

13. DALLINGTON COMMUNITY COTTAGE AND AVEBURY HOUSE

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The purpose of this report is to inform the Board of progress on relocating the Dallington Community Cottage. The report also seeks the Board's consideration of a request for funding for Avebury House in light of a rental property being leased to house the Cottage.

EXECUTIVE SUMMARY

The Board convened a Subcommittee to consider options for relocating the Dallington Community Cottage. The Cottage had been forced to vacate its previous property because of major flood damage. Possible accommodation options included purchase or rental of a dedicated property or use of another community facility such as Avebury House.

The Subcommittee has met with Anglican Care on three occasions. A summary of the options initially considered is outlined in the report. Anglican Care has subsequently leased a property at 118 McBratneys Road. Action has been initiated to enable community use of the property by addressing resource consent and Building Act requirements.

BACKGROUND

A report to the Board meeting on 4 March 2002 provided an update on the progress with the assessment of accommodation options for the Dallington Community Cottage. The Board decided that a Dallington Community Cottage Relocation Subcommittee be convened of Glenda Burt, Carole Evans, Carmen Hammond and Don Rowlands to:

- (a) Meet with Anglican Care to discuss accommodation options.
- (b) Pursue funding through the Council budget processes.
- (c) Work with existing community groups to assist them to find established accommodation in the interim.

At the same meeting the Board decided to defer a funding request for Avebury House until the options for housing the Dallington Community Cottage had been assessed.

PROPERTY PURCHASE OPTION

As previously advised, the Family and Community Division of Anglican Care pursued the option of purchasing a property in Dallington. The Division made a proposal to Anglican Care to purchase a property up to \$150,000 or to provide bridging finance on a residential property for 12-24 months.

The Chief Executive noted that Anglican Care is generally averse to purchasing property. The funds of Anglican Care are invested to generate sufficient income for the work of its four divisions. Any purchase of property therefore has to be assessed against alternative investments with returns of approximately ten per cent. The purchase of residential property is not seen as prudent given the likely returns, the difficulty of resale after community use and the lack of flexibility to meet future community needs where a property is owned rather than rented. A purchase is only likely to be considered if there is satisfactory underpinning from the Council.

As was resolved on 4 March 2002, it was noted that the Board will put forward a funding request to the Council in the Board's submission to the Annual Plan process. However, this would be unlikely to be supported given the current budgetary constraints.

HOUSING NEW ZEALAND OPTION

A further option was to request Housing New Zealand to lease a property for community purposes. Under this scheme the property is rented at a market rate provided it is a provider of services funded by government agencies such as the Child, Youth and Family Service or Health and Disability Services. The Subcommittee suggested that the Trust make an application to Housing New Zealand.

RENTAL OPTION

Anglican Care's preferred option was for the Council to pay the rent on a private rental property. This involves a significant increase over the rental on the previous Cottage (from \$77 per week to \$220 per week).

It was noted that the Community Board's funding of the Dallington Cottage Trust is a contribution to the running of the community development and social support services of the Trust and is made on an unconditional basis. That is, the Trust is able to use the funding for rental purposes.

As the Trust has charitable status it is applying to other sources for funding for its programmes (for example, Community Trust, Lottery Grants Board, Community Organisations Grants Scheme). These funding organisations are more likely to fund community workers or specific programmes rather than accommodation costs.

OPTION OF AVEBURY HOUSE

At the Board meeting on 4 March 2002, Board members had suggested that further consideration be given to the suitability of Avebury House as an accommodation option, particularly given demographic factors suggesting that Dallington residents have a comparatively high level of mobility.

The Anglican Care representatives noted that they had received considerable feedback from local residents following a newspaper report on this discussion at the Board meeting. The feedback was strongly against the use of Avebury House as it was seen as outside of the Dallington area.

Avebury House is being extensively renovated (kitchen, toilet facilities, wiring, plumbing, etc) and is not expected to be ready for use until the end of May or June.

A Trust comprising local residents has been formed to manage the property and is very keen to welcome interested groups. The property will be available evenings and weekends as well as weekdays.

