Scouts Fairbairn Park	3 - hall 3 – boat shed	$12,430 (boat shed)
17th Essendon Scouts Clifton Park	3	$0
1st Strathmore Scouts Streldon Park	2 – hall 2 - shed	$1,825
2nd Strathmore Scouts Woodland Street Drainage Reserve	3	$250
5th Keilor Scouts AJ Davis Reserve	4	$34,015
1st Milleara Scouts Doyle Street Reserve	2	$12,480
1st Milleara Scouts Quinn Grove Reserve	3	$7,888
1st/10th Essendon Scouts Cliff Allison Reserve	3	$3,150

4.6 Ongoing maintenance and upgrades

Scouting groups operate in buildings that require ongoing maintenance, however the Scouts Association (Victoria) does not contribute to the running of Scout groups. Scouts groups can apply to the Scouts Association for upgrades if the works are deemed essential. The Scouts Victoria Strategic Plan (2021-2024) recognises alternative funding models are required to maintain ongoing viability of their facilities and programs. The decision to waive membership fees in 2020 would have amplified this need.

While it is important to acknowledge many of the Scout owned buildings are a product of volunteer labour and in-kind contribution, reflecting a century-long investment of Scouting commitment and community support, there are instances whereby maintenance has not been carried out in accordance with lease requirements (i.e. 5th Keilor Scout Hall at AJ Davis Reserve). As such, the financial ability for individual Scouting groups to maintain and upgrade their halls in accordance with the findings of the 2022 Building Condition Audit is an important consideration for Council as landlord.

5 Facility Planning Policy

5.1 Moonee Valley Policy and Strategy

5.1.1 Community Vision, Council Plan and Health Plan 2021-2025

The Community Vision, Council Plan and Health Plan for 2021-2025 is Council's strategic blueprint for the next four years. It details how we will implement our long term MV2040 vision, and will guide us as we work to build a healthy city that is fair, thriving, connected, green and beautiful.

The plan outlines 21 strategies Council will focus on over the next four years. The following strategies are relevant to considering the future delivery of the Scout program in Moonee Valley:

- Strategy #F6: Provide safe, accessible and welcoming places for all to access services, by delivering environmentally sustainable community hubs.

- Strategy #T2: Support all members of the community to take part in sport and recreation, by developing and delivering sustainable facilities.

5.1.2 MV2040

Adopted in 2018, MV2040 is Council's long-term plan for improving the health and vibrancy of our city. It is designed to operate as Council's overarching strategy guiding planning, infrastructure and service delivery across our 13 neighbourhoods.

MV2040 articulates that future Council community facility provision will be based on a community hub model. A community hub is a location within a neighbourhood providing a diverse range of infrastructure and services in proximity to each other. It may include indoor and outdoor spaces for a wide range of inclusive services and activities.

Council proposes an integrated hub in each of our 13 neighbourhoods and envisages them becoming the hearts of our neighbourhoods.

Contained in MV2040 are all Council adopted master plans. In relation to Scouting facilities, the AJ Davis Reserve Master Plan includes the following action:

- Item #3: Pavilion – New multi-use pavilion designed to universal design principles to accommodate existing users at 5th Keilor Scouts.

5.1.3 MV2040 Action Plan - Community Facilities

The Community Facilities Action Plan was adopted by Council in 2018, concurrently with MV2040. The Action Plan highlights the importance of community facilities for service delivery, place-making and social interaction.

The following MV2040 strategic directions, objectives and actions which set the framework for the Community Facilities Action Plan are relevant to considering the future delivery of the Scout program in Moonee Valley:

- Strategic Direction 2: a city with a dynamic network of accessible community facilities and services.
    - Objective 2.2: Provide an accessible network of community facilities
        - Action 2.2.1: Develop a network of integrated community hubs co-located with other services in activity centres, close to public transport, physically accessible and convenient for local access.
        - Action 2.2.3: Provide flexibly designed public facilities and associated infrastructure appropriate for multi-uses and users, and adaptive to population and demographic changes.

- Strategic Direction 8: A city with things to see and do
    - Objective 8.4: Support a network of leisure, recreation and sporting opportunities for all
        - Action 8.4.2: prepare for new and emerging trends in sports, recreation and leisure, through the planning for and use of facilities.
        - Action 8.4.4: Increase partnerships between clubs, organisations and Council to ensure sustainable deliver models for sports and recreation.
        - Action 8.4.5: Improve the multipurpose nature of our sport, recreation and leisure assets to maximise usage.

- Strategic Direction 19: A city with vibrant and safe public spaces
    - Objective 19.1: Create beautiful and engaging public spaces
        - Action 19.1.4: Promote a clean city and foster pride of place.
    - Objective 19.2: Provide welcoming and safe public environments
        - Action 19.2.1: Ensure our public places cater for a diverse range of uses and users.

In addition to these Strategic Directions, Objectives and Actions, the Plan sets out specific actions Council will undertake to deliver the community facilities aspects of MV2040. In relation to Scouting facilities, the following are of particular relevance:

<u>Municipal</u>

- Item #6: Explore options to encourage broader community use of leased facilities, including bowls clubs, **Scouts and Girl Guides halls** and tennis clubs.

<u>Aberfeldie</u>

- Item #24: Complete the design to extend the multi-purpose pavilion at Clifton Park (incorporating Scouts)

- Item #25: Construct the multi-purpose pavilion at Clifton Park (incorporating Scouts)

Figure 10: Existing Scout halls and future/proposed integrated hubs and pavilions

5.1.4 MV2040 Action Plan - Fair

The Fair Action Plan was adopted in 2020. It builds on the Community Facilities Action Plan in recognising the role community facilities play in providing important services to the community, as well as opportunities to connect and celebrate. The plan articulates Council's commitment to working with organisations and communities to deliver services in existing, new and upgraded hubs – both Council and non-Council operated.

