

## 6. DALLINGTON COMMUNITY PROJECT

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The purpose of this report is to inform the Board of a change in direction and premises for the Dallington Community Project and to seek Board consideration of both a change in use of the Project funding granted to the Dallington Community Cottage Trust and an additional grant from the Board's 2003/04 Discretionary funds.

This report was initially considered at the Board meeting on 17 November 2003 and the Board decided:

1. That the Board support Dallington's new vision for community development.
2. That the Board defer further consideration of the report to the Board seminar scheduled on 3 December 2003 and an additional ordinary Board meeting to be held at 6.00 pm on 3 December 2003.

### REQUEST FOR CHANGE OF USE OF FUNDING

The Dallington Community Cottage Trust is seeking a change in use of funds granted to the Trust to put towards a new project detailed below. The Community Board granted the Trust Project funding of \$20,000 towards a Community Worker for the Community Cottage in 2003/04. The Board also committed to this allocation for 2004/05.

The Dallington Community Cottage Trust currently have outstanding accounts incurred primarily on the expectation of receiving this funding. A total of \$17,407.44 is owed to the Family and Community Division of Anglican Care who have been paying accounts on behalf of the Trust (circulated separately to Board members). This amount includes a total \$12,140.87 of expenses incurred towards the Community Worker's wages and associated costs. The breakdown of this is \$120 supervision, \$62.92 ACC, five weeks regular pay, overtime, holiday pay and redundancy pay totalling \$11,957.95. (Anglican Care has informed us that under the Privacy Act the exact amount of these cannot be given without written permission of the Community Worker.)

These employment costs cover the period up until 8 August 2003 at which time the Community Worker ceased to be employed on the Community Cottage project due to funding difficulties and a re-evaluation of the project by those involved. (A copy of the Collective Employment Agreement for Family and Community, Community Development Worker which includes a provision that redundancy may be up to a maximum of 13 weeks and entitlement to holidays of three weeks per year of employment has been circulated separately to Board members.) Both the Family and Community Division of Anglican Care and the Dallington Community Trust have agreed to the City Council and Family and Community directly discussing and settling payment of the Community Worker's wages and associated costs for this period. Advice on this from Council's Legal and Secretariat Services Unit is pending.

Additional and currently outstanding expenses owed by the Trust to Family and Community incurred during the current financial year (to the end of September 2003) of rent, electricity, and telephone, etc, totals \$3,511.57 for the Community Cottage project. Add to this the first three months of the lease of \$1,755 for the new project and this amount will use all of the funds remaining in the Trust's bank balance. (A review of the finances of the Trust for the 2002/03 year is currently being undertaken by staff on behalf of the Trust and audited accounts for this period has been circulated separately to Board members.)

Family and Community have also withstood a financial loss of the Community Cottage project in excess of \$11,500 for the 2002/03 financial year due to the loss of other agency funding for the project as a result of resource consent delays.

The Dallington Community Cottage Trust would like the Board to consider reallocating the 2003/04 \$20,000 grant towards Dallington Community Projects to pay for expenses incurred in the Dallington Cottage project and the remaining funds to be put towards the development of their new Dallington Centre.

## **BACKGROUND TO CHANGE IN PROJECT**

Since 1999 the Trust/Anglican Care, in partnership with the Board, have operated a Dallington Community Project in the form of a Community Cottage in a converted shop in McBratneys Road. The Community Cottage met many needs of the community including the Residents' Association, programmes for the elderly, social groups, computer classes, driver education, music and movement, genealogy, and folk art, and as a meeting room. The programmes and projects were highly successful and well supported by the community to the point that the small size of the Community Cottage was becoming an issue.

A storm in January of 2002 rendered the cottage unusable because of damage to the interior and equipment. Programmes were then to be run temporarily from other venues or were in abeyance until other premises were obtained.

A suitable, larger property was located at 118 McBratneys Road by Family and Community. The first meeting of the Board's Dallington Relocation Subcommittee, since May 2002, was held in April 2003 at which time resource consent was pending for the 118 McBratneys Road premises and information was presented by Rodney Routledge about building issues, groups and funding. Since this time Don Rowlands has been fulfilling a liaison role with the Trust but as no meetings of the Trust were held until June 2003 this is when issues were highlighted. As a result of a combination of circumstances, principally the failure to gain a resource consent in a timely fashion, the premises were not able to be utilised fully by the community. (A summary of delays around receiving resource consent has been circulated separately to Board members.) The premises were an occasional base for the Community Worker and a meeting place, mainly for the Residents' Association.

