

26. KAPUATOHE RESERVE BELFAST SCHOOLHOUSE

Officer responsible Community Advocate	Author Kevin Mara, DDI 941 6401
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The purpose of this report is to request that the Community Board approves the maintenance work required for the Kapuatohe Reserve Schoolhouse based on the Condition Report recently completed.

INTRODUCTION

The former Belfast schoolhouse is located at 665 Main North Road, Belfast on the Kapuatohe Historic Reserve. The building is owned by the Christchurch City Council and administered by a Management Committee.

The building has recently been assessed in terms of its overall condition. A report has been produced detailing the work required both internally and externally. The building is currently vacant and it is appropriate to take advantage of this and carry out the internal maintenance. It may be necessary to defer the external maintenance work until the spring depending on weather conditions over the next month.

CONDITION ASSESSMENT

The condition of the building has been assessed by City Solutions. The report does not assess the building structurally.

As a general comment the building is in very good condition for its age (construction approx 1878). The building has been well looked after by previous tenants.

The kitchen was completely refurbished in 1996. Attached is a summary of the items requiring attention. They have been put into three categories which are:

1. Immediate Action – work should be carried out immediately
2. Necessary Action – work should be carried out within two calendar years
3. Long Term Action – work should be carried out within five years

In summary, the following details the work required:

- (a) Exterior repairs and any associated remedial painting should be carried out immediately
- (b) The complete exterior (excluding roof) to be painted in the next financial year
- (c) The electrical system should be checked
- (d) All plumbing and drainage systems should be checked

All work should be carried out by suitable qualified tradespersons with appropriate guarantees being provided.

In addition to the items identified in the Condition Report it is recommended that the following items be reviewed and considered by appropriate tradespeople:

- that the finish grade around the school house is too high, resulting in deterioration at the base of the weatherboards.
- that the length and relative slope of the eaves trough along the north side of the laundry room and the north western length at the west side of the house inhibit the free flow of water to the north downpipe.
- that the concrete pad at the west entrance is restricting the free flow of air to the underside of the floor structure.
- that the canopy over the west entrance is sloped to drain to the west, but does not have an eaves trough, which results in the potential for water infiltration at the east jamb of the laundry door, and wetting of the weatherboards at grade.
- that the eaves troughs, particularly on the west side inhibit the free flow of water due to the build-up of leaves and other debris.
- that the condition of the base of the wood posts supporting the structure were not examined but their potential deterioration due to their proximity of the soil must be considered.

Fire Protection

The building currently has smoke alarms installed.. Given the age of the building and its significance it is appropriate to review the fire protection requirements and assess what is the necessary level of protection.. If additional funding is required for a new fire protection/warning system, then applications need to be prepared for the funding.

Any such review should be undertaken in consultation with the Historic Places Trust.

BUDGET

The Property Unit of the Christchurch City Council has \$20,000 sitting in a budget allocated against re-piling for the school house. Work on the piles was undertaken approximately four years ago. A number of piles were repaired. There is no need to carry out a complete re-piling of the building. It is proposed that the Property Unit budget is re-allocated to be used for the maintenance as detailed in the Condition Report.

This matter has been discussed with the Property Unit Asset Planner, Rob Hawthorne, who is in full agreement with this re-allocation.

At this stage prices are to be obtained for the work and once these are confirmed the work should commence. Depending on when it is possible to undertake the maintenance work, it may be necessary to carry over some of this funding to the 2004/05 financial year.

CONCLUSION

The Condition Report clearly identifies the maintenance work required. It is appropriate to make use of the current situation of the building being vacant to complete the interior maintenance work.

Based on the availability of funds to carry out the maintenance, it is appropriate to commence work on the internal work immediately. It may be necessary to defer some of the exterior work, depending on weather conditions.

In addition to the general maintenance work, it is appropriate to review the fire protection requirements for the building

Staff

- Recommendation:** That the Community Board:
1. Approve the commencement of maintenance work on the building
 2. Approve of use of the current Property Unit budget for maintenance work as detailed in the Condition report
 3. Approve of an assessment of the electrical and plumbing systems

Chairperson's

Recommendation: Not seen by Chairperson