



Christchurch City Council

COMMUNITY SERVICES COMMITTEE AGENDA

MONDAY 6 APRIL 1998

AT 4.00 PM

IN THE NO 2 COMMITTEE ROOM, CIVIC OFFICES

Committee: Councillor Garry Moore (Chairperson), The Mayor, Ms Vicki Buck, Councillors Carole Anderton, Graham Condon, David Cox, Anna Crighton, Carole Evans, Ishwar Ganda, Pat Harrow, Lesley Keast and Barbara Stewart.

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PART A - MATTERS REQUIRING A COUNCIL DECISION
PART B - REPORTS FOR INFORMATION
PART C - DELEGATED DECISIONS

INDEX

PART C 1. APOLOGIES

PART B 2. DEPUTATIONS BY APPOINTMENT

LIBRARIES SECTION

**PART B 3. CANTERBURY PUBLIC LIBRARY
COMMUNITY TRUST PROJECT**

RR 7450

COMMUNITY SECTION

- | | | | |
|---------------|-----------|--|----------------|
| PART B | 4. | OUT OF SCHOOL PROGRAMME
INTERAGENCY ADVISORY GROUP SUBMISSION | RR 7379 |
| PART A | 5. | CHRISTCHURCH CITY COUNCIL YOUTH WORK PROJECT | RR 7396 |

MISCELLANEOUS SECTION

- | | | | |
|---------------|-----------|--|----------------|
| PART B | 6. | DIRECTORY OF PUBLIC ART IN CHRISTCHURCH | RR 7449 |
|---------------|-----------|--|----------------|

CHILDREN'S STRATEGY SECTION

- | | | | |
|---------------|-----------|---------------------------------|----------------|
| PART A | 7. | FORFAR STREET PRE-SCHOOL | RR 7147 |
|---------------|-----------|---------------------------------|----------------|

PROPERTY SECTION

- | | | | |
|---------------|-----------|---|----------------|
| PART B | 8. | HOUSING REVIEW WORKING PARTY - AVEBURY HOUSE | RR 7326 |
| PART B | 9. | REVIEW OF IMPLEMENTATION OF THE 1997/98 CORPORATE PLAN | |

1. APOLOGIES

2. DEPUTATIONS BY APPOINTMENT

Speaking rights have been granted as follows:

- (a) Mr Warren Pringle, President of the Christchurch Community Arts Council, to speak on the future role of the Christchurch Community Arts Council, its objectives, intended projects and funding requirements.
- (b) Mr John Loughton, Habitat for Humanity. A copy of the notice of motion submitted by Councillor Graham Berry to the 25 March 1998 Council meeting is attached. The Council at the above meeting decided that this motion should be referred to the Community Services Committee for consideration.

Mr Loughton will speak to this at the meeting.

LIBRARIES SECTION

3. CANTERBURY PUBLIC LIBRARY
COMMUNITY TRUST PROJECT

RR 7450

Officer responsible Sue Sutherland, Libraries Manager	Author John Truesdale, Information Technology Manager
Corporate Plan Output: 8.2.37 Information Technology Services	

The purpose of this report is to inform the Committee that the project funded from a grant by the Community Trust is now complete. The total grant of \$300,000 has been received. The initial objectives of the project are unchanged, but there was some variations in the methods of achieving these objectives.

INITIAL SCOPE OF THE PROJECT

The components of the project were as follows.

Access to Multimedia Products

All 15 public Macs were to have a memory upgrade, CD-ROM towers and changers were to be purchased, CD resources were to be increased and up to 15 additional computers were to be purchased. Networking of CD-ROMs was to be investigated.

3 Cont'd

Public Access to the Resources of the Internet

Stage one was to provide text based resources such as databases and library catalogues through DRS OPAC terminals. The cost was to be met from the Library's own budget.

Stage two was to make available internet resources with graphical components, specifically the World Wide Web. Funding was requested for 10 personal computers, associated software, hardware and furniture, a computer to act as a web server and associated cabling and communications costs.

Staffing

The project covered the cost of one staff member for two years.