In July and August 2003 meetings were held to discuss the feasibility of the Dallington Community Project continuing as a Community Cottage. Subsequently Anglican Care, the Dallington Residents' Association and the Trust all came to the conclusion that the Community Cottage project was not practicable in its present form and premises.

At the Annual General Meeting of the Trust in September 2003, the annual report presented by Rodney Routledge, Team Leader of the Family and Community Division of Anglican Care, reinforced this in his outline of the year:

"This has been a most difficult year for the Dallington Community project. This has been because of the difficulty and slowness of obtaining resource consent for the Community Cottage at 118 McBratneys Road. The inability to get the resource consent through quicker meant that funding from several agencies was held back as they wanted to see the project up and running before they would release their grants.

"The Community Development Worker, Caroline Hain, sought to keep links with the various community groups during this time. This was not a very satisfactory arrangement. Her employment had to be terminated in August of this year due to a lack of ongoing funding for a salaried position. The lease on 118 McBratneys Road terminated on 30 September 2003. This ends a really frustrating period when we have not been able to utilise a potentially exciting community site."

Further meetings were subsequently held discussing alternative locations, options and variations on a "community cottage" focus for the Dallington community.

## **NEW VISION FOR PROJECT**

From these discussions arose a new vision for a community centre. This vision is felt by the Trust to be a continuation of many aspects of the old project but with new ideas and directions as needed. The main difference between the two projects is that there will be no paid Community Worker attached to the project.

The broad concept for the new project is an information/resource centre for Dallington locals with internet access, a small group meeting place and a community craft initiative - similar to the New Brighton Gallery project for artists and run on the same volunteer staff roster basis/collective, etc.

At this time the Residents' Association has offered their provisional support for the new project taking a step back from the involvement in the original project. Some individual members of the Association continue to be involved as volunteers and Trust members. **Twenty-Two** members of the community have also put their names down for a soon to be developed roster to get the centre up and running. The social and seniors groups are also to be restarted by a volunteer formerly on the Trust and previously involved with both of these programmes. Additionally a social work student or Community Worker will help network with the community and do interactive "research" of community needs establishing the project locally. The aim of the new project, which is to be called "The Dallington Community Centre", is to provide an identity and focus for Dallington.

Premises at the shops on the corner of McBratneys and Gayhurst Roads, considered to be the heart of Dallington by locals, have been leased on behalf of the Trust by Anglican Care. The only condition to opening to the public being the preparedness of the project team and they have been working hard to get the centre ready, along with a little help from the PEEEPs Trust.

The lease has been signed for a year with Anglican Care paying the first three months rent up until the end of November 2003 on behalf of the Trust. An agreement is currently being negotiated between Anglican Care and the Trust outlining their responsibilities and formalising their relationship. At the time of this report Family and Community and the Dallington Community Cottage Trust had almost completed negotiations around their partnership agreement and hope to sign this on Friday 28 November 2003 in the afternoon. (A copy of this is expected to be available prior to the seminar and Board meeting). This will be re-evaluated prior to the lease coming up for renewal. By this time it is expected that the community will have indicated commitment to, and any further directions for, their centre and therefore the level of involvement of Anglican Care in the community centre. The Trust is endeavouring to be self sufficient in terms of applying for funding, volunteer training/support and management concerns at this time as well.

The most important thing that came out of the partnership agreement negotiations was that the Dallington Community Cottage Trust would not be prepared to carry on with the new venture without the support of Family and Community who offered to withdraw from the venture if that was what the Dallington Community Cottage Trust wished them to do.

Other summarised highlights of the discussions included in the draft agreement are that the partnership acknowledges that there are two distinct services operating from the premises and while they will link into each other, for the purposes of the working relationship and clarity of involvement, these have been defined as **social services** and **community craft**. The "equal" partnership relationship pertains to the social services aspect of the venture and its management while the community craft aspect is to be managed by the Trust. To this end finances of the craft operation are to be kept separate from the other operations of the centre.

All finances will be controlled by and be the responsibility of the Dallington Community Cottage Trust. All accounts will be held in the name of the Dallington Community Cottage Trust with the exceptions of the lease for the premises (which has been signed for one year by Family and Community) and the telephone account which will also remain in the name of Family and Community for the time being to enable the Trust to be charged residential rather than business rates.

