

12. 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 a portion of Project funding granted to the Dallington Community Cottage Trust and an additional grant from the Board's 2003/04 Discretionary funds.

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.

For 2003/04, of the allocation of \$20,000 for the community worker, \$12,140.87 of expenses have been incurred towards wages, ACC and supervision in the period up until 8 August 2003. At this time the worker ceased to be employed on the cottage project due to funding difficulties and a re-evaluation of the project by those involved.

Additional and currently outstanding expenses incurred during the current financial year (to the end of September 2003) for the cottage project, of rent, electricity, and telephone, etc, totals \$3,511.57. This amount will use all of the funds remaining in the Trust's bank balance.

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 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 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. 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. 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 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 house 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. 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 taken a step back from the new project but some individual members of the Association continue to be involved as volunteers and Trust members. Twelve 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 on placement with Anglican Care in the next week or two will help network with the community and do interactive "research" of community needs. 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. An agreement is currently being negotiated between Anglican Care and the Trust outlining their responsibilities and formalising their relationship. 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.

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 in November 2003 with a children's art exhibition. The Trust has supplied an information sheet on the new project and this is attached.

Rodney Routledge of Anglican Care is unable to attend the Board meeting but will be attending a Board seminar on 3 December 2003 to provide an update on projects involving the Family and Community Division of Anglican Care in the Burwood/Pegasus area. Jayne Cummings from the Trust will be in attendance at the Board meeting.

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 Board approve a change of use for the remaining \$7859.13 of the 2003/04 \$20,000 grant allocated to the Dallington Community Cottage Trust for a six month trial operational period of the community centre project at the new premises at 46 McBratneys Road, subject to the Trust providing a copy of the agreement outlining the relationship and responsibilities between the Family and Community Division of Anglican Care and the Trust when it has been put in place.
 3. That the Trust be requested to provide a written bi-monthly report on activities/projects at the new premises and the monthly meetings of the Trust.
 4. That the Board set aside a further \$2,500 from 2003/04 Discretionary funding for the Dallington Community Centre project, to be released conditional upon a satisfactory six month review of the Centre by staff.

Chairperson's

- Recommendations:**
1. That the abovementioned recommendations be adopted.
 2. That the Trust be encouraged to seek additional funding from other sources.