Planning Changes

While the major objectives have not changed, the emphasis has shifted towards making public access internet resources available. This change allows children as well as adults to use machines which will be multi-functional ie they will access the internet, multimedia CD-ROMs and our own library catalogue in web form. In the children's area, some PCs will also be able in the future to access the catalogues using *DRA Kids*, a purpose designed utility for children.

Public Information Terminal ("PIT")

"PIT" is an acronym for **Public Information Terminal**. A "PIT" is intended to be a PC, available for public use, which can access the following:

- The WWW
- Our Library catalogue or many other catalogues
- Other on-line databases
- CDs (either networked or locally installed)
- Specialised tools such as *DRA Kids*

Completed Work

A schedule of completed work is attached.

3 Cont'd

Access to Multimedia Products

The memory upgrade of all existing children's Macs to at least 16Mbytes is complete. The five new Macs and 20 CD-ROM changers have been purchased and installed. World Book and TVNZ NZ Encyclopedia CDs have been purchased and a range of other CDs for use on the children's Macs have been purchased and installed.

Public Access to the Resources of the Internet

Fifteen public PCs have been purchased for use as PITs in Central Library. Eight of these are installed in the first floor PIT area, one in the Young Adult area, two in Children's and two in the NZ Collection. Two more are ready for installation on the ground floor.

A further 13 PCs have been installed in Community Libraries. At present only three full community libraries (Bishopdale, Papanui and Shirley) have public internet access. The remainder will have full access before the end of May. The PCs at libraries without internet access make a range of CD products available.

Selection & Development of Public Access Material

Selection and development of the public access resources have proceeded steadily. Nearly all NZ WWW resources are available as are a substantial selection of overseas resources which include telephone and trade directories, newspapers and magazines from over 50 countries, some quick reference tools, sport and health.

Staffing

Paul Sutherland was appointed to run this project for a period of one year. This appointment was subsequently confirmed for the full two years, until February 1998. However, Paul's appointment to the position of WWW Project Co-ordinator for the Council on a half-time basis, resulted in the appointments of Glenn Coster and Catherine Parr, each for three months to assist with work on the project.

Communication

Thanks to and feedback on the success of the project was given to the Community Trust at a function on 24 March. The Trust were both impressed and pleased with the extent of the work and expressed a desire to see the widest impact from their grant to the community

Chairperson's

Recommendation: That the information be received.

COMMUNITY SECTION

**4. OUT OF SCHOOL PROGRAMME
INTERAGENCY ADVISORY GROUP SUBMISSION**

RR 7379

Officer responsible Leisure and Community Services Manager	Author Louise Birkett, Out of School Programme Researcher
Corporate Plan Output: Council and Community Boards	

The purpose of this report is to seek the Committee's endorsement for a submission to relevant Members of Parliament to request support and recognition for Out of School Programmes.

Councillors will recall a report to this Committee in August 1997 regarding the city-wide research on Out of School Programmes and Issues.

As a result of that report, an Interagency Advisory Group was established, and an Out of School Programme Researcher was employed within the Leisure and Community Services Unit for six months to assist with the implementation of the report's recommendations. A list of group members is attached.

The Interagency Advisory Group, which includes a representative from each Community Board, has been meeting regularly since October 1997. At its last meeting, the group agreed that it was timely, especially in view of recent government moves such as the Code of Social Responsibility and the Employment Strategy (to move Beneficiaries into paid employment), to send a submission to selected Members of Parliament to:

1. Inform them of the need of Out of School Programmes in light of recent government social and economic policy.
2. Highlight the needs and issues of Out of School Programmes.
3. To request Government assistance and support in light of the above.

The group also agreed to seek this Committee's endorsement of their submission.

The submission follows:

“Out of School Programme Submission

This submission is for the purpose of drawing to your attention the urgent need for Central Government to provide practical and meaningful support for organisations and services involved in the delivery of Out of School Care for primary school aged children, and the contribution that such services can make in “creating the secure and confident community we all dream of ...” (p.1, Towards a Code of Social and Family Responsibility).