Family and Community will invoice Dallington Community Cottage Trust for these amounts (including a copy of the telephone account as confirmation of the amount and the Trust also holds a copy of the lease agreement).

At no cost to the Dallington Community Cottage Trust Family and Community will offer professional Community Worker hours to support the community development aspects of the operation. The agreement will be reviewed annually.

Additionally at this meeting the Dallington Community Cottage Trust and Family and Community agreed that:

- Any discussions around payment of the previous Community Worker wages were to be held between the City Council and Family and Community as the funding agency for and employer of the Community Worker.
- Expenses incurred from the new financial year on behalf of the Dallington Community Cottage Trust by Family and Community will be paid by the Dallington Community Cottage Trust should funding be forthcoming. If funding is not available then the project will cease to operate and the remaining funds of the Dallington Community Cottage Trust will be handed over to Family and Community as full and final payment.

It is noted that the percentage of residents over 65 years in Dallington is higher than the average for Christchurch (five per cent more) and there are more single parents than the Christchurch average. The area also has fewer people with a post high school qualification (five per cent fewer) and residents' average incomes are lower than the average Christchurch dweller. As well as being accessible to the community as a whole, it is more than likely it will be these residents that the Trust will connect with in the new community centre.

"The Dallington Community Centre" is hoping to open on 2 December 2003 with a children's art exhibition.

### **FUNDING ISSUES**

In each year's Project funding, \$50,000 is set aside for Community Worker grants. The Board has actually allocated \$70,000 in 2003/04 and 2004/05 designated as Community Worker funding. It is recommended below that the Board approve a change of use for the residual of the 2003/04 Community Worker grant to the Trust, thereby removing the funding from this designation. With the removal of the Dallington Cottage Project from the Community Worker allocation, the remaining projects continue to cover the \$50,000 pool of Community Worker funding and there is no need to designate other projects under this funding.

The Board's commitment of an additional \$20,000 for 2004/05 was made on the assumption that the project continued to be a Community Worker project. Given the change in nature of the project, it is anticipated that the new project will be submitted for consideration from 2004/05 Project funding in the usual way.

It is also recommended that an additional grant of \$2,500 be made from the 2003/04 Discretionary funds, subject to a satisfactory six month review of the Dallington Community Centre by staff. This additional funding is needed to sustain the new project for the remainder of 2003/04.

### **RELEVANT POLICIES AND OBJECTIVES**

This application contributes to:

- The outcomes and priorities of the Council's Social Wellbeing and Community policies.
- Council strategic objectives:
  - A1: Maximising opportunities for residents to participate in learning and leisure activities.
  - A2: Strengthening communities by funding and supporting community initiatives and community organisations.
  - A3: Contributing to safe and healthy lifestyles by supporting self help initiatives.
  - A5: Ensuring that the needs and aspirations of children, youth, elderly and people with disabilities are taken into account in all Council activities.
- Board strategic objectives:
  - A2: Strengthening communities by networking with community groups to establish initiatives identified, and providing seeding funds and ongoing management support.  
Funding and supporting training for the management committees of community organisations and community centres/halls.
  - A3: Contributing to safe and healthy lifestyles by resourcing management committees and providing training for management committee members.

### **Staff**

- Recommendations:**
1. That the Dallington Community Cottage Trust cottage project be withdrawn from the Project funding Community Worker term allocations for the remainder of 2003/04 and for 2004/05.
  2. That the 2003/04 grant of \$20,000 be paid to the Dallington Community Cottage Trust, \$12,140.87 of this to be specifically towards Community Worker wages and associated costs of their employment.
  3. That the Board's Dallington Relocation Subcommittee be re-established as the Dallington Community Project Working Party.

4. That a review of the project be undertaken by staff in by the end of March 2004 to specifically include copies of minutes of monthly Dallington Community Cottage Trust meetings, copies of financial and operational systems and controls and feedback from the Dallington Residents' Association.
5. That the Board set aside a further \$2,500 from 2003/04 Discretionary funding for the Dallington Community Centre Project, to be released on the approval of the Dallington Community Project Working Party consideration of the information within the review being satisfactory.

**Chairperson's  
Recommendation:**

That the above mentioned recommendations be adopted.