Applicant: Karratha Community House Inc
Project Title: Karratha Community House - Facility Safety & Asset Renewal Project

Description of organisation - Karratha Community House Inc. is a not-for-profit, community-led organisation that has operated in Karratha for nearly 30 years. The organisation provides play-based learning programs, family support services and community connection opportunities for children aged 0-12 years, parents, caregivers and families. Karratha Community House employs 13 staff and supports more than 2,000 residents each year through programs that strengthen child development, family wellbeing and social connectedness.

Description of project – The project seeks funding to improve safety, accessibility and functionality at the Pam Buchanan Family Centre through the replacement of deteriorated artificial turf in the outdoor play area and the installation of privacy frosting on external glass panels. The project addresses ageing infrastructure that has reached the end of its useful life and aims to maintain a safe and welcoming environment for families accessing the facility.

Project Budget – Income (includes donations, volunteer labour, additional grant funding, organisations contribution)

City of Karratha Large Community Grant	Not Confirmed	$49,729.90
Karratha Community House Inc. (In-Kind)	Confirmed	$1,120.00
	INCOME TOTAL	**$50,849.90**

Project Budget – Expenditure

Replacement Artificial Turf	$48,719.00
Safety frosting on Glass x 2 doors	$1,010.90
In-kind project management	$1,120
EXPENDITURE TOTAL	**$50,849.90**

City of Karratha Funding Received Last 3 years

Foregone revenue through $1 annual peppercorn lease (City Facility) – valuation April 2024	**$109,673**
Small Community Grant January 2024 – Mural Fundraiser – 20 Year Celebration	**$4,710**

Key Considerations

- Karratha Community House supports more than 2,000 local residents annually, representing approximately 10% of the City's population.
- Karratha Community House leases a portion of the Pam Buchanan Family Centre at a peppercorn rate. The replacement of the synthetic turf is the responsibility of the lessee.
- The applicant noted that without support from the City of Karratha, the project would likely need to be deferred or significantly reduced in scope
- As per the City's approvals, a reduced scope would not be permitted due to the requirement for a like for like replacement for the synthetic turf.
- The applicant has confirmed only an in-kind contribution for project management and has not identified a financial co-contribution or other external funding source.
- The artificial turf presents safety risks due to deterioration from age and exposure to Pilbara conditions. Qualified contractors will be engaged, and works are scheduled during school holiday periods to minimise disruption to service delivery.
- Privacy concerns have been identified due to the shared foyer arrangement with an adjoining medical facility, resulting in unauthorised access to family program areas due to insufficient sign posting.
- The proposal does not identify financial leveraging through partner contributions or external funding sources.

Community Benefit

- Improves safety, accessibility and usability for children, families, volunteers and staff accessing the facility.
- Supports the continued delivery of family-focused programs and services used by more than 2,000 residents annually.
- Improves privacy and comfort for families attending programs through installation of window frosting.
- Provides safety upgrades by replacement of end-of-life artificial turf in the outdoor play areas.
- Supports an important community asset that provides opportunities for play-based learning, social connection and access to community support services.
- Aligns with the City's Early Years Strategy by maintaining an accessible and welcoming environment for children aged 0-12 years, parents, caregivers and families.
- Ensures the ongoing viability of a long-standing community service while reducing safety risks associated with ageing infrastructure.

Strategic Alignment

☐ Goal 1 - We resect Aboriginal peoples' Cultural Authority and Connection to Ngurra (Country)
☒ Goal 2 - Our community is welcoming, connected, vibrant, healthy and safe
☒ Goal 3 -. Everyone is included
☐ Goal 4 - Our places and spaces are functional, attractive and reflect our unique identity
☐ Goal 5 - We respect and care for the natural environment
☐ Goal 6 - The local economy is diverse and thriving, with opportunities for all
☐ Goal 7 - Our civic leaders are innovative, listening and balanced in meeting community needs.

Project Total	$50,849.90	**Aggregated Assessment Panel Score (%)** 70%
Amount Requested From City of Karratha	$49,729.90	
Amount Recommended	***$36,010.90***	

RECOMMENDATION:
Officers recommend funding $36,010.90 towards the replacement of deteriorated synthetic turf and installation of privacy frosting at the Pam Buchanan Family Centre.

The project demonstrates alignment with Council Plan Goal 2 and 3, and supports the City's Early Years Strategy by maintaining an accessible facility for children, parents, caregivers and families.

Karratha Community House leases a portion of the Pam Buchannan Family Centre form the City of Karratha and provides early childhood, family support and community programs benefiting more than 2,000 residents annually. The proposed works respond to deterioration of the existing synthetic turf and identified privacy concerns within the facility.

Under the terms of its lease with the City, Karratha Community House is responsible for the replacement of the synthetic turf. While the proposed works will provide an important community benefit, the replacement represents an existing maintenance and asset renewal obligation of the lessee.

During the assessment process, Karratha Community House advised officers that funding for future facility upgrades, maintenance and asset renewals has not been specifically allocated within its current financial arrangements. Recognising the important services Karratha Community House provides to the community, the City is working collaboratively with the organisation through its Community Facilities team, providing guidance and support to assist with longer-term financial planning and the management of ongoing maintenance and asset renewal obligations under its lease.

The applicant has not identified a financial contribution or external funding towards the works, beyond $1,120 of in-kind project management support. Officers therefore recommend partial funding in recognition of the community benefit delivered by the organisation, while maintaining an appropriate level of financial responsibility with the lessee.

The recommended allocation comprises $35,000 towards replacement of the synthetic turf and $1,010.90 towards installation of privacy frosting. This approach provides substantial assistance towards maintaining the safety and functionality of the facility without the City assuming full financial responsibility for an obligation assigned to the lessee under its lease.

This recommendation is conditional upon the applicant securing the remaining $13,719 required to complete the project through its own financial contribution or external funding source, receiving all required approvals, and complying with lessee obligations relating to building works. Any material changes to the approved scope, materials or methodology being subject to City approval.