4 Cont'd

CHRISTCHURCH CITY COUNCIL RESEARCH

In 1996, Health Research Services were contracted by Christchurch City Council to undertake a research report entitled "The need for and use of current and future out of school programmes (OSPs) by children 5-12 years of age in Christchurch". The research concluded by highlighting the demand for out of school programmes in Christchurch. "Children and parents want OSPs that are safe, ... have effective supervision of children, ... offer a secure and familiar environment to children ... [and] should be affordable". (Christchurch City Report, Executive Summary). Priorities for parents regarding after school and holiday programmes included having a place to send children while the parents are at work, in training, or undergoing study.

As a result of this research, Christchurch City Council set up an Out of School Care Interagency Advisory Group to promote and develop out of school hours care provision in Christchurch. This working party includes representatives from organisations who have been involved in the delivery of, and see the benefits and overwhelming need for, After School and Holiday programmes.

OSCAR/DAP PILOT PROJECT

Central Government acknowledged the significance of out of school hours care by funding an extension of Out of School Care and Recreation programmes into "communities of need" in July 1996 through the Development Assistance Programme, managed by the New Zealand Community Funding Agency of the Department of Social Welfare. In response to a key question in the Pilot evaluation "Have OSCAR programmes improved parental access to and involvement in labour market activity?"

- over half the OSCAR parents reported that OSCAR meant they were able to stay in paid work
- a third of parents reported that OSCAR provided the time for education and training
- a third of parents reported that OSCAR enabled them to extend paid work hours

As the current direction of Government social and economic policy appears to be to encourage and assist as many people as possible, **many of whom are parents**, to move off benefits back into the workforce, provision and on-going support of quality out of school hours care plays a vital role in achieving this Government's objectives. Furthermore, the most recent trend in the unemployment figures indicates that the number of unemployed is increasing (Statistics New Zealand). Any initiatives assisting beneficiaries to participate in the workforce must surely be supported.

In addition, there are longer term financial savings on Income Support payments by supporting those undertaking training or study. In Australia, net financial savings estimated at **\$91 million** were achieved, **over and above childcare assistance and education and training programmes**, through the Job, Education and Training (JET) Scheme for the 1996/97 financial year (Midland Centrelink, 1998).

4 Cont'd

EMPLOYMENT STRATEGY

Changes made to the Employment Strategy by the Employment Task Force in April 1997 require that, amongst others, Dependent Parent Beneficiaries, those on Widow's Benefit and spouses of Unemployment Benefit recipients **with children between the ages of 7 and 14**, attend mandatory interviews to “[encourage] customers to plan towards independence and employment” (Employment Task Force, April 1997). Part of this plan must by necessity include provision of childcare for **children out of school hours**. Lack of provision of Out of School Care means that

- parents are not in a position to take up employment or training without potentially breaking the law by leaving their school age child/ren unattended at home
- it is difficult for working parents to have ongoing and close supervision of their children if they are at work at times when their children are not at school.

“TOWARDS A CODE OF SOCIAL AND FAMILY RESPONSIBILITY”

Parental responsibilities are highlighted in Issue 1 “Looking after our Children” and Issue 6 “Young Offenders” in the Government Public Discussion Document “Towards a Code of Social and Family Responsibility” (1998). The responsibilities of beneficiaries with children as defined in the Employment Strategy to actively seek and undertake work or training, are potentially in conflict with parental responsibilities as described in “the Code of Responsibility” without the backup support structures in place to enable them to fulfil these dual responsibilities. It is acknowledged in the Social Responsibility Discussion Document that some parents need the assistance of family members, friends and/or social services to cope (p.6, Towards a Code of Social and Family Responsibility). The provision of care for children out of school would reduce barriers to taking up employment and training opportunities offered, as well as ensuring children are supervised in a caring, safe environment.