The plan also contains the following actions which seek to support a diverse range of ways for people to be physically active and create leadership opportunities for diverse community leaders and children and young people:

- Action 2.1.5: Extend the reach of sport, leisure and recreation opportunities for all by supporting a diverse range of ways for people to be physically active.

- Action 4.2.1: Support diverse community leaders to develop and expand their skills to reinvest in their communities.

- Action 4.2.2.: Strengthen and celebrate children and young people's leadership skills and increase their decision-making opportunities as the leaders of tomorrow.

The aims of the Scouting program are considered to be highly compatible with the aspiration of these actions.

5.1.5 The Moonee Valley Development Contributions Plan 2020

The Moonee Valley Development Contributions Plan (DCP) is a levy on new development. The levy contributes to providing infrastructure needed for our growing community. This includes facilities used for community purposes such as community hubs and multi-purpose pavilions.

Community facilities included in the DCP include:

- Multi-purpose pavilion at AJ Davis Reserve
- Multi-purpose pavilion Clifton Park

As discussed in sections 5.1.2 and 5.1.3 above, these future multi-purpose pavilions contain provision for accommodating the 5th Keilor and 17th Essendon Scout Groups respectively.

5.1.6 Moonee Valley Open Space Strategy 2009

The Moonee Valley Open Space Strategy is a comprehensive review of the existing public open space network within Moonee Valley, and provides a strategic basis for Council's future open space program.

Section 6 of the Strategy provides guidance in relation to open space quality and design. This section highlights that in addition to sporting facilities, structured leisure and recreational facilities are often located in open space, including scout halls. It is acknowledged that the groups that use these facilities may utilise the open space as part of their program, however, this use is not as frequent and critical to their activity as for structured sporting facilities such as cricket, soccer and tennis.

Section 6.4 provides the following specific guidelines for the upgrade or provision of new non-open space dependent buildings in open space:

a) review whether the existing building is suitable to be adapted to an open space related use, prior to consideration of continuing the existing non-open space dependent use
b) if determined to be required, demonstrate how the non-open space dependent building is compatible with and will improve the use and access to the open space as part of the design development process
c) use best practice environmentally sustainable principles in siting and design, particularly in relation to water and energy
d) building siting and design should not block prominent public views to the reserve, not create hidden or unusable areas around them and passively survey the open space
e) demonstrate waste management is adequately provided for including appropriate bin enclosures and recycling initiatives
f) public transport is available to support new uses associated with the building
g) adequate bicycle parking facilities integrated into the building design

h) provide all-ability access in accordance with current Australian Standards
i) complement the character of the open space
j) construction activity to minimise environmental impact and disruption to open space.

All future proposals for new or expansion/upgrade of existing non-open space dependent facilities, such as scout halls, would need to meet these guidelines.

5.1.7 Community Facility Management Policy

In 2018, the Community Facility Management Policy was developed as an operational document to guide the management of, and access to, community facilities owned by Council. It applies to all of Council's hire agreements and ensures all hirers have the same opportunity to use and benefit from Council's facilities and services, particularly vulnerable communities and community groups that service local residents.

The aim of the policy is to ensure the greatest community benefit can be achieved by the utilisation of facilities managed by Council. This includes community halls, neighbourhood centres, community centres and various other Council owned and managed facilities. It recognises Council's commitment to support local groups, organisations, businesses and individuals to deliver projects and participate in activities that benefit the Moonee Valley community.

The objectives of the policy are:

- **Priority of use** – ensure community facilities are used for activities where significant community benefit and demand is evident.
- **Optimal use of facilities** – ensure the unique purpose of the facility is matched to the hire activities.
- **Fit for purpose** – ensure hires are using a facility that matches their participant numbers and profile.
- **Fair and equitable** – ensure facilities are affordable and accessible to the community.

Access to Council facilities are prioritised to the following hirers in the following order:

- Services supporting vulnerable and priority populations
- Local community groups
- Organisations providing services which support the local community
- Residents and other private bookings
- Commercial and other organisations.

On 28 September 2021, Council resolved to complete a review of the Community Facility Management Policy. The review will include, but not be limited to, the following:

- Commercial vs Community definitions
- Commercial vs Community fees and charges
- Vulnerable Group Subsidy definition
- Vulnerable Group Subsidy fees and charges
- Fees and charges applicable to government and non-government education providers
- Greater consistency across the various different charges currently allocated to the different Council facilities

While the Policy does not apply to Scout-owned facilities located on Council land, its objectives are a relevant consideration for any future lease renewals.

5.1.8 Master Plans

Scout facilities located on Council-owned land are found within our parks and reserves. Council is committed to continually improve these sites through the preparation of Master Plans which guide their future development, improvement and management.

The adopted AJ Davis Reserve Master Plan, Clifton Park Master Plan and draft Quinn Grove Reserve Precinct Plan all contain actions/proposals relevant to future Scouting activities.

5.1.8.1 AJ Davis Reserve Master Plan

The AJ Davis Reserve Master Plan is a long-term vision for AJ Davis Reserve, Airport West and will guide the design, development and management of the reserve over the next 15 years.

The master plan was endorsed by Council on 26 September 2017. It contains the following relevant action:

- Action #3 Pavilion – New multi-use pavilion designed to universal design principles to accommodate existing users at 5th Keilor Scouts.

5.1.8.2 Clifton Park Master Plan

The Clifton Park Master Plan is a long-term vision for Clifton Park, Aberfeldie and will guide the design, development and management of the park over the next 15 years.

The master plan was endorsed by Council on 22 May 2018. It contains the following relevant recommendation:

- It is recommended that a decision to remove the scout hall shall not be confirmed until Council has undertaken a review of all scout halls and works with scouts to consider their needs moving forward. This is to be undertaken within the next two years.

This recommended review did not take place within the specified timeframe. It should be noted, however, Council's adopted Community Facilities Action Plan and Long Term Capital Works Plan both contain provisions for extending the multi-purpose pavilion at Clifton Park to incorporate the Scouts.

