



City of **Perth**

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# Minutes

Special Council Meeting

2 March 2021

Approved for release

Michelle Reynolds

Chief Executive Officer

9 March 2021

Minutes to be confirmed at the next meeting of Council

These minutes are hereby certified as confirmed.

Presiding member's signature \_\_\_\_\_ Date \_\_\_\_\_

## Information

This information is provided on matters which may affect members of the public. If you have any queries on procedural matters, please contact a member of the City's Governance team via [governance@cityofperth.wa.gov.au](mailto:governance@cityofperth.wa.gov.au)

## Question Time for the Public

An opportunity is available at Council meetings for members of the public to ask a question about any issue relating to the City. This time is available only for asking questions and not for making statements. Complex questions requiring research should be submitted as early as possible to allow the City time to prepare a response.

The Presiding Person may nominate a member of staff to answer the question and may also determine that any complex question requiring research be answered in writing. No debate or discussion can take place on any question or answer.

To ask a question, please complete the Public Question Time form available on the City's website [www.perth.wa.gov.au/council/council-meetings](http://www.perth.wa.gov.au/council/council-meetings).

## Deputations

To submit a deputation request, please complete the Deputation Request form available on the City's website [www.perth.wa.gov.au/council/council-meetings](http://www.perth.wa.gov.au/council/council-meetings).

## Disclaimer

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## Table of Contents

- 1. Declaration of opening ..... 4
- 2. Acknowledgement of Country/Prayer ..... 4
- 3. Attendance ..... 4
  - 3.1 Apologies ..... 5
  - 3.2 Leave of absence ..... 5
- 4. Public Participation..... 5
  - 4.1 Public Questions ..... 5
  - 4.2 Deputations ..... 5
- 5. Disclosures of Interests ..... 5
- 6. Reports ..... 6
  - 6.1 Safe Night Spaces..... 6
- 7. Closure..... 16

## 1. Declaration of opening

The Lord Mayor formally declared the Special Council Meeting for the City of Perth open at 4.01pm.

## 2. Acknowledgement of Country/Prayer

### Acknowledgement of Country

*I respectfully acknowledge the Traditional Owners of the land on which we meet, the Whadjuk (Whad-juk) Nyoongar people of Western Australia, and pay my respects to Elders past and present. It is a privilege to be standing on Whadjuk Nyoongar country.*

### Prayer

*Almighty God, under whose providence we hold responsibility for this City grant us wisdom to understand its present needs, foresight to anticipate its future growth, and grace to serve our fellow citizens with integrity and selfless devotion. And to Thee, be all blessing and glory forever. Amen.*

## 3. Attendance

### Elected members in attendance

Lord Mayor	Basil Zempilas (Presiding Member)
Deputy Lord Mayor	Sandy Anghie
Councillors	Di Bain
	Clyde Bevan
	Liam Gobbert
	Rebecca Gordon
	Viktor Ko
	Catherine Lezer

### Officers in attendance

Chief Executive Officer	Michelle Reynolds
General Manager Corporate Services	Bill Parker
General Manager Planning and Economic Development	Jayson Miragliotta ( <i>arrived 4:23pm</i> )
General Manager Community Development	Anne Banks-McAllister
Acting General Manager Infrastructure and Operations	Michael Foley
Project Director Strategic Finance (CFO)	Michael Kent
Alliance Manager Executive Services	Kylie Johnson
Alliance Manager Governance	Danielle Uniza
Alliance Manager Community Services	Emma Landers
Governance Coordinator	Mieke Wevers
Governance Officer	Sarah Hingston

### 3.1 Apologies

Councillor                 Brent Fleeton

### 3.2 Leave of absence

Nil.

## 4. Public Participation

### 4.1 Public Questions

Nil.

### 4.2 Deputations

- Rob Mandanici and Raj Doshi from the East Perth Community Group who spoke against Item 6.1.

## 5. Disclosures of Interests

Nil

## 6. Reports

### 6.1 Safe Night Spaces

Responsible Officer	Anne Banks-McAllister, General Manager Community Development Alliance
Voting Requirement	Absolute Majority
Attachments	Confidential Attachment 17.2A – Evaluation Report Full Safe Night Space Tender RFT 000045 and RFT 000046 Confidential Attachment 17.2B – Tenderer Pricing

### Purpose

To appoint an appropriate service provider for Safe Night Spaces and to consider additional capital budget required for Safe Night Space (Women Only) at 160 Hay Street, East Perth.