How Central Government can directly support Out of School Hours services

By putting together a package which includes:

- Funding
 - Financial Assistance with establishment of new out of school hours services
 - Direct financial support in the form of ongoing subsidies for Out of School Hours Programmes
- Extension of the NZISS Childcare Subsidy currently available for pre-school children of people on lower incomes, to include primary school aged children

4 Cont'd

- Regulatory

Setting of National operating standards for Out of School Hours services, such as:

- Development of a recognised policy to cover 5 to 12 age group
- Child : staff Ratios
- Health and Safety requirements
- Programming standards

- Support for nationally accredited training course to:

- Recognise the Professional standards of care required for high quality service delivery
- Raise the profile of Out of School Hours provision above that of “just babysitting”.

Below is a list of all the organisations who have representatives participating in the Out of School Care Advisory Group initiated by Christchurch City Council. This submission therefore has the endorsement of a wide variety of organisations and agencies.

Christchurch City Council
OSCAR Network (Christchurch)
OSCAR Development Corporation (Christchurch)
Riccarton/Wigram Community Board
Hagley/Ferrymead Community Board
Shirley/Papanui Community Board
Spreydon/Heathcote Community Board
Burwood/Pegasus Community Board
Fendalton/Waimairi Community Board
Barnardos (Christchurch)
YMCA
Creative After School Programmed Activities (CASPA)
Woolston Development Project

Would you please advise us on how your government is going to address these issues. We look forward to your response in the near future.”

Recommendation: That this Committee endorse the submission of the Out of School Programme InterAgency Advisory Group.

Chairperson's

Recommendation: That the above recommendation be adopted.

5. CHRISTCHURCH CITY COUNCIL YOUTH WORK PROJECT

RR 7396

Officer responsible Leisure and Community Services Manager	Author Julie Macdonald
Corporate Plan Output: Council and Community Boards	

The purpose of this report is to inform Council of the progress and achievements of the youth work project begun in 1997 and to make recommendations about the further funding of this project.

INTRODUCTION AND BACKGROUND

The Christchurch City Council decided in 1996 to allocate \$120,000 (per year) to fund three new street youth work positions based in community agencies for a three year period. These positions would involve a minimum of two days direct street youth work in liaison with a Police co-ordinator and the remaining three days carrying out youth work duties specified by the agency in its original application for the project.

The City Council asked the Christchurch Safer Community Council to oversee and administer the youth work scheme and at the end of 1996 an Inter-Agency Group was drawn together to oversee the project¹. This group advertised the positions, interviewed applicant agencies and entered into contracts with the successful applicants. The successful agencies and youth workers were:

New Way Trust - Grant Harris
Hoon Hay Youth Centre Inc - Tonto Nielson
Wai Ora Trust - Ricky Ehau

The contract began on 10 February 1997. After the project began the Inter-Agency Group decided that the youth workers should (in addition to the negotiated contract) take on a case load of clients referred by Police Youth Aid.

DEVELOPMENT OF THE PROJECT

The Inter-Agency Group met regularly to oversee the management of the project. In September 1997 the Group decided that the management of the project had become too complex and should be left to a smaller operationally focused group. The Inter Agency Group ceased to meet and since this time monitoring of the project has been undertaken by a Monitoring Group comprising Maria McEntyre (Department of Internal Affairs), Brigid Lenihan (Employment Services, Christchurch City Council), Sergeant Chris Roper (Police Youth Aid) and Julie Macdonald (Community Services, Christchurch City Council). The Safer Community Council provides administrative support to the Monitoring Group.

¹ Members of the Inter Agency Group were Laurie Dalziel (Chairperson), Constable Julie Fifield (Police representative and street youth work co-ordinator), Maria McEntyre (Department of Internal Affairs), Maryanne Lomax (Community Employment Group), Julie Meyers (Youth Employment Service), Brigid Lenihan (Employment Services, Christchurch City Council), Councillor Garry Moore (Christchurch City Council), Jan McLauchlan (Christchurch Safer Community Council), John Harrington (Canterbury Youth Workers' Collective) and Jenni Norton (Children and Young Persons' and their Families Service).

5 Cont'd

EVALUATION

The project has now been operating for one year (at February 1998). Each agency is required as a part of its contract with the Christchurch City Council to submit an Annual Evaluation Report. It is the role of the Monitoring Group to consider these reports and assess the success of the project over the first year and to make recommendations to Council about whether a further year's funding should be granted. It is also noted that the Monitoring Group has received funding from the Safer Community Council to undertake an independent evaluation of the project.

