



SALISBURY GARDENS STRATEGIC FINANCIAL REVIEW AND LONG-TERM SUSTAINABILITY PLAN FOR LEASED COMMUNITY BUILDING

BUILDINGS MAINTENANCE COMMITTEE

PAPER F

8 SEPTEMBER 2025

1) PURPOSE

To ensure the long-term viability, financial health, and community value of Salisbury Gardens, a leased community building, it is proposed that the Council commissions a Strategic Financial Review and Sustainability Plan.

2) RATIONALE

Salisbury Gardens plays a vital role in supporting local services, community groups, and public engagement. However, without a structured financial strategy and sustainability framework, the building's future is exposed to risks such as rising operational costs, underutilisation, and lack of investment planning.

Key Benefits of the Plan:

- a) **Financial Transparency & Accountability:** A comprehensive review will provide clarity on income, expenditure, and funding gaps, enabling informed decision-making.
- b) **Asset Optimisation:** Identifying opportunities to maximise use of the building and generate additional revenue.
- c) **Risk Management:** Proactively addressing financial and operational risks associated with lease obligations and maintenance.
- d) **Strategic Planning:** Aligning the building's use with community needs and Council priorities over the long term.
- e) **Funding Readiness:** Strengthening the case for external funding or grants by demonstrating strategic oversight and sustainability.

3) RECOMMENDATION:

That the Council supports the development of a Strategic Financial Review and Long-Term Sustainability Plan for Salisbury Gardens, to be undertaken in consultation with stakeholders and aligned with the Council's broader asset management and community engagement strategies.