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### Recommendation

That Council:

1. ACCEPTS the most suitable tender, being that submitted by Ruah Community Services to provide services for the delivery of Safe Night Spaces (Women's Only Tender A RFT 000045) as per the scope of works for a period of two years with three options of extension of up to 12 months as per the Schedule of Rates detailed in Confidential Attachment 17.2A, with annual CPI increases.
  2. APPROVES the total allocation of \$2,417,270 over three financial years towards operating costs for a women's only Safe Night Space located at 160 Hay Street, East Perth, with:
    - a. \$265,052 to be allocated from \$1.085M available in the COVID-19 Economic Rebound Reserve identified for support and advocacy for people experiencing or at risk of homelessness: including the co-ordination of services and support networks in the 2020/21 financial year
    - b. \$1,060,206 to be considered for allocation within the 2021/22 budget
    - c. \$1,092,012 to be considered for allocation within the 2022/23 budget
  3. APPROVES unbudgeted capital expenditure of \$250,000 for Safe Night Space (Women's' only) at 160 Hay Street East Perth
  4. NOTES negotiations are ongoing with the State Government on funding the operating costs of safe night spaces for the next two years.
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## Background

1. Homelessness has a significant impact on our community. With approximately 272 people sleeping rough in the City of Perth each night, the City continues to face challenges to meet the balance of expectations of businesses and residents, while maintaining a duty of care to those people experiencing homelessness and sleeping rough within the City's boundaries.
2. Responsibility for funding homeless services is primarily the responsibility of the State and Federal governments, however the State Government's 10-Year Strategy to End Homelessness (2020-2030) has increased expectations on Local Governments for localised responses. While the City has implemented several initiatives to support people experiencing homelessness, additional action is required to address the number of street present people impacting City ratepayers and visitors.
3. Despite the imminent implementation of the State's Homelessness Strategy, a lag period of at least 1-3 years is expected where the City will continue to experience homeless people and rough sleepers being street present.
4. On 30 July 2019, Council endorsed an Interim Homelessness Plan. The Plan included an action to establish *"a safe shelter outside of the core retail area of the CBD with integrated provision of support services"*.
5. On 3 November 2020, Council endorsed the allocation of \$575,000 (capex) for the design and refit of 160 Hay Street, East Perth from the \$1.085M available in the 2020/21 COVID-19 Economic Rebound Reserve for support and advocacy for people experiencing or at risk of homelessness, including the co-ordination of services and support networks.

## Discussion

6. A Safe Night Space is a space where vulnerable people can go to rest, seek informal support and connect to formal support services in a safe and secure environment. Safe Night Spaces are not a long-term solution, they are an interim solution which provide basic shelter and safety for people who are sleeping rough and decrease the risk of further trauma that may be experienced with sleeping rough.
7. Working with key stakeholders it has been identified there is a need for four safe night spaces to cater for women only, general (all genders), youth (16-25) and cultural (Aboriginal peoples); with the urgent prioritisation of a general (all genders) safe night space and a safe night space (women only).
8. A women's only safe night space is proposed to be provided by the City for a trial period of two years funded over three financial years. Council has endorsed the use of the City owned building located at 160 Hay Street, East Perth (formally known as Rod Evans Community Centre).

## Service delivery tender (RFT 000045 & RFT 000046)

9. The City of Perth undertook an open public Request for Tender to appoint a suitable Contractor/s for the supply of homeless services for Safe Night Spaces (Women's only & All Genders). This would be a new contract and a new service in the City of Perth.

10. Tender RFT 000045 (Safe Night Space Women's Only) and RFT 000046 (Safe Night Space All Genders) was advertised in the West Australia on 7 November 2020 and on Tenderlink.
11. Service providers were invited to Tender for Tender A (Safe Night Space women's only) or Tender B (Safe Night Space All Genders) or Tender A and B or as a consortium with a clear lead agency for both Safe Night Spaces.
12. At the close of the Tender on 8 December 2020, two (2) submissions were received. Each provider submitted a conforming Tender submission for both Tender A and Tender B.
13. For comparative purposes, the tender submissions were assessed by a tender assessment panel against the following criteria:
  - a. Proposed model of service delivery.
  - b. Previous experience providing crisis services for people experiencing homelessness.
  - c. Integration of service to broader community.
  - d. Integration of service to the broader homeless sector.
14. Confidential Attachment 17.2A provides a summary of the assessment against the qualitative criteria. Scoring emphasis was in accordance with the selection criteria above.
15. The evaluation panel recommends Council accepts the tender submitted by Ruah Community Services as the most advantageous Tender.