At this stage, an Annual Evaluation Report (required by Friday 13 March) has not been submitted by the New Way Trust. Grant Harris resigned from the New Way Trust at the end of 1997 to take up a new position with the Field Workers in Schools project. Since then the Monitoring Group has had discussions with the Chairperson of the New Way Trust about the ability of the New Way Trust to support the employment of another worker. By failing to submit an adequate Annual Evaluation Report the New Way Trust is unable to demonstrate achievement of the project objectives or financial and management accountability. The New Way Trust has also declined to present a request for a further year's funding.

ACTIVITIES AND OUTCOMES

The following is the Monitoring Group's summary of the activities and outcome of the first year of the project.

- A team of Police and youth workers have worked in the city every Friday night since the beginning of the project.
- The Police report that while there has been no change in youth offending overall in Christchurch there has been a decrease in youth street violence.
- There has been an improvement in the working relationship between youth workers and Police as demonstrated by the successful collaboration between these two groups at Classical Sparks.
- The Wai Ora Trust youth worker has been involved in the following:
 - working with a total of 75 young people (excluding brief contacts)
 - running three holiday programmes for young people aged 10-16 years
 - working on Wai Ora programmes focusing on employment, training and education for young people
 - establishment of an outreach office in Aranui
 - street work with the Police (less than 8 hours per week)
 - work with CYPFS Supervision with Activity referrals (funded by CYPFS)

5 Cont'd

- The Hoon Hay youth worker has been involved in the following:
 - working with nine Police referred clients for 8 hours per week
 - running a drop-in for local young people (2 days per week)
 - running two camps
 - running a weekly club working on violence issues targeting boys 11-13 years (with 11 members)
 - team sports targeting young people aged 13 years and over
 - running four holiday programmes for children 5-10 years (average attendance 40 children)
 - running three holiday programmes for young people aged 11 years and over (average attendance 18 young people)
 - attended a camp with Police referred clients
 - liaison with school and educational agencies
 - street work with the Police for 8 hours per week

ISSUES

The following is the Monitoring Group's summary of issues raised during this evaluation process by the employing agencies, youth workers and others working with youth at risk in Christchurch.

- Almost all those involved in the project (including Hoon Hay Youth Centre, Wai Ora Trust, the Police and Monitoring Group) have identified that there is a major conflict between the expectations of the employing agencies and the two days of the project co-ordinated by the Police. This has led to problems with monitoring the workloads of the youth workers. Tonto Nielson commented in his report that "with only 8 hours for street work and 8 hours for Police referred clients there is not enough time for adequate client follow up". In support of this local Police and others working with youth at risk have commented that there seems insufficient time in the project for the youth workers to deal adequately with their existing client loads or to take other non-Police referrals.
- The employing agencies have not felt able to take responsibility for the street work or case load part of the project. There have been difficulties supervising workers who are part of two separate teams and this has sometimes led to a lack of accountability on the part of the worker.
- There are some difficulties establishing boundaries between the Youth Work Project and other activities undertaken by the youth work agencies. For example, Wai Ora has used some of the project time to work with CYPFS funded clients.
- Competing demands (between the youth work agencies and the street work component) mean that there is potential for the youth workers to become overworked and 'burnt out' trying to meet all their objectives. This is evidenced by the fact that one of the workers has resigned and another has indicated that he feels under enormous pressure in the present project structure. The third worker will, in future, be employed elsewhere in this organisation on other projects.

5 Cont'd

- The different approaches to the project taken by the employing agencies have led to some difficulties within the street youth work team. For example, there have been differing expectations about the hours available for street work and for working with Police referred clients.

CONCLUSION

Overall the youth work project has been well managed. Each of the employing agencies and youth workers has worked genuinely towards achieving the outcomes of the project. At the end of one year it is clear that some changes need to occur to allow the original objectives of the project to be achieved. The Monitoring Group would like to see the project changed to allow a stronger focus on the aim to decrease violent and criminal activity involving young people. The Monitoring Group therefore makes the following recommendations.