There is a waiting list of interested groups wanting to use the House, but the Community Development worker is aware of the Cottage's situation, and the Trust will be invited to view it on the open day, which will probably be in June.

PROPERTY LEASED

The Subcommittee agreed with Anglican Care that a rental property was the most appropriate option, particularly given the urgency attached to finding accommodation for the Cottage. This option should involve the least additional cost.

The Subcommittee considered that the current level of Board funding for the Trust enabled the Trust to meet the increased costs of a suitable rental property. The Trust is now in a position to obtain funding from other sources for the costs of its operation including a community worker.

At the meeting on 26 March 2002, the Subcommittee decided to recommend to the Board:

1. That the Board ask Anglican Care, in conjunction with the Advocacy Team and the Property Unit, to identify a suitable rental property in Dallington to house a community cottage.
2. That the Board maintain its funding commitment to the Dallington project for a further two years (2003/04 and 2004/05) at least at the current level.
3. That the Board ask the Dallington Community Cottage Trust to seek additional funding from other sources to supplement the ongoing employment of a community worker.

Anglican Care subsequently leased a privately-owned property to house the Community Cottage at 118 McBratneys Road. A report to the Board meeting of 15 April 2002 was withdrawn to enable the Subcommittee to consider the arrangements being made for community use of the property.

ACTION REQUIRED FOR COMMUNITY USE OF PROPERTY

The Dallington Community Cottage Relocation Subcommittee met on 21 May 2002 for an update on progress on action taken to initiate compliance with resource consent and Building Act requirements, triggered by the intended change in use of the property.

Anglican Care is discussing these matters with the landlord and neighbours of the property. No objections have been made to date.

The intended usage of the building is being documented and a resource consent application prepared. The level of alterations required to provide disabled access to the building and the toilet will depend on the intended usage and the existing layout of the property. A preliminary inspection is being made of the property by City Solutions to assess the alterations likely to be required and to estimate the cost.

There is also a need to clarify some of the provisions and responsibilities in the lease. Anglican Care has undertaken to negotiate these matters further with the landlord.

The cost of any building alterations and obtaining consents is likely to be significant. Anglican Care is prepared to meet these costs from the Board's grants to the Trust and to seek funding from other sources to supplement the funds required for the community worker and Cottage programmes. It is therefore Anglican Care's decision on whether 118 McBratneys Road is ultimately viable for community use.

Further progress on addressing the compliance requirements may be reported at the Board meeting.

CONSIDERATION OF FUNDING FOR AVEBURY HOUSE

At the Board meeting on 4 March 2002 it was decided that the Board consider funding for Avebury House when the Board knew the outcome of the Dallington Community Cottage Relocation Subcommittee's consideration of the accommodation options. Now that Anglican Care has leased a property, the funding request for Avebury House may be considered.

As previously advised, the Avebury House Community Trust has been set up and is now in a position to apply for funding from other appropriate sources aside from the Council. The Hagley/Ferrymead Community Board has funded the Avebury House Community Trust \$15,000 for the ongoing employment of a community worker and other overhead costs. This will ensure that there is ongoing support to the Trust to enable the Trust to apply to other sources of funding. The funding is an indication of the confidence that the Hagley/Ferrymead Community Board has in the Trust. The Community Employment Group has indicated a willingness to fund the Trust if the Council is prepared to act in partnership. This is in the process of being actioned. There will still be a necessity to cover a small funding shortfall until other funding sources are able to be accessed.

In recognition of the geographical position of the house and the fact that it services across ward boundaries, a request was made to the Board for a seeding grant to the Avebury House Community Trust.

CONCLUSION

Anglican Care has secured a rental property to house the Dallington Community Cottage and is taking action to address resource consent and Building Act requirements and to clarify lease provisions. The Board will be kept informed of progress.

The previous request for a seeding grant for Avebury House may be considered further now that the Cottage is to be housed in a rental property.

- Recommendations:**
1. That the information be received.
 2. That the Board consider a seeding grant to the Avebury Community Trust of \$5,000 from the Board's 2001/02 Discretionary funds.

Chairperson's

Recommendation: For discussion.