## Stakeholder Engagement

16. The City of Perth Rough Sleeper Advisory Committee was formed in July 2020 with stakeholders from across the sector. From this group, a subcommittee 'Safe Spaces in the Inner-City Working Group' was established to consider safe spaces for people experiencing homelessness.
17. The Safe Spaces in the Inner-City Working Group explored the provision of safe places for people who are sleeping rough as an interim step for the next 1-3 years while longer-term services and accommodation options become available because of the implementation of the State Government's 10 Year Strategy to End Homelessness. Stakeholders from across the sector participated in the engagement, representing the broad cohorts of the rough sleeping community.
18. The Working Group strongly advocated for safe night spaces as a priority rather than increasing day spaces in the inner city. The working group reported adequate safe day spaces in the inner city, albeit significantly underfunded, and identified safe night spaces as crucial in supporting people out of homelessness.

19. To date, two community engagement sessions have been held for the Safe Night Space – Women only at 160 Hay Street, East Perth. Sentiment across the community is there is recognition that safe night spaces are needed for people experiencing homelessness in the interim until initiatives, like Common Ground, are developed. At both sessions, community members felt strongly CCTV was lacking around the area and required more. Further engagement is planned in the coming months and will be ongoing throughout the trial.

### Decision Implications

20. If Council is unable to reach agreement with the State Government to fund the operational costs, the City will need to consider the full capital and operational costs and may seek funding support from other agencies.
21. Inaction will impact the City's reputation with residents, ratepayers, local business and other stakeholders and alternative options to support people sleeping rough in the City will need to be investigated.

### Strategic, Legal and Policy Implications

Strategic	
Strategic Community Plan Aspiration:	People A safe, activated, and welcoming city that celebrates its diversity and sense of community, providing unique educational, cultural, sporting and lifestyle offerings.
Strategic Community Plan Objective:	1.3 Accessible and relevant community support services and playing a leading role with homelessness.
Issue Specific Strategies and Plans:	<a href="#">City of Perth Interim Homelessness Plan</a> Work with the sector and State Government to establish a safe night space within the City of Perth, with consideration of appropriate support services model and potential location. <a href="#">COVID-19 Economic Rebound Strategy</a> Support and advocacy for people experiencing homelessness including the co-ordination of services and support networks.

Legal and Policy	
Legislation:	<p><i>Local Government Act 1995</i></p> <p><a href="#">Section 3.58 of the Local Government Act 1995</a></p> <p>Establish the methodologies by which local governments may dispose of property (assets) and are applicable to any asset disposal contemplated by the City.</p>
Legal advice:	Not applicable
Policy	<p>Council Policy 9.12 - Asset Management</p> <p>Council Policy 9.7 - Purchasing</p>

## Financial Implications

The financial implications of the recommendations are accommodated within the existing budget.

Service Delivery – Safe Night Space (women’s only) 160 Hay Street, East Perth.

Account Number	1057 100 10 10116	Operating
Account Description	Homelessness Response – Safe Night Space	
Total Budget	\$1,085,000	
Budget – This report	\$265,052 (20/21 financial year)	
Remaining Budget	\$819,948	
Budget Impact	Budget allocation of \$1,060,206 (21/22) and \$1,092,012 (22/23) is required.	

22. Below provides the estimated total capital and operational costs associated with the delivery of Safe Night Space (Women’s Only) 160 Hay Street, East Perth. The City continues to advocate to State Government to support operating funding of the Safe Night Space in future financial years. The City will budget for future years in accordance with any future arrangements.

Site		2020/21	2021/22	2022/23	Total Over 3 Years
Hay Street (City owned Asset)	Opex	\$265,052	\$1,060,206	\$1,092,012	\$2,417,270
	Capex	\$575,000 (approved)	-	-	\$575,000
	Capex	\$250,000	-	-	\$250,000
<b>Sub Totals</b>	<b>Opex</b>	\$265,052	\$1,060,206	\$1,092,012	\$2,419,270
	<b>Capex</b>	\$775,000	-	-	\$775,000
<b>TOTAL (ex-GST)</b>		<b>\$ 1,040,052</b>	<b>\$ 1,060,206</b>	<b>\$1,092,012</b>	<b>\$3,194,270</b>

## Relevant Documents

Not Applicable.