Furthermore, Council's recent resolution (March 2022) to endorse the implementation of the Clifton Park Pavilion redevelopment (new build - knockdown and rebuild) at Clifton Park will provide an opportunity to further address this outstanding recommendation. Through this work, officers will continue to liaise with representatives of Scouts Victoria to ensure their needs are considered in any proposal seeking to integrate the existing Scout Hall into the new pavilion.

5.1.8.3 Draft Quinn Grove Reserve Precinct Plan

At its Ordinary Meeting on 22 February, 2022, Council noted the Quinn Grove Precinct Plan (draft) stakeholder and consultation report and instructed the CEO to commence the next phase of the project plan to progress the final Quinn Grove Precinct Plan to Council for endorsement.

The Draft Quinn Grove Reserve Precinct Plan outlines future use options for the reserve, including a proposal to renovate the School Hall at Essendon Keilor College. Existing Scout Hall facilities would be accommodated within the new sports hall, along with change facilities for outdoor fields and any school activities.

Between 2018 and 2020 considerable community feedback was received and was subsequently used to inform the draft Precinct Plan. This included feedback from representatives of Scouts Victoria in relation to the 1st Milleara Scout Hall located in the reserve.

In late 2021, Council released the draft Precinct Plan for community and stakeholder consultation. As part of this process, 16 Key stakeholder interviews were held, including with representatives from Scouts Victoria.

The 1st Milleara Scout group currently operates across two halls in Quinn Grove and AJ Davis Reserve in Airport West. It currently provides for three sections; joeys, cubs and scouts. The venturers and rovers sections normally run from Quinn Grove Hall are currently in recess due to the hall being inaccessible during Keilor East Leisure Centre redevelopment.

The proposal contained in the draft Precinct Plan is supported by Scouts Victoria in principle. The larger dedicated space is considered to offer greater programming opportunity for scouting activities, however the facility would require a dedicated storage space. During discussions, Scouts Victoria agreed to continue to work with Council to develop suitable facilities to meet the needs of their members at Quinn Grove.

In light of this feedback, investigations and changes are recommended to inform the Final Master Plan, including providing clearer reference to Scouts' use requirements of the school hall. These requirements will inform a Joint Use Agreement with Department of Education and Training and the Essendon Keilor College.

5.2 Scouts Victoria Policy

5.2.1 Standard Scout Hall Specifications

Scouts Victoria have indicated that as a minimum, facilities from which they could run their programs would require:

- A hall space
- Foyer
- Kitchen
- Meeting room
- Office
- Toilets to cater for 50 to 100 persons - male, female and accessible unisex as well as showers and change space
- Storage – internal and external
- Proximity to passive outdoor space.

Council officers acknowledge that existing and/or future facilities may not meet all of these requirements.

The current standard build design cost for a new standalone Scout Hall is estimated to be $1.1 million for a 398sqm building with 18m x 10m (180sqm) hall. In order to reduce costs in future, Scouts Victoria are seeking to reduce this building size to 325/344sqm with the hall reduced to 16m x 9m (144sqm).

5.2.2 Scouts Victoria Report to Victoria 2020

The 2020 Scouts Report to Victoria articulates how the organisation has been affected by COVID-19, particularly in relation to a drop in investments and less income. Nevertheless, the report states an aim to achieve 14 years of growth with members in each of the five Sections for all Groups.

The report discusses the developed of a new Strategic Plan which will focus on providing facilities and infrastructure and explore ways to provide a better service to members whilst containing costs.

5.2.3 Scouts Victoria Property Strategy 2018

This Strategy summarises the principles for Scouts Victoria to manage its existing halls and campsites and to develop new halls. The document's vision is to provide *safe facilities supporting the Scouting program*.

The Strategy highlights why halls and properties are important to the organisation, citing the following elements of the Scout program as being best served by specialised facilities:

- Active activities means floor boards, high ceilings and significant space
- Small, self-managing groups need meeting space
- Storage to allow the provision of the outdoor elements of the program
- Like the uniform, our halls provide a sense of identity
- Provide for community access to support our aims of community service
- Promotional opportunities to assist in acquiring new members
- Revenue streams to assist in maintenance and program costs.

The Strategy also states the program is best served if they own halls and land. If this is not possible, the preference is to own halls on leased land with surety and stability of tenure and control of any tenancies.

Scouts Victoria acknowledge their halls, which are typically in public locations, are one of the key public faces of the organisation. As such, they have an obligation to ensure they are:

- Safe for users and anybody using them or near them
- Well maintained to represent the level of professionalism they wish to promote
- Accessible to all

These obligations are considered especially critical to the Scouts where their properties are on land leased from others, typically local government. These properties are often in highly visible, highly desirable sites like suburban parks. The Strategy recognises these sites face pressure from all the community for access and utilisation and that Councils have an obligation to all residents to maximise the value of these parks and facilities for all members of the community. It also recognises councils have an obligation, as landlord, to ensure safety of all users and highlights the importance of maintaining mutually supportive relationships with landlords.

The Strategy outlines the organisation's desire to ensure sites are utilised to the maximum for Scout purposes, whilst also providing facilities to be shared with the rest of the community. The need to consider the visual impact their facilities have on the community is also stated.

Three *Facility Focus Areas* are defined in the Strategy:

1. **New group facilities** – the development of new groups and halls to address facility gaps, largely in growth corridors.
2. **Group facilities** – ensuring the current network of facilities provides quality facilities is critical for servicing and retaining existing membership.
3. **Adventure facilities** – Providing Scouts Victoria members with an accessible and diverse adventure experience is an important part of ongoing program delivery.

The focus area most relevant to the Moonee Valley district is "Group facilities". Moonee Valley is host to only one adventure facility (Norm Anderson Activity Centre), associated with the 15th Essendon Sea Scouts located at 22a Woods Street, Ascot Vale. There are no new group facilities identified for the Moonee Valley district.

