

Attachment 4: Preferred options to sale - Eildon Road Childcare and Kindergarten

Eildon Road Childcare and Kindergarten Preferred Option to Sale – 17 Eildon Road, St Kilda

██████████ – General Manager, Community Wellbeing and Inclusion
Email: ██████████@portphilip.vic.gov.au

Tuesday, 3 May 2022

Dear ██████████

Please refer below to the table outlining our preferred options relating to the future of the building at 17 Eildon Road, St Kilda and our early childhood service, Eildon Road Childcare and Kindergarten.

As a reminder, the Eildon Road Childcare & Kindergarten (ERCK) Committee of Management (CoM) objective remains to keep the centre operating within the Lake Ward. We are open to options that see us either staying on the same site or relocating at a future date to a suitable location and facility.

As per the proposed timeline, and as part of the consultation process on the future of our community run childcare centres across the City of Port Phillip (CoPP), we have included a table articulating our preferred options. You will see that we have identified three options that are our “preferred” to pursue, and two that we are “open to”.

As of 3 May 2022, details regarding the level of VSBA funding available to CoPP to carry out upgrades to our centre, remain outstanding. Once available funding levels are confirmed, our CoM will be in a better position to rank our 3 preferences.

Please get in touch should you have any queries.

Kind regards,

██████████
President, on behalf of the Committee of Management
Eildon Road Childcare and Kindergarten

Eildon Road Childcare and Kindergarten
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	Option	Key considerations and information requirements
3 Preferred Options in no particular order	CoPP retains ownership and fully renovates	This option is subject to: - ERCK CoM and operational staff working collaboratively with the appointed council architect and consultants to ensure the specifications are fit for purpose to deliver on our learning objectives as well as meeting regulatory requirements. - CoPP provide support to ERCK to manage temporary disruptions / relocation for program delivery for existing children.
	CoPP gifts the Centre to the ERCK Committee	This option is subject to: - Understanding how any VSBA grants provided to CoPP will impact future eligibility for ERCK to receive grants. - Clarity around responsibility for existing defects not remediated with funds from the Maintenance and Infrastructure Fund to date. - Further discussions with CoPP regarding the process and proposed conditions / caveats on the gift. N.B. If gifted, the ERCK Committee may further explore and determine viability of joining a Trust or Co-op with other Community Early Childhood Centres in the area.
	CoPP relocates the Centre	This option is subject to: - CoPP working with ERCK CoM on finding suitable and available sites to consider. - Co-development of a transition plan, including any short-term maintenance works to continue operations of the service. We note that CoPP have not tabled any sites to consider. There are multiple options in the catchment area that are appropriate sites, as outlined on page 23 in the ERCK submission to CoPP, lodged on 28 February 2022. E.g. The Council owned Jackson Street carpark, 200m from the existing centre.

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	Option	Notes
ERCK is open to these options Low Preference (subject to terms)	Lease to Own	This option is subject to: - Negotiating terms. - Where the responsibility for initial remediation and ongoing maintenance lies during the lease period. - The treatment of the existing maintenance fund and ongoing access to the maintenance fund.
	Rehabilitate	This option is subject to: - ERCK CoM and operational staff working collaboratively with the appointed council architect and consultants to form a design and plan that is practical to deliver on our learning objectives and restores the property to an acceptable level of compliance. - Details on proposed funding to deliver the rehabilitation works. - Details on alternative arrangements to deliver learning programs during the works.
ERCK is NOT open to these options	Sale at Market Price to CoM	
	Rebuild on Site	
	Sell to Market	