## Further Information to the Agenda Briefing Session Agenda

23. The Design and Construction Tender for 160 Hay Street, East Perth was awarded on 23 December 2020. Costs have presented which could not have been predicted at initial project budgeting stage consisting of the following:

- a. CCTV, Entry and Duress Security costs approximating between \$80,000 - \$100,000, dependant on selections made by the city, and those that may be indicated as required by the licensees of the facility. This is due to the relatively high security requirement for the building beyond the current security facilitation that presently exists on site.
- b. The result of function tests carried out indicate a high proportion of plant and equipment is non-functioning requiring rectification or decommissioning and replacement. This is primarily due to the lack of utilisation of the building over the past several years. The identified additional works include:

### Non-Compliant

- Carpark - accessible bays
- All Entry door widths and threshold ramps
- Most internal door widths
- User Accessible Toilet – airlocks and circulation spaces
- Smoke detection systems
- Floor Grading to drainage points in wet areas
- Kitchen range hood
- Electrical switchboard
- Emergency lighting and exit signage

- General lighting

Non-Functional

- Multiple plumbing blockages
- Fitting and fixture defects to wet areas
- Multiple kitchen electrical and cooking appliances
- Hot water units
- Multiple evaporative air conditioning units
- Multiple refrigerated air conditioning units
- Cool room cooling unit
- Freezer Room cooling unit
- Extensive roof cover and roof plumbing requirements.

The cost to reinstate existing services equipment approximates \$250,000.

## Further Information

### Item 6.1 Safe Night Spaces

Resulting from discussion and questions raised on the Agenda Briefing Session agenda on 16 February 2021, the following additional information is provided:

24. The tenderer pricing information is provided as Confidential Attachment 17.2B, distributed to the Elected Members under separate cover.
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## Officer's Recommendation

**Mover** Deputy Lord Mayor Sandy Anghie  
**Seconded** Councillor Catherine Lezer

That Council:

1. ACCEPTS the most suitable tender, being that submitted by Ruah Community Services to provide services for the delivery of Safe Night Spaces (Women's Only Tender A RFT 000045) as per the scope of works for a period of two years with three options of extension of up to 12 months as per the Schedule of Rates detailed in Confidential Attachment 17.2A, with annual CPI increases.
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3. APPROVES unbudgeted capital expenditure of \$250,000 for Safe Night Space (Women's' only) at 160 Hay Street East Perth
4. NOTES negotiations are ongoing with the State Government on funding the operating costs of safe night spaces for the next two years.

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*During debate, Councillor Gordon moved a procedural motion to defer the item.*

## Motion to defer

**Mover** Councillor Rebecca Gordon  
**Seconded** Councillor Liam Gobbert

That Council DEFER item 6.1 Safe Night Spaces.

**Reason:** Until such time as there is clarity on the interim common ground and whether or not the expenditure can contribute to the Perth City Deal.

LOST (3/5)

**For** Councillors Di Bain, Liam Gobbert and Rebecca Gordon  
**Against** Lord Mayor Basil Zempilas; Deputy Lord Mayor Sandy Anghie; Councillors Bevan, Ko and Lezer

4.23pm General Manager Planning and Economic Development arrived at the meeting

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4.32pm General Manager Corporate Services departed the meeting and returned at 4.34pm

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*The procedural motion was declared lost and the primary motion was put, as follows:*

## Council Resolution (SCM-21/03-001)

That Council:

1. **ACCEPTS** the most suitable tender, being that submitted by Ruah Community Services to provide services for the delivery of Safe Night Spaces (Women's Only Tender A RFT 000045) as per the scope of works for a period of two years with three options of extension of up to 12 months as per the Schedule of Rates detailed in Confidential Attachment 17.2A, with annual CPI increases.
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  - b. \$1,060,206 to be considered for allocation within the 2021/22 budget
  - c. \$1,092,012 to be considered for allocation within the 2022/23 budget
3. **APPROVES** unbudgeted capital expenditure of \$250,000 for Safe Night Space (Women's' only) at 160 Hay Street East Perth
4. **NOTES** negotiations are ongoing with the State Government on funding the operating costs of safe night spaces for the next two years.

**CARRIED BY ABSOLUTE MAJORITY (6/2)**

**For** Lord Mayor Basil Zempilas; Deputy Lord Mayor Sandy Anghie; Councillors Catherine Lezer, Viktor Ko, Clyde Bevan and Di Bain.  
**Against** Councillors Rebecca Gordon and Liam Gobbert.

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City of **Perth**

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Confidential Attachments 6.1A and 6.1B

Item 6.1 – Safe Night Spaces

Special Council Meeting

2 March 2021

Distributed to elected members under  
separate cover

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## 7. Closure

The Lord Mayor declared the meeting closed at 4.45pm.