Key Planning Principles for Group Facilities are defined in the Strategy as follows:

Ownership & Partnerships

a. Prefer to develop on land owned or purchased by Scouts Victoria
b. Where land ownership is not viable or other sites represent a more sustainable model, partnerships will be sought from Councils etc.
c. Partnership model is to seek long term lease (30-50 years)
d. Scouts Victoria acknowledges that partnerships will be required to provide halls and understand partner obligations which may impact Scouts Victoria preferred approach

Hall Funding

a. Hall maintenance and refurbishment is to adopt an integrated funding approach inclusive of funding from
   i. State government
   ii. Local government
   iii. Community organisations and businesses
   iv. Local Groups accrued funds or Goods in Kind
   v. Scouts Victoria Loans
      - Evidence of Group applying for external grants.
      - Amount and period to reflect ability to pay
      - Loan Priority based on achieving membership growth, income growth and addressing safety and compliance.
      - Grants will only be made in exceptional circumstances
b. Where funding moves to a Scouts Vic and Council relationship for a number of halls, Scouts Vic will levy maintenance fees from each Group to maintain equity.
c. Scouts Victoria acknowledges that hall funding from partners may come with obligations including shared use arrangements

Hall Maintenance

a. Group to maintain their hall to comply with ESM and other legislative requirements
b. Groups to establish and manage a sinking fund for major maintenance items.
c. Hall asset management plans to be developed and implemented by Groups to ensure halls are maintained to modern standard and not allowed to run down
d. Ongoing reporting to be embedded on progress of asset management plan implementation
e. Scouts Vic will develop and maintain tools, resources and increased branch staffing to support Groups with hall management

Group ownership

a. While the Branch is legally responsible, Groups will be responsible for direct management and control of site and halls.
b. Groups to be responsible for management of hall including:
   i. Asset management
   ii. Outgoings
   iii. Management of opex funding post construction.
   iv. Maintaining relationships with key partners
   v. Maximising secondary uses for income purposes
   vi. Maintaining a sinking fund for future, major maintenance items
   vii. Reporting on key asset items to Branch

Group Size

a. Achieving conversion targets set out in Membership Strategy ensures financial viability of hall
b. Aim of bringing group sizes up to 80 youth (city) and 60 (country)
c. Ensure any resources applied to groups including facility improvements contribute to this aim.

Property Redundancy

a. Identify any property not being utilised for the purpose of delivering scouting programs for review using an agreed framework.
b. When a property is determined by the District and SLT as not required for existing program or forecast growth, it will be:
   i. utilised for the purposes of generating ongoing revenue
   ii. disposed (BEC to approve) with proceeds to be directed to capital reserves.

Key Planning Principles for Adventure facilities are defined as follows:

Activity Facilities provision

a. That the provision of Scout managed Activity Facilities provide equitable accessible to all Victorian Scouts
b. That Facilities across the network offer a diverse set of experiences.
c. The provision of Facilities sites and respective facilities need to consider:
   i. Key user attractor(s)
   ii. Alignment with Scouting programming
   iii. Alternative revenue opportunities
   iv. Catchment area and adjacent camps (Scout managed and other)
   v. Safety and compliance

Activity Facilities Management

a. Strategy for Facilities has to be driven by the Adventure Actives Strategy
b. All Facilities to have a management committee in place with responsibility for the camp.
c. All Facilities to be sponsored at either Group, District, region or State level.
d. Facilities management committee to be independent or incorporated into sponsors Parents committee.
e. Management committee to include non uniformed members and provide diverse set of expertise
f. Leaders of Youth members are not be expected to maintain camps
g. Sponsoring bodies are responsible for the active management of their Facilities for scouting and as a community facility
h. Facilities management committees to seek the approval of the Campsite Management Sub-committee of the Branch Executive Committee, in accordance with the current Branch Delegations Policy
i. Selected Facilities to provide full service offer including program delivery, accommodation and food and beverage for scouts use and external use

Activity Facilities Financial Management

a. Centre management committees to produce accounts and report twice annually to Campsite Management Sub-committee of the BEC.
b. Accounts and reporting are to:
   i. Be subject to same reporting and verification ("audit") as sponsoring body
   ii. Include profit and loss and cash statement
   iii. Provide a usage report annually
   iv. Provide a status of camp facilities standard and works completed and works expected
c. Accounts and reporting to be incorporated into sponsors annual report
d. Centres are to be financially self funding within their management group (cross subsidy within sponsoring entity allowed)
e. External use to support revenue generation to produce a surplus to maintain and enhance facilities and cross subsidise Scouting programs

Activity Facilities funding

a. Facilities committees and Sponsoring bodies are responsible for the maintenance and capital improvements
b. Capital improvements to be focussed on:
   i. compliance issues
   ii. increasing utilisation and external income
   iii. lowering cost to manage.
c. Centre management are expected to fund local projects through:
   i. Members activities and goods and services donations
   ii. Contributions made by community organisations, local businesses and local government.
   iii. Insurance payouts, where applicable.
   iv. Loans from Scouts Victoria.
d. State Government funding requests must be co-ordinated with BEC

Scouts Victoria Support

a. Scouts Victoria will provide central support services to Centre management committees including:
   i. Design assistance and verification
   ii. Legal assistance.
   iii. Compliance assistance
   iv. Project management assistance
b. Unsustainable Centres will revert to Campsite Management Sub-committee of the BEC for assessment and potential disposal
c. Assessment will consider existing program requirements and forecast growth.
d. Any Centres considered surplus to program need camp will be:
   i. utilised for the purposes of generating ongoing revenue
   ii. disposed (BEC to approve) with proceeds to be directed to capital reserves.

It is important to note that through these principles, Scouts Victoria acknowledge partnerships are required to provide halls and that partner obligations may impact their preferred approach. This includes accepting shared use arrangements.

5.2.4 Scouts Victoria Strategic Plan 2021-2024

The purpose of Scouts Victoria's strategic plan is to guide the work of the organisation over a three-year period. It sets the direction and vision for Scouting in Victoria, with an aim to be ambitious in their goals and embrace opportunities for change.

