

Community Tenancy Policy Fact sheet

What is the Community Tenancy Policy

Council owns several facilities that are used for different purposes. Some Council properties are leased to a range of community organizations, sporting clubs, and not for profit organizations. The demand for affordable premises in the Eastern suburbs is high.

Council has developed a policy framework to ensure fair and accountable management of rental properties. This policy will guide decisions on the selection of tenants when properties become available and level of subsidy based on clear criteria.

Why do we have a Community Tenancy Policy?

The objectives of the policy are to

- maximize community benefit arising from the use of Council's assets
- ensure these are responsibly managed in a transparent manner
- establish who may be eligible to use those assets and
- establish an equitable method of calculating rent.

What are we hoping to achieve?

Council's draft policy aims to make our processes for supporting community tenants more transparent to the rest of the community and fairer for everyone. While Council's community tenants and grants are listed in the operational plan, the proposed changes will ensure streamlined and consistent processes for selecting, reviewing and reporting on community tenancies.

An important outcome of this policy will be new lease arrangements which will provide security for tenants. These will be developed and renewed quickly.

What's the background?

Council has been supporting community based organisations for many years. They provide important services to our community and we value the work they do. We often deliver programs and activities in close partnership with our community groups. By supporting these groups, Council can assist in meeting the diverse needs of our residents through subsidies, grants and other in-kind support. Most tenancies are based on historical agreements and over time this has resulted in inconsistent and potentially inequitable arrangements.

The need for increased transparency, consistency and accountability was also identified through an independent property audit. The draft policy is Council's response that clearly demonstrates continued support for our community partners and the social outcomes we all aim to achieve.

What's different?

The changes aim to make access to Council's community resources more equitable by applying eligibility criteria and an assessment formula. Each tenant will have a particular level of subsidy applied and this will be determined by criteria such as how much funding the community tenant receives, their capacity to charge fees, whether they are largely supporting

the local community and other factors. The community rental is determined by applying the subsidy to the assessed market rent.

The outcome of the policy will impact on tenants in different ways and we have commenced discussions with some groups about this and will continue these discussions where necessary. Initial feedback received has been reported to Council.

What's the process from here?

The draft policy was formally considered by Council on Tuesday 19 November and will be on public exhibition until early February 2014. During this time, we will continue to communicate with our community tenants and meet with some groups to discuss the anticipated impact of the policy on their services. This consultation period will also provide opportunities for any member of the public to make suggestions or provide comments on the draft policy.

Following this consultation period, we will summarise and report this feedback so that Council can consider all the comments and recommendations before making a final decision.

Depending on the outcome of this decision, the draft policy may be formally endorsed or adopted pending certain changes. Once adopted, new lease arrangements will be developed with our community tenants.

How can I comment?

We're encouraging residents and community groups to read and comment on the draft policy. Council will consider your feedback before making a final decision to adopt the policy.

Please let us know what you think. You can submit your comments by **5pm on Wednesday 5 February 2014 in the following ways:**

- online using the [submission form](#)
- via email to info@waverley.nsw.gov.au
- in writing to Annette Trubenbach, Community Planner, Waverley Council, PO Box 9, Bondi Junction NSW 1355