- Recommendation:**
1. That the City Council decline to renew youth work project funding for the New Way Trust, the Hoon Hay Youth Centre and the Wai Ora Trust.
 2. That the New Way Trust, Hoon Hay Youth Centre and Wai Ora Trust be formally thanked by the Council for their valuable contribution to this pilot project.
 3. That the Christchurch City Council and the Police develop a new job description which focuses on street work and a case load of Police-referred clients.
 4. That the three positions be readvertised and filled by the City Council (in consultation with the Police) and that this happens within a timeframe which allows continuous employment for the present workers (should they be successful applicants).
 5. That the new positions are jointly accountable to a Police and City Council project team.
 6. That the new positions be based in a community setting rather than in the Central Police Station.
 7. That the City Council enters into a formal partnership with the Police which establishes this project structure.

The Chairperson comments:

Councillors will recall that this project came about as a result of the murders of two young people in Christchurch. As a result of excellent work by the three workers on this team, the Police and the work of the members of the Youth Workers Collective, there has not been another murder. The project has been successful just on this count.

5 Cont'd

The community agencies have entered into this project with great sense of commitment and I believe that we have a moral obligation, at the very least, to seek Central Government funding for the staffing which they will have removed from their projects as a result of the rejigging being recommended by the monitoring party.

I would also like to thank the members of the monitoring party who have contributed a considerable amount of time, effort and experience to this project. This city has a proud history of commitment beyond the normal call of duty and all members of the monitoring party have been fantastic in their support for this project.

Chairperson's

Recommendation:

1. That the project be modified and the Christchurch City Council and the Police develop a new job description which focuses on street work and a case load of Police-referred clients and which allows for five days of street work.
2. That the New Way Trust, Hoon Hay Youth Centre and Wai Ora Trust be formally thanked by the Council for their valuable contribution to this pilot project and be informed that their funding will not be continued.
3. That the three positions be readvertised and filled by the City Council (in consultation with the Police) and that this happens within a timeframe which allows continuous employment for the present workers (should they be successful applicants).
4. That the new positions are jointly accountable to a Police and City Council project team.
5. That the new positions be based in a community setting rather than in the Central Police Station.
6. That the City Council enters into a formal partnership with the Police which establishes this project structure.
7. That the Lotteries Commission be approached by the Christchurch City Council seeking funding for youth workers at the three agencies to compensate for the staff removed when this project is refocussed.
8. That the Minister of Social Welfare be requested to support this application.
9. That all those who have served on advisory committees to this project be thanked for their contribution.

MISCELLANEOUS SECTION

6. DIRECTORY OF PUBLIC ART IN CHRISTCHURCH

RR 7449

Officer responsible Art Gallery Manager	Author Neil Roberts (Manager of collections ~ Senior Curator)
Corporate Plan Output: Art in Public Places	

The purpose of this report is to inform on the progress of the Directory of Public Art in Christchurch.

At the Annual Plan review meeting held in October 1997 it was proposed that a Directory of Public Art in Christchurch be made.

Since that meeting such a directory has been compiled.

It focuses on the area within the four avenues a section of the city that contains the majority of Christchurch's most important public artworks.

Within the terms of this directory a public artwork is defined as, a memorial sculpture fountain or mural that is publicly owned and accessible. A total of 32 have been identified described and illustrated.

The city also has many works that are not publicly owned but are accessible and these have been listed within four appendices as:

1. Murals in central Christchurch;
2. Private Art in central Christchurch accessible to the public;
3. Institutional Art in central Christchurch accessible to the public;
4. Religious Art in central Christchurch accessible to the public.

Completion of the Directory to a binding stage has been delayed as Councillor Crighton recently requested that certain additions to the listings be made.

It is anticipated that now that this has been done the directory will be available in April for distribution.

A review of the Art in Public Places policy and the parameters within which this policy operated, underwent review in early 1996, and a second review in such a short time is not perceived as necessary.

It is suggested that the directory be reviewed every five years and that the next update be made in 2002.