The plan acknowledges Scouting faces "compelling external change", including, but not limited to:

- *High expectations for the quality of physical facilities*
- *Increased need and opportunity to engage and partner externally.*

Scouts Victoria recognise maintenance and improvement of facilities is costly, with many factors, including climate change, requiring consideration. The organisation has a reduced capacity to pay and co-contributions often required to secure facilities funding (for example, from other levels of Government) present additional costs. Scouts Victoria have therefore begun to leverage opportunities to partner with government on community facilities, education sector involvement and diversity and inclusion. They are also exploring private sector partnerships.

The strategic plan also considers how their internal capabilities and systems need improvement to deliver into the future:

- *Our physical infrastructure is an important enabling asset, but also a critical liability*
- *Our financial model has weathered well, but won't set us up for sustainable growth*
- *We haven't previously had to be a strong partner organisation.*

Scouting facilities across Victoria, and indeed the Moonee Valley District, vary greatly in quality. The plan concedes the financial model that has helped them maintain and grow the program while recovering from the impacts of the COVID-19 pandemic may not be sustainable into the future. There is therefore an increased need and opportunity to partner externally. This, however, is considered to be constrained by their current capabilities and ways of working. Scouts Victoria further concede their relationships with local government are mixed and fundraising capabilities immature.

Of particular relevance to this Options Analysis are the following priorities and measures for success contained in the strategic plan:

- Priority 2: Grow a diverse, inclusive and vibrant movement
- Priority 3: mobilise a community of support
- Priority 4: Unlock Scouting infrastructure for growth.

The plan seeks to increase the number of young people benefiting from the Scout program, with a target of membership growing two per cent faster than the youth population of Victoria. It also seeks to attract financial and in-kind support from government, commercial and community partners to enable this expansion. Critical to achieving this is the need to nature enduring relationships across all levels of government and in particular, building their profile and capability as a complementary and community-connected partner for local government.

6 Benchmarking

6.1 Integrated hub and partnership models across metropolitan Melbourne

Recently, a number of local governments across metropolitan Melbourne have reconsidered the traditional delivery model of Scouting activities and associated facilities on Council-owned land. In one instance, the City of Maribyrnong has delivered an integrated hub which has seen the demolition of an existing Scout Hall and an alternate space incorporated into the new hub. Other partnership models

include councils providing grants or direct funding for the maintenance of Scout Halls as well as the transfer of Scout Hall ownership with continued use by Scouting groups. Some of these examples are discussed in greater detail in the sections below.

6.1.1 Integrated hub model - RecWest Redevelopment, Footscray (City of Maribyrnong)

This project involved the delivery of a new, larger RecWest facility with new gymnasium, café, indoor stadium, and an increase in meeting spaces, kitchen spaces and storage. It also resulted in the demolition of an existing Scout Hall and incorporation of the 10th Footscray Scout Group in new and improved Scout facilities in the RecWest development. Through this new purpose-built facility, the Scouts have access to indoor hall facilities, toilet and change room amenities, storage, office space, meeting space and commercial kitchen facilities. In addition, the Scouts have exclusive access via a lease agreement to a fenced outdoor storage area as well as shared access to improved park land and outdoor recreation facilities.

6.1.2 Maintenance Funding Program – Banyule City Council

Banyule City Council identified the need to assist Scouts Victoria to upgrade the 13 Scout Halls located in their municipality. In 2020, Council therefore introduced a funding program which commits to providing Scouts Victoria with $100,000 annually over 4 years for the upgrade of any of the 13 Scout Halls, including those not on Council land. Through this program, the District Commissioner decides which Scout Halls receive the funding and how much is allocated to each hall. Many projects require co-contributions from the individual Scout Group or Scouts Victoria.

6.1.3 Rolling Buildings Upgrade Capital Works Funding Program - Manningham and Whitehorse City Councils

Both Manningham and Whitehorse City Councils have adopted a rolling Buildings Upgrade Capital Works Program which generally provides for renovation of one Scout Hall each financial year. A budget of between $300,000 to $400,000 per annum is allocated to the Scout Hall with the greatest need on a rolling 3 to 5 year Capital Works Program. There is a priority listing that is discussed with District Commissioners and Scouts Victoria. Proposed scope of works and designs are prepared by council architects and are presented to Scouts Victoria, the relevant District Commissioner and local Scout Group for approval prior to works commencing.

6.1.4 Transfer of Scout Hall ownership and use of federal grants – Maroondah City Council

Scouts Victoria received Federal Government Grants for several Scouts Victoria owned halls situated on Council-owned or controlled land within Maroondah City Council. Maroondah and Scouts Victoria subsequently agreed to transfer ownership of these halls to council.

As a result, Scouts Victoria handed over the government grant monies to Council who undertook works for DDA compliance and upgrades to each hall. Council has generally spent in excess of the grant monies received e.g. $400,000 over the grant money of $50,000 at 3rd Heathmont Scout Hall.

6.1.5 Transfer of Scout Hall ownership – Kingston City Council

In 2018, the ownership of all Scout Halls originally built by Scouts Victoria was transferred to Council. Kingston City Council has subsequently undertaken all building renovation works, including the provision of DDA compliance to all halls at their full expense. This is in line with a local policy requirement to ensure all buildings on council owned or controlled land are DDA compliant. Kingston City Council has also upgraded kitchen areas and undertaken structural works considered necessary to make the halls fit for purpose. The average spend per hall has been approximately $150,000. In addition, two halls in Mordialloc have had over $1 million in investment for renovations and additions.

7 Future Planning

Scouts play an important role in meeting many of the aims contained in MV2040 and associated Action Plans in relation to increased leadership and recreational opportunities for children and young people in Moonee Valley. It is therefore important for Council to play a role in providing opportunities that reflect the community demand for Scouting activities in the local area and to continue to ensure the long-term viability of Scouts in Moonee Valley. Simultaneously, it is important that Council ensure Scouts Victoria is maintaining facilities to an appropriate standard, consistent with their lease obligations.

