

4. ZEBEDEES TRUST ALCOHOL FREE ENTERTAINMENT VENUE AND TRAINING PROGRAMME

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The purpose of this report is to gain a commitment from the Riccarton/Wigram Community Board to underwrite a rental shortfall of \$12,150 in order that the Zebedees Trust can run a youth training and entertainment project at the warehouse in Blenheim Road, targeting young people in the Riccarton/Wigram ward.

BACKGROUND

Zebedees Charitable Trust was established in July 1998 with the purpose of providing an alcohol free entertainment venue for young people in the 16 plus age bracket. It was based at 128 Lichfield Street and operated from 29 May 1998 to 19 April 1999. The form of entertainment was principally dancing accompanied by live bands drawn from a variety of local sources. Band and DJ contribution was on a voluntary basis as was other support and supervisory services. Initially it took time to develop and for young people to know of its existence. By April 1999 approximately 100 young people were attending the live band evenings.

Unfortunately this venue became unavailable on a monthly tenancy and the Trust could not afford a longer lease agreement. A feasibility study by Pricewaterhouse Cooper was completed in December 2001 for a proposed venue sight in Manchester St. A copy of this study has been circulated to Board members.. This was a very thorough feasibility study and outlined the strengths, weaknesses, opportunities and threats associated with the project (see page 9 of study) as well as detailed information about the training and education programme (page 10) which was, and still is a part of this project. Again, due to lack of funds the Trust was unable to go ahead with the project at the Manchester St. venue.

In December 2002 CEG (Community Employment Agency) provided \$30,000 to help the Trust establish itself at a venue on Tuam Street. Unfortunately the landlord refused to upgrade the fire alarm system and did not inform the Trust until March 2003.

In June 2003 the Trust subleased 18 Watts Road (Bowlarama). The Trust was already to open on 19 September 2003. Funding had been secured from the following funding agencies:

- CEG (\$30,000, \$16,000 of which was to cover rental costs)
- Community Trust (\$10,000 for catering equipment)
- Lion Foundation (\$20,000 for PA system)
- Scott World Group (\$6,000 for musical equipment)
- Metro Charitable Trust (\$1,000)
- Christchurch City Council Community Grant (\$1,500 for electricity)

Unfortunately on 4 September 2003, two weeks prior to opening and, having already built a stage for a DJ desk, sound desk, etc, the Trust was told that the building had been sold and they were to vacate the premises by 30 September 2003.

CURRENT SITUATION

Since the end of September 2003 the Trust has been desperately looking for another venue. This has been extremely difficult given the requirements of the Building Act. The Trust has been particularly interested in securing a building in the Riccarton/Wigram ward and targeting the main schools in the area (Hornby High, Lincoln, Riccarton, Middleton Grange, Villa Maria, St Thomas). These schools would be contacted by letter as well as personal visits by Trust members. Steve White, a Trustee, attends the Riccarton/Wigram Youth Liaison meetings and has already begun establishing links with local youth workers and youth organisations.

After looking at 50 buildings, the Trust recently received notification that a unit or warehouse was available at 497 Blenheim Road which would be suitable as a venue for this project.

The Trust has inspected the premises and found it to meet all Building Act requirements except toilets and fire alarm. However the landlord has agreed to upgrade these if the Trust wants to go ahead, but he will not hold the building for the Trust, as he wishes to lease the building as soon as possible. The Trust therefore needs to secure the rental shortfall of \$12,150 (total cost \$29,025 per annum) immediately.

The advantages of having the project at 479 Blenheim Road have been identified by the Trust. They are as follows:

- 1 Good size – approximately 3100 sq ft (303 sq metre)
- 2 Fire exits
- 3 Tilt slabs (no earthquake strengthening required)
- 4 Easy entry/exit
- 5 Highly visible site
- 6 Situated in Riccarton/Wigram ward
- 7 Handy to bus stops
- 8 No noise restrictions
- 9 Permitted use of building (Zone B4)

The one disadvantage is the higher than planned rental and the lack of ability to secure funding within a short period of time to 'top up' current funds of which the Trust has already been granted by CEG, for rental purposes.