Regarding management/responsibility for art in public places, the Parks Unit has responsibility for maintaining works in consultation with the Conservator of the Robert McDougall Art Gallery.

Chairperson's

Recommendation: That the information be received.

CHILDREN'S STRATEGY SECTION

7. FORFAR STREET PRE-SCHOOL

RR 7147

Officer responsible Community Manager	Author Bruce Moher, Community Activities Officer
Corporate Plan Output: Community Services	

The purpose of this report is to advise the Committee of the resolution of the Shirley/Papanui Community Board that the Forfar Nursery and Pre-School be recognised as a community creche under the Christchurch City Council Childcare Policy.

REPORT TO COMMUNITY BOARD

A copy of the report to the Community Board is set out below:

“The purpose of this report is to present the Forfar Nursery and Pre-school to the Community Board and to seek formal recognition of the group under the Christchurch City Council policy. Ingrid Stonhill, President, will be present to answer any questions.

Background

Members will recall that this organisation approached the Board last year for funding to carry out work required by Healthlink South. The group is now seeking formal approval under the Christchurch City Council Childcare Policy.

The Policy

Under the Christchurch City Council Policy, Community Creches should be:

- Community managed.*
- Operate on a not for profit base (ie no member of the group/society makes financial gain from the profits of the creche's operation.*
- Casual use (ie the centre maintains an open roll, with equitable attendance opportunities for all).*

Forfar Nursery and Pre-school fulfils all three of these criteria.

The future

Under the policy any such approved organisations could be eligible for the following from the Council:

7 Cont'd

1. *Advice, support and accommodation assistance for existing community creches. This would be dependent upon an annual survey demonstrating continuing need for the assistance and service.*
2. *Financial assistance in addition to accommodation. Such assistance would consider the following factors:*
 - *socio-economic status of the area*
 - *ability of the local community to fundraise*
 - *availability of other options for assistance and funding, including user charges.*
3. *Relocation of existing creches. A number of factors would be considered in assessing such a request:*
 - *local pre-school population;*
 - *location and types of other preschool services;*
 - *suitability of existing or alternative premises;*
 - *support of the local community;*
 - *socio-economic status of the area;*
 - *ability of the local community to fundraise;*
 - *availability of other options for assistance and funding, including user charges.*

It should be noted that the Forfar Nursery and Pre-school is not seeking any of the above assistance at this stage and is not expecting to do so in the foreseeable future.”

Comments from the Community Adviser Childcare are set out below:

“For the Committee’s information, the majority of community creches which receive Council support under the current Childcare Policy have had an historical association with the Council. That is, they were community development initiatives which were supported in various ways by the Council prior to the adoption of the Childcare Policy. The policy is silent on “formal recognition” of community creches, and has no formal process for recognising creches. The policy merely formalised an existing arrangement with a number of community creches. The policy does, however, specify “criteria for eligibility”. The Forfar Nursery and Pre-school clearly meets these criteria, as stated in the report.

A very small number of creches which were not receiving any form of Council assistance before the adoption of the Childcare Policy, but which met the criteria in the policy, have successfully requested assistance from their Community Board or Service Centre, in line with that policy. For example, the Fendalton Waimairi Community Board has provided a rent subsidy for the Cotswold Nursery and Preschool for the past few years.

7 Cont'd

This assistance has been determined by the Community Board or Community Manager, and has not required approval by the Community Services Committee.

While it is not a requirement, there is no reason for the Committee to not adopt this recommendation."

Recommendation: That the Forfar Nursery and Pre-School be recognised as a community creche under the Christchurch City Council Childcare Policy.

Chairperson's

Recommendation: That the above recommendation be adopted.

PROPERTY SECTION

8. **HOUSING REVIEW WORKING PARTY - AVEBURY HOUSE**

RR 7326

Officer responsible Property Manager	Author Kevin Roche
Corporate Plan Output: Parks Unit - Leases and Consents	

The purpose of this report is to inform members of the report of the Housing Review Working Party in relation to the possible use of this property for housing purposes.