Council's aspiration for future community facility provision is based on a community hub model. Several recently prepared Master Plans identify the opportunity for Scouting activities to be accommodated within integrated hubs located in Council's parks and reserves.

Scouts Victoria has various policy documents which appreciate the importance of sharing their facilities with the local community. These documents also give recognition to the fact that many of their built assets are unsuitable in nature and location, with limited funding options to remedy the situation.

The audit undertaken over May and June 2022 has revealed there are a range of issues identified for Scout Halls located on Council owned/managed land, particularly in relation to the halls located at Quinn Grove and AJ Davis Reserves, which have been flagged by the consultants as occupational health and safety issues requiring immediate attention.

Given the aging condition of the Scouts buildings, which have historically been maintained by Scout Groups, and ongoing maintenance costs, combined with recent declining membership trends and therefore reduced capacity to fundraise, it is considered appropriate to explore alternative options for the delivery of Scout programs on Council-owned land.

7.1 Options

Council officers from the Research and Community Facilities and Property teams have met with Scouts Victoria representatives to review planned strategic directions for Scouting groups in Moonee Valley and to identify priorities and facilities of greatest usage.

Based on these discussions and the analysis presented in this Options Analysis, three options have been identified for consideration as set out in Table 6.

Table 6: Options for future Scout facility provision in Moonee Valley

Scouting Facility Provision Options	Option Outline	Pros	Cons	Risks	Timeline	Cost
1 – Maintain status quo and renew leases	All existing Scout leases would be renewed. Terms and conditions would be renegotiated between Council and Scouts Victoria. Leases would also outline expected maintenance and timeframes for completion.	The status quo maintains Scouts Victoria's preferred approach i.e. owning halls on leased land with surety and stability of tenure and control of any tenancies.	Council's vision of creating a network of integrated hubs is not fully realised. Scout halls located in reserves subject to masterplans will stand alongside upgraded facilities, resulting in incongruent urban realm outcomes. Some of these halls are likely to deteriorate and become an eyesore and public safety risk if maintenance is not carried out in a timely manner as buildings age. Scout groups rely on membership, fees, grants and fundraising for operational costs and improvements	It would be critical for renewed lease terms and conditions to be negotiated. Renewed leases would need to Include how maintenance issues will be addressed to ensure the standard of facilities on Council land is adequate.	In the short term, all existing leases would continue to be placed into overhold or short-term renewals negotiated while the Council Leasing Policy is under review. In the medium term, new leases would be entered into with Scouts Victoria.	Nil to Council. Expectation would be that Scouts Victoria will need to fund ongoing maintenance to ensure facilities are maintained in a condition which is fit for purpose.

Scouting Facility Provision Options	Option Outline	Pros	Cons	Risks	Timeline	Cost
			to their facilities. Under Covid-19 restrictions, fundraising has been severely reduced. Capacity to self-manage maintenance is therefore reduced in the short-term.			
2- Integrate Scouting activities in future multi-use hubs as outlined in adopted /future Masterplans	Provision is made in future integrated hubs for Scouting activities. Groups which are accommodated in these hubs would no longer require standalone Scouting facilities/halls.	The integrated hub model represents a more efficient use of land and facilities. Decommissioning of stand-alone Scout halls would allow for reinstatement of land currently leased to Scout Groups to open space/parkland. Recent discussions with Scouts Victoria representatives have revealed there	Scouts Victoria could resist this proposal and insist on retaining their stand-alone facilities on Council-owned land. A collaborative approach to consultation would be critical in this scenario.	The current lease conditions provide that at the end of the lease, the Tenant must vacate the land and return it to Council once their property is removed from the site. The leases also contain a condition which gives Council the first option to purchase the buildings at a mutually agreed price. Should Council decline to purchase the Tenant's property,	In line with adopted Master Plan implementation timeframes.	The inclusion of Scout facilities within an integrated hub will incur costs to Council. These costs have previously been factored into project budgets as per the Development Contributions Plan Project Costings (May 2019) for the Multi-purpose pavilions at AJ Davis Reserve and Clifton Park.

Scouting Facility Provision Options	Option Outline	Pros	Cons	Risks	Timeline	Cost
		is willingness to explore this option at both AJ Davis Reserve and Quinn Grove, in line with masterplan recommendations.		the Tenant is able to sell the facilities to a "not for profit" community group approved by Council. Preliminary legal advice received suggests that the "option to buy" conditions are unusual and therefore may be able to be superseded by the clause that requires the Scouts to vacate the land and remove their property from site. In the case of removal/demolition, Scouts Victoria are unlikely to comply due to the associated costs of these works. Council would therefore be at risk of bearing these costs.		The draft Quinn Grove Reserve Precinct Plan proposes the relocation of Scout facilities onto Department of Education and Training (DET) land. Council will need to further investigate whether it contributes financially to the relocation of this facility and its role in developing a joint-use agreement between Scouts and DET.

Scouting Facility Provision Options	Option Outline	Pros	Cons	Risks	Timeline	Cost
				Any future relocation of facilities must allow for the effective continued delivery of the Scout program.		
3- Encourage the amalgamation of groups	Scouting groups would be encouraged to amalgamate and operate out of fewer halls. The resultant surplus facilities could either be: • Demolished and leased land returned to Council for open space; or • Retained by Council for alternative community uses.	This option would give groups with low membership numbers the opportunity to amalgamate and therefore ensure ongoing viability. Amalgamation would result in reduced operational costs for the Scouting groups, with less halls to maintain.	The strong emotional attachment and history of the existing halls should not be underestimated. This option could be met with strong resistance and would be dependent on Scout Groups' willingness to merge.	Scout groups may resist amalgamations due to historic ties to their own halls. Council may therefore find it difficult to facilitate this option without their cooperation.	Timeframes would need to be negotiated and established with affected Scout groups – likely to be a medium to long term proposition.	Council would likely incur associated demolition costs where Scouts facilities were no longer required due to amalgamations. In the case of facility retention, maintenance costs would need to be budgeted for in Council's annual capital works budget.