The Trust would like to enter a three year lease with a three year roll-over. The rental agreement would only be entered into if the landlord agreed to a clause which stated that there would be no personal guarantee from any Trustee, Trust Member or organisation (government or non-government) that supported the project.

PROJECTED OPERATIONAL BUDGET FORECAST – YEAR 1

(Please note that this budget does not include a salary component as all labour is voluntary.)

Fixed Overheads (A)

Rent \$29,025 (GST included)

Other Overheads (B)

Accounting	200
Advertising	350
Bank	25
Communications, including phone	600
Electricity	1,500
Food/drink	1,294
Insurance	844
Repairs/maintenance	250
Musical equipment	6,000
PA system	40,000
Catering equipment	10,000

Total \$90,088

Income (C)

Grants	68,875
Door sales	7,000 (estimated)
Food/drink sales	2,063 (estimated)

Total \$77,938

Deficit \$12,150 (GST included)

CHRISTCHURCH CITY COUNCIL YOUTH POLICY /RICCARTON/WIGRAM COMMUNITY BOARD OBJECTIVES AND COMMUNITY PLAN MATRIX

This project meets the outcomes identified in the **Christchurch City Council Youth Policy**:

“The Christchurch City Council is committed to developing, supporting and promoting initiatives which positively contribute to the safety and wellbeing of young people, their families and communities.”

*“The Council will resource, provide and support services to young people in partnership with other agencies where appropriate-
Strategy; Provide recreation, leisure and entertainment facilities, programmes and activities”*

Riccarton/Wigram Community Board Objective 2003/04

- 2.1 Work with local communities and community organisations to increase the capacity of communities
- 2.2 Operate council community funding schemes in ways which maximise their value to the communities

Community Plan Matrix

Issue: The lack of services/programmes/activities available in the Riccarton /Wigram Ward to meet the specific needs of youth.

Goal: To ensure that young people in the Riccarton/Wigram ward have access to local services and programmes that meet their needs.

SUMMARY

Zebedees Trust has been seeking a suitable venue to base their alcohol free entertainment and pre-polytechnic training programmes for the last three years . They have finally found a venue at 479 Blenheim Road. However the funds they have on hand do not cover the rental. There is a shortfall of \$12,150. At this point in time the Trust cannot guarantee that the revenue will cover the shortfall, as previous experience has indicated that it takes time before young people become aware of the venue and use it to its full capacity. The success of the previous project, does however indicate that there is a need for a venue such as this by young people. The Trust is not prepared to sign a rental agreement without appropriate and secure funding commitments.

The Trust is therefore requesting that the Riccarton/Wigram Community Board consider underwriting the rental shortfall up to \$12,150. This would be subject to a progress report of the project, presented to the Community Services Committee in April 2004.

The Sockburn Advocacy Team supports the concept of an alcohol free entertainment centre, as well as the pre-polytechnic training programmes.

The needs of youth have been a high priority for the Riccarton/Wigram Community Board which have, over the last three years, established a Youth Initiatives Fund allocated from Project Funds. There is currently \$31,000 in this fund for 03/04.

As previously stated, Zebedees Trust's project meets the objectives of the Council youth Policy and Community Board Objectives. Research clearly indicates the need for safe places to be available where youth can gather together, enjoy themselves and be alcohol and drug free. The voluntary effort and commitment of the Trust and Committee members must be commended, as well as supported. We are fortunate that an appropriate venue has been located in the Riccarton/Wigram ward as this will make it easier for our young people to access.

- Recommendation:**
- 1 That the Riccarton/Wigram Community Board give consideration to setting aside \$12,150 from Youth Initiatives Project Fund (2003/04) for the purpose of underwriting the rental shortfall of an alcohol free entertainment venue run by Zebedees Trust.
 - 2 That the above \$12,150 be granted to Zebedees Trust subject to a report outlining the development of the project, and presented to the Community Services Committee in April 2004.

Chairman's Recommendation: For discussion.