

4. GILBERTHORPES SCHOOL – BARNARDOS CRECHE

Officer responsible Property Manager	Authors Bill Binns, Property Asset Officer, DDI 941-8504 John Mackey, Principal Accountant, DDI 941-8984
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The purpose of this report is to seek approval to sell the former Riccarton Borough Council's amenity building. The building has been converted into a creche and is leased to Barnardos.

BRIEF HISTORY

In September 1994 the Council received a request from the Springs Community Preschool seeking assistance with accommodation because the Elim Church property from which they were operating was to be sold.

The Community Board supported this request and funds were allocated in the 1995/96 budget for a new preschool. In the interim the preschool was granted use of the building which is the subject of this report. The building was converted into a preschool to meet the Ministry of Education's guidelines for creches.

Springs Community Preschool vacated the building in March 1998. Prior to this, however, the Council had received a request from Friendship House Creche for assistance.

In May 1999 a report was presented to the Riccarton/Wigram Community Board seeking approval to relocate the former Riccarton Borough Council's amenity building to the Gilberthorpe School grounds where it would be used as a creche operated by Barnardos. Barnardos were granted approval to take over the management of the creche on their present site, until they found a permanent building.

Councillor Keast approached the Property Manager to see if once the Springs Community Preschool vacated the building on the Sockburn Yard site it could be made available for Barnardos to shift to a suitable site. Because the building had been altered to meet creche standards it was agreed this was the best use for this building. The Community Board approved the relocation of the building to the Gilberthorpe School grounds subject to a lease being entered into and the building being registered under the Chattels Transfer Act to protect the Council's ownership in the building. These conditions have been complied with.

PROPERTY RENTAL

Under the chattels lease, Barnardos pay the Council \$1 per annum. However, to provide transparency the Community Relations Unit are charged with the annual rental of \$8,400. Simes Valuation carry out the Council's rental revaluations every three years. This building is currently being revalued.

SALE OF THE BUILDING

The Council's Principal Accountant comments:

"As Barnardos have built additional buildings that incorporate the former Riccarton Borough Council's amenity building as an integral part of its operation at Gilberthorpe's School, there are major logistical issues for all parties involved if the Council were to terminate the lease and seek the return of the building. The additional building constructed by Barnardos New Zealand, in conjunction with the earlier decisions to relocate the building and lease it at a peppercorn rental to Barnardos effectively meant that the Council has made a grant to Barnardos. The amount of this grant is the value of the building. This position needs to be reflected in the Council's financial statements for the year ended 30 June 2002.

The recommended approach to handling this is as follows:

- 1. The building should be sold to Barnardos at its current valuation \$70,000.*
- 2. A grant should be made to Barnardos for the sale price.*
- 3. Off-setting budgets should be established for both the sale proceeds and the grant.*
- 4. The operational costs shown in the 2002/03 of \$4,579 should be removed from the budget as well as the level of rental (\$8,400).*
- 5. Remove the rental from the Property and Community Services Budget for 2002/2003. The net effect of this will be a saving to the Council of \$4,579.*

The advantage of this approach is that legal ownership of the building will be transferred to Barnardos in a manner that will be simple for them to record in their financial statements. It will also mean that the true level of Council support for this early childhood education centre is recorded in a simple manner in the Council's accounting records and there is not an erroneous loss recorded on the disposal of the building.

The donation then would also qualify for a tax deduction that would reduce the Council's group taxation by 33% of the amount of the grant".

- Recommendation:**
1. That the advice of the Principal Accountant be adopted.
 2. That the necessary financial implications be reflected in the 2002/2003 annual budget.
 3. That the Director of Finance be granted delegated authority to conclude the arrangements outlined in the report.