7.2 Recommended next steps

7.2.1 Short term recommendations

- Consider the renewal of leases on a short-term basis. Any renewal should be limited to facilities that are in good condition and where Scouts Victoria can demonstrate greatest need/highest membership via the submission of a detailed proposal for each hall they wish to enter into a lease for. Scouts Victoria would continue to be responsible for the maintenance, capital improvements (including renovations) and costs associated with the running of their facilities.
- Continue to work with Scouts Victoria to facilitate the future handover and demolition of the Scout Hall at Quinn Grove as part of the Precinct Plan works.
- Liaise with representatives of Scouts Victoria to ensure their needs are considered in any proposal seeking to integrate the existing Scout Hall into the new pavilion proposed at Clifton Park.
- Provide support to Scouts Victoria in applying for any grant. Support for any grant requiring Council funding contributions will be assessed on a case by cases basis.

7.2.2 Medium-long term recommendations

- Progressively integrate Scout Groups into planned multipurpose hubs/pavilions in line with the implementation of adopted masterplans where indicated. In these circumstances, agreements will be negotiated to provide Scouts with priority access (to be considered in line with other users) and maintenance/shared usage agreements will be developed in accordance with relevant Council policy.
- Encourage the amalgamation of groups to reduce the number of facilities occupying Council owned/managed land. Amalgamation should be considered where declining membership numbers do not rise with Scouts Victoria's expected growth in the Moonee Valley district.
- In the long-term, consider developing a framework in collaboration with Scouts Victoria for Scout Halls not subject to adopted or future masterplans. The framework would seek to provide a defined approach to the management of facilities for Scouting activities within the City of Moonee Valley and provide guidance for the entering into new leases.

8 Appendices

8.1 Appendix 1: Summary of weekend and ad hoc Scouting sessions

Group name	Weekly Activity	Fortnightly Activity	Monthly Activity	Ad hoc Activity
15th Essendon Sea Scouts	Additional weekend activities Friday 18:00 – 22:00 (4 hours) Saturday & Sunday 8:30 – 17:30 (8 hours each day)			
				Canoeing/water-based activity training courses Saturday & Sunday 8:30 – 17:30 (8 hours each day)
17th Essendon Scouts	Additional weekend activities Friday 18:00 – 22:00 (4 hours) Saturday & Sunday 8:30 – 17:30 (8 hours each day)			

Group name	Weekly Activity	Fortnightly Activity	Monthly Activity	Ad hoc Activity
1st Strathmore Scouts	Additional weekend activities Friday 18:00 – 22:00 (4 hours) Saturday & Sunday 8:30 – 17:30 (8 hours each day)			
2nd Strathmore Scouts	Additional weekend activities Friday 18:00 – 22:00 (4 hours) Saturday & Sunday 8:30 – 17:30 (8 hours each day)			
5th Keilor Scouts	Additional weekend activities Friday 18:00 – 22:00 (4 hours) Saturday & Sunday 8:30 – 17:30 (8 hours each day)			

Group name	Weekly Activity	Fortnightly Activity	Monthly Activity	Ad hoc Activity
1st Milleara Scouts (Doyle Street Reserve)	Additional weekend activities Friday 18:00 – 22:00 (4 hours) Saturday & Sunday 8:30 – 17:30 (8 hours each day)			
1st Milleara Scouts (Quinn Grove Reserve)	n/a	n/a	n/a	n/a
1st/10th Essendon Scouts			Rover section planning meeting Tuesday 19:15 - 21:45 (2.5 hours)	
			Scout section planning meeting Tuesday 19:15 - 21:45 (2.5 hours)	
				Other section/event planning meetings on

Group name	Weekly Activity	Fortnightly Activity	Monthly Activity	Ad hoc Activity
				various nights (Monday – Sunday 3-4 times per term) 19:15 – 21:45 (2.5 hours)
		Show band meeting/rehearsal Sunday 15:00 – 19:00 (4 hours)		
				Training courses Weekends 8:00 – 17:30 (9.5 hours)
2nd Essendon Scouts **(private land)**	n/a	n/a	n/a	n/a
1st Moonee Ponds Scouts **(private land)**	Additional weekend activities Friday 18:00 – 22:00 (4 hours) Saturday & Sunday 8:30 – 17:30 (8 hours each day)			

8.2 Appendix 2: Summary of non-Scout activities

Group name	Activity	Day/Time
15th Essendon Sea Scouts	Art Group	Wednesday: 18:30 – 20:30 Thursday: 10:00 – 13:00
	Preschool Ballet	Friday: 10:00 – 11:00
	Spanish Seniors	Tuesday: 9:00 – 15:00
	Tai Chi	Saturday: 8:00 – 12:00
	WonderKidz	Weekdays during school holidays: 8:30 – 15:30
	One off bookings	Fridays (pm), Saturdays and Sundays (am/pm): 4-8 hours
17th Essendon Scouts	Kendo	Thursday: 19:00 – 21:30
	Exercise group	Monday: 9:00 – 11:00 Tuesday: 6:00 – 9:30 Friday: 6:00 – 9:30 Saturday: 9:00 – 11:00
	Sports club AGM	Annual event – 1 day in August (2-3 hours)
1st Strathmore Scouts	Radio group	Friday (monthly): 18:30-22:00
	One off bookings	Polling booth for elections (entire weekend)

