

5. **COMMUNITY FACILITIES ALLOCATION OF UNSPECIFIED FUNDS TO “FRIENDSHIP HOUSE” MULTICULTURAL CENTRE, HORNBY**

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The purpose of this report is to seek approval:

- (a) To purchase the property known as “Friendship House”, 153 Gilberthorpes Road for a multicultural centre in the north Hornby area.
- (b) To allocate the Community Facilities Unspecified Funds to this project.

BACKGROUND

The Community Advocate, Sockburn reported to the 14 August 2000 meeting of the Committee on the development of a new Council community facility for Hornby. At that meeting Councillors requested the following information:

1. An evaluation of the location of Friendship House as a suitable venue for a multicultural centre with consideration of alternative sites.
2. A building audit.
3. Costings for upgrading and future maintenance.

The building audit has been separately circulated to Councillors.

AN EVALUATION OF THE LOCATION OF FRIENDSHIP HOUSE AS A SUITABLE VENUE FOR A MULTICULTURAL CENTRE WITH CONSIDERATION OF ALTERNATIVE SITES

The longer term responses recommended by Nona Milburn (1997) in her report on the needs of Broomfield residents were as follows:

- “•Develop a partnership to support the community facilitation role in Broomfield.
- Re-locate a building or provide a new building to be used as a Community House on Broomfield Common or purchase or rent a house adjacent.
- Work with Runaka and Pacific Island elder to ensure the needs of Maori and Pacific Island residents are being met appropriately and to find ways of encouraging self determination and participation.
- Support the community creche (which existed at Friendship House) and community initiatives that emerge from Broomfield.” (p28 Broomfield Community Profile.)

Community development staff at the Sockburn Service Centre have over the last two years explored several sites for a community facility as a result of the above recommendations. The outcomes are as follows:

Community Facility on Broomfield Common

Some time ago a property developer approached Council Parks staff with a view to exchanging a piece of commercially zoned land on the front of Broomfield Common with a piece of adjoining land owned by the developer.

This would give the developer better access to his block and give the Council a road frontage block for either incorporating in the Common or for building a community use facility. Under the new City Plan the developers block has been rezoned from rural to living. Environment Canterbury has lodged an objection to this change with the Environment Court, and is waiting for a hearing which will be several years hence.

The development of a community facility in Broomfield is long overdue. The suburb lacks a community focus, and, given the developments planned for that area, there will be an influx of people over the next five to ten years.

While Broomfield Common is probably the preferred site for a community facility, the local community will be enhanced by the purchase of Friendship House, which is about five hundred metres from the Common. The Council's drive to strengthen and empower local communities will be given added impetus by this purchase.

Section near Broomfield Kindergarten

A section was available for purchase near the Broomfield Kindergarten. This option was explored in relation to purchasing and building a community facility. However, after consultation among staff it was decided that the section was far too small for the development of a community facility (house) which would meet the needs of residents in the local area.

Hei Hei Community Centre, Wycola Avenue

Hei Hei Community Centre was built in 1962. It is a single storey concrete block building with a floor area of 310 square metres. There is a large hall (max 500 people), a supper room, a very small meeting room and a large kitchen. Overall, the centre is well used in the evenings and according to representatives of groups that use the centre, the majority of people that use the centre are women, aged 40-60, of European descent.

The majority are also from further afield than surrounding Hei Hei, for example the Rock n' Roll club which meets regularly three nights per week and holds a dance on a Saturday night each month has a membership of 300 people from all over Christchurch. Those not using the Hei Hei Community Centre include children, youth, Maori, Pacific Island, refugee and migrant families, and parents with small children. These particular groups form a large proportion of the population in this area.

Nona Milburn (1997) noted in her report that the distance, the nature of the building and the lack of information have all worked against the Hei Hei Community Centre providing for the neighbouring Broomfield area. A recent survey of residents in the Hei Hei area also highlighted the issues of poverty and isolation. Thirty-three per cent (33.5%) of the 158 respondents said that 'cost' would be a barrier in joining in activities and programmes and 20% said they would not attend if they did not know other participants. 36% felt that the Hei Hei Community Centre was useful as a large hall. In summary this community facility meets a limited number of needs due to the size and structure.

BUILDING AUDIT

The Building Audit report prepared by Thompson Wentworth has been separately circulated to Councillors.