BACKGROUND

Members will recall that at the 1 December 1997 meeting of the Community Services Committee it was resolved that the possible use of Avebury House for housing be referred to the Housing Review Working Party concurrent with consideration of its use for a community cultural centre.

Avebury House is a large two-storey Victorian residence of approximately 470m² erected in 1885 owned by the Council since 1948 and used as Youth Hostel from 1965 to 1997. Zoning is recreation 2 in the Transitional District Plan and Conservation 2 in the proposed City Plan. Any existing use rights for similar use to the Youth Hostel expire in July 1998. It has a 1995 Government Valuation of \$230,000 (LV \$50,000).

In October 1997 the Property Unit advertised for parties interested in leasing the property to register their interest. As previously advised only two firm proposals were received:

- Drug Arm Christchurch
- Leisure and Community Services Unit for a community cultural centre.

8 Cont'd

OUTSTANDING MAINTENANCE

An inspection of the existing building has been undertaken by City Design Unit and BPS Engineering and Energy Ltd to quantify and cost current outstanding maintenance.

If all the work identified were to be carried out within the next five years the total cost could be in the region of \$173,000. Of this amount \$84,000 could be considered the Council's responsibility and would include such items as:

- Roofing.
- Exterior weatherboards/soffits.
- Window hardware.
- Stormwater and waste drainage.
- Electrical rewiring.
- Consents.
- Design/supervision.
- Contingencies

Work identified as requiring immediate attention to make the building more habitable is being arranged with \$9,000 having been approved on the six monthly review of the Parks budget. The balance of the work costed will largely depend on the end use and could either be funded by the tenant or jointly with Council.

VISIT BY HOUSING REVIEW WORKING PARTY

Members of the Housing Review Working Party visited the site on Wednesday 11 March 1998. There was a general consensus from members that they would not wish to see the building demolished and would support its retention and restoration for some form of "community use" rather than for Council housing.

The suggestion of preparing a conservation plan for the building was put forward. No action has been taken on this at present, estimates for preparation of such a plan using appropriate external consultants range from \$2,000 to \$20,000 depending on the extent of the work undertaken.

CURRENT POSITION

The proposal for use of this building for a community cultural centre was considered at the Community Services Annual Plan meeting on 3 February 1998. A new operating initiative for this item of \$35,000 had been put forward for consideration by the Committee. This was not, however, supported by the Committee or by the Strategy and Resources Committee Annual Plan Working Party.

The other proposal from Drug Arm Christchurch is for residential use of the building for a drug and alcohol treatment programme. This use may require a resource consent.

8 Cont'd

This would not provide any contribution towards the substantial outstanding maintenance required and no rental level has been offered.

SUMMARY

The Housing Review Working Party does not recommend a Council managed Housing output from Avebury House.

If retention of the building is seen only as a heritage issue then it would be appropriate for this matter to be referred to the Environmental Committee. (Note: The building does not have a heritage listing with either the Council or Historic Places Trust).

Should the Community Services Committee wish to investigate further the possibility of community use then discussions should also be held with the Hagley/Ferrymead Community Board and the adjacent Burwood/Pegasus and Shirley/Papanui Community Boards.

No budget provision exists for the estimated \$173,000 of outstanding maintenance. It should be noted also that no allowance for any additional costs associated with any change of use are included in this sum.

This matter was also reported to the Parks and Reserves Committee in December 1997 who have requested additional information on costs associated with upgrading for community use and alternatively of disposing of the building and clearing the site. Costs for this latter option are currently being sought.

- Recommendation:**
1. That Drug Arm Christchurch be thanked for their interest and advised that the Council does not consider it appropriate to proceed with this option at this stage.
 2. That an intra unit working party (EPPU, Property, LACSU, Parks Units) further consider options and report back to the appropriate Community Boards/Committee.

Chairperson's

Recommendation: That the above recommendation be adopted.

9. REVIEW OF IMPLEMENTATION OF THE 1997/98 CORPORATE PLAN

Implementation of the 1997/98 Corporate Plan for the period to 31 December 1997 will be reviewed for the Communications and Promotions Unit.

A copy of the monitoring report previously circulated should be brought to the meeting.