Group name	Activity	Day/Time
		Saturday and Sunday (am & pm): 4 - 8 hours
2nd Strathmore Scouts	St Aiden's Church events	Ad hoc (various days/dates/times): approx. 4 hours
	One off bookings	Generally Saturday and Sunday (am & pm): 4 - 8 hours
5th Keilor Scouts	Irish Dancing	Tuesday: 17:00 – 20:00 Saturday: 9:00 – 14:00
	Muslim Prayer Group	Sunday (fortnightly/casual booking): 14:00 – 18:00
	One off bookings	Generally Saturday and Sunday (am & pm): 4 - 8 hours
1st Milleara Scouts (Doyle Street)	Play Group	Has not commenced post COVID-19 restrictions easing
	One off bookings	Generally Saturday and Sunday (am & pm): 4 - 8 hours
1st Milleara Scouts (Quinn Grove)	n/a	Nil access due to Keilor East Leisure Centre redevelopment works
1st/10th Essendon Scouts	Girl Guides	Ad hoc/as needed 2 -3 times/year: Weeknights approx. 3 hours Weekends (am & pm) approx. 3-6 hours
2nd Essendon Scouts (private land)	n/a	n/a
1st Moonee Ponds Scouts (private land)	Dancing group	Saturday: 8:00 – 17:30

8.3 Appendix 3: Condition Report Issues Register

Condition Report Issues Register

Last Updated: 28/04/2022

Group	Source Document (ESM, Condition Report, Self Identified)	Issue Detail	Planned Solution/Requirement	Status
17th Essendon	Condition Report	Roof sheets showing signs of corrosion	6-montly working bees to remove leaves and monitor	Done
17th Essendon	Condition Report	Guttering - corrosion in multiple places	Replace low guttering near sports hall	Done
17th Essendon	Condition Report	Vinyl Floor showing signs of wear	replace flooring tiles. Intention is for epoxy	TBA - waiting on new quotes to repair/replace
17th Essendon	Condition Report	Doors and Door Jamb paint worn in places	repaint	Done
17th Essendon	Condition Report	Electric hot Water unit is old & rusted	Remove	Done
15th Essendon	MVCC Condition Report	Fire extinguisher mounted with < 1.2m clearance above	Remove, roll into #1 above	Done
15th Essendon	MVCC Condition Report	Signs of corrosion on Nissan hut outer wall	Paint - rust converter, cold-gal	Done
15th Essendon	MVCC Condition Report	Broken Cement Sheet at base of main hall	Remove cement sheet	Done
15th Essendon	MVCC Condition Report	Amphitheatre Ash-pit	Remove excess Ash	Done
15th Essendon	Self Identified	External Flagpole - cross arm deterioration	Replace cross arm, or replace whole mast	Quotations underway. Completion by EOM April.
15th Essendon	Self Identified	Fluro light in lower boat deck has come loose from wall	Re-afix	Done
15th Essendon	Self Identified	Louvre window in Girls Toilet 1 pane broken	replace pane	Done
1st Essendon	Condition Report	Gutters corroded and rusted	Replace	On hold, waqiting for new quotes
1st Essendon	Condition Report	Hand towel dispenser	Remove	Done
1st Essendon	Condition Report	Large Cracks	Inspection required	Inspection completed

1st Essendon	Condition Report	Rubbish dumped outside facility and outside leased areas (MVCC responsibility)	Remove. Scouts Victoria to dispose of	Done
1st Milleara - Quinn Grove	Condition Report	Grid ceiling missing tiles	Replace	On Hold - EKLC Redevelopment blocking access
1st Milleara - Quinn Grove	Condition Report	Paint finishes flaking	Repaint	On Hold - EKLC Redevelopment blocking access
1st Milleara - Quinn Grove	Condition Report	Rainhead broken and requires replacement	Replace	On Hold - EKLC Redevelopment blocking access. 40ft Shipping Container being used to trespass to roof areas. Not a Scouts Victoria asset and needs to be removed
1st Milleara - Quinn Grove	Condition Report	Graffiti	Remove	On Hold - EKLC development has triggered significant vandalism, damage and facility deterioation.
1st Milleara - Quinn Grove	Condition Report	Large Cracks	Inspection required	Inspection completed
1st Milleara - Doyle Street	Condition Report	Sisulation ceiling peeling away	Replacement with new roof	New roof planned for late 2023, funding in progress via Federal Government grant
1st Milleara - Doyle Street	Condition Report	Roof Leaking	Replace	New roof planned for late 2023, funding in progress via Federal Government grant
1st Milleara - Doyle Street	Condition Report	Rubbish piled at rear of building	Not Scouts Victoria rubbish but former Soccer Club. MVCC requested to remove in 2011	Done
1st Milleara - Doyle Street	Condition Report	Fire extinguisher mounted with < 1.2m clearance above	Move	Done
1st Milleara - Doyle Street	Condition Report	Graffiti	Remove	Done
2nd Strathmore	Condition Report	Fire extinguisher mounted with < 1.2m clearance above	Move	Done
2nd Strathmore	Condition Report	Hand dryer not functional	Remove	Done

2nd Strathmore	Condition Report	Doors and Door Jamb paint worn in places	Repaint	Done
2nd Strathmore	Condition Report	Broken glass window	Small corner broken. Checked by glazier, no risk of fall/injury to persons. Intended to replace all windows on side of hall with new louvres (to match other side)	Done
2nd Strathmore	Condition Report	Graffiti on Shed	Repaint	Done
2nd Strathmore	Other	Bee Hive	Previously occurred and nest was poisioned by MVCC in 2015. Scouts Victoria has engaged an Apriaist has been engaged to remove to ensure long term rectification	Done
1st Strathmore	Condition Report	Footpatch Cracks	Not a footpath but edging to retaining wall. Grinding planned, as single crack in edging	Done
1st Strathmore	Condition Report	Disabled Access	Builder quoting for new ramp	TBC - waiting on builder availability
1st Strathmore	Condition Report	Fires lit in Streldon Park	Noted	
1st Strathmore	Condition Report	Ventilation grates corroded	Replaced broken grates, cleaned rusted units and painted	Done
1st Stathmore	Condition Report	Stormwater not connected	Awaiting council permits during inspection.	Done