COSTINGS FOR UPGRADING AND FUTURE MAINTENANCE

On behalf of the Property Manager the Property Asset Manager (Peter Wills) has commented as follows.

"A building audit has identified the projected/anticipated expenditure for the next ten years on the assumption that, with Council ownership, it is likely that the facilities would be progressively upgraded to meet appropriate community standards. The expenditure for Year 1 is \$37,750 with the combined expenditure for Years 2 -10 being \$190,800. It is our view that, now the condition and ongoing expenditure has been confirmed, the proposed purchase is a viable option for the Council, providing it is for a short term period only and that a realistic and an appropriate purchase price is negotiated.

The weatherboard 'barrack' type units has limited value and is not considered suitable or appropriate for the Council's long term retention, given the future potential upgrading costs (years 2-10 \$190,800). However, the site has potential for demolition of the barrack type buildings and future redevelopment (subject to further investigation) or alternatively, subdivided and sold off for residential housing (a realisable asset).

Our recommendation, should the Council purchase the property, is that only the initial first year's deferred maintenance work be undertaken (\$37,750) and that the future of the facility be reviewed at three yearly intervals. The review should reassess the need and if the location is appropriate. Upgrading or undertaking any of the significant maintenance works should not be considered as an option. If the review confirms a need then the options should be to redevelop the current site to meet that need or alternatively, realise the property's value (sell) and buy/build another facility in an area that best meets that need."

The estimate of operating costs to be included in the Property Unit budget for Year 1 is as follows.

Rates	\$200
Insurance	\$500
General mtc	\$2,000
Year 1 mtc costs	\$37,750
Fire	\$200
Grounds	\$1,000
Depreciation	\$11,700
Debit Servicing	<u>\$22,411</u>
	\$75,761

Gross Rental (for Community Relations to include in their budget): say **\$25,000pa**

THE DEVELOPMENT OF A NEW COMMUNITY FOCUS

One of the main issues in the Broomfield area highlighted in Nona Milburn's report (1997) was the lack of a local community focus where people could meet. Many of the respondents of the latter report felt there was a need for a facility within walking distance. In 1997 the three main facilities where people had contact with one another were Broomfield Kindergarten, Gilberthorpe Primary School and Friendship House where the pre-school was based. Over the last three years there have been some significant changes related to these community services. The childcare centre closed down and a new centre was established at Gilberthorpe Primary School, as the result of a partnership between the Christchurch City Council and Barnardo's. The Christchurch City Council, the Riccarton/Wigram Community Board in partnership with OSCAR Development in Christchurch also established an after-school care and recreation programme based at Gilberthorpe School. The latter programme has now been running for two years and is well attended. It has a multicultural emphasis due to the variety of cultures represented by children attending, as well as the staff.

The establishment of the above services at the primary school have made the location of the block where Gilberthorpes Road meets Buchanans Road a high usage area by the local community, particularly by families with children up to 11 years of age.

The purchase of Friendship House as a multicultural centre would further enhance this local focus by offering a place for people to meet, learn, and participate in activities that reflect the multicultural nature of the local community. More recently community facilities in Christchurch have been located on or near school premises e.g. Phillipstown Community Facility and this seems to be a growing trend particularly in the lower socio-economic areas where there is a lack of services and amenities within walking distance.

It is therefore considered that the location of the Friendship House is ideal for the development of a multicultural centre in the north Hornby area.

FUNDING OPTIONS FOR UPGRADING OF FRIENDSHIP HOUSE

Several other funding options for upgrading costs are being pursued by Council staff. An application to Lottery Board Community Facilities Fund will be submitted on 29 September. The results of this application, however, will not be known until 6 December. The Community Trust is also being approached and this project has been ranked according to the guidelines stipulated by Council and the Community Trust. Councillor Anderton is also at present having discussions about partnerships in general with Housing New Zealand and Community Housing.

The Lottery Grants Board and the Community Trust are the two major funding providers. It is therefore important that we look to them to cover the additional costs of upgrading through their various processes. However it must also be noted that although applications are placed with these funders there are no guarantees that we will be successful, or that the level of funding received will cover the whole cost of upgrading Friendship House to meet the Council's requirements.

- Recommendation:**
1. That the Council approve the purchase of Friendship House from the Community Facilities Unspecified Funds.
 2. That the Committee accept the first year maintenance costs as identified by the Property Asset Manager.
 3. That a three year review of the facility be undertaken by officers at the appropriate time.