

21. WINDSOR PRIMARY SCHOOL

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Corporate Plan Output: Major Grants	

The purpose of this report is to update the Board on the Windsor Primary School's proposal to extend the School and Community Hall and to seek the Board's direction on the Council's involvement in the project.

BACKGROUND

The Hall was constructed in 1983 as a school and community facility and was jointly funded by the Waimairi District Council, Department of Education, Windsor Primary School and the local community. From my reading of the files held at the Shirley Service Centre and in discussions with the Council's Property Unit it appears that the Windsor Primary School/Ministry of Education own the facility with the Christchurch City Council holding a licence to occupy agreement. This Agreement gives the Council authority to use the said land and buildings for the purpose of operating a community hall complex. There is also an agreement dated April 1983 that establishes a Windsor Hall Management Committee. The management of the Hall is now the responsibility of a committee of the Windsor School Board of Trustees.

The Windsor School and Community Hall is not listed on the City Council's Property Unit Asset Register.

Under its Community Facilities/Halls/Cottages Administration Budget, the Advocacy Team allocates a \$1,000 annual maintenance grant to the School.

PROPOSED EXTENSIONS TO THE HALL

At the Burwood/Pegasus Community Board's 28 June 1999 meeting a letter was tabled from the Windsor Primary School Board of Trustees requesting support and assistance for the proposed extensions and renovations to the School/Community Hall. The Community Board referred the request to the appropriate officers for a report and a community needs analysis.

A meeting was held in the latter part of 1999 between the School's Board of Trustees, Burwood/Pegasus Community Board members, Shirley Service Centre staff and Council Property Unit staff. The meeting was called to clarify issues relating to current ownership and management responsibilities of the Hall and to assess if the Council has any direct funding support responsibilities with the proposed extensions and renovations.

Through my discussions with the Council's Property Asset Manager it is quite clear that the Council has no direct funding support responsibility as the Hall is not owned by the Council. The Asset Manager informed me that this ownership and funding support view was stated at last year's meeting with School representatives. He also believed the meeting was clearly informed that as the Hall is not a Council owned facility there would be no funding available through the Property Unit for this extension project.

A letter was received by the Burwood/Pegasus Advocacy Team on 14 February 2000 from the Windsor Community Hall Development Committee requesting financial support towards consultation, design and consent costs estimated to be \$15,000.

A second letter from the Development Committee was received on 29 May 2000 requesting funding support for an estimated \$295,000 School/Community Hall extension and renovation project. The Community Advocate informed the Development Committee that, as the City Council was currently undertaking a review of community facilities throughout the city, any decision by the Community Board would be reserved until the Council had assessed the outcome of this review.

Paul Stewart and I met with Ces Chapman (School Principal), David Smeekes (Windsor Community Hall Development Committee) and Neil McKenzie (Windsor School Board of Trustees) on 1 August 2000. The aim of the meeting was to clarify this 14-month "seeking support" history and identify some steps forward. The School representatives have a clear understanding that the Hall is a jointly owned School and Council facility and therefore seek a direction from the Community Board on the level of the Council's funding support for this Hall extension project. The School needs an urgent indication from the Community Board and City Council as other applications to the Ministry of Education, the Lottery Grants Board and The Community Trust require City Council support/contribution to such school and local authority based projects.

The School representatives have been asked to provide information on current Hall use by the wider community and the level of new community use that would support the proposed extensions. The Principal gave an undertaking that this will be provided.

At the meeting we were informed by the school representatives that:

- many sporting and recreation groups in the area do not use the Hall because of its very small size,
- there is no stage facility and this severely limits use by arts and theatre groups,
- present ventilation is so poor that large group or public meetings are held out of this local area,
- since the hall was built there has been major housing development in the area especially over the past five years and such development is expected to continue over the next five years,
- since 1989 the school roll has increased from 290 to 560 pupils,
- the proposed extensions will take the Hall to its original 1983 design, which was not completed due to lack of available funds at the time.

Paul and I agreed with the School representatives that we would bring this community project back to the Community Board for a direction.

CONCLUSIONS

The request of the Windsor School Board of Trustees is now referred to the Community Board to seek direction on the Board's and the Council's involvement in the project.

It is important to note that though the Council's Property Unit may not allocate funds to non-council owned facilities, the Council and its Community Boards have allocated grants towards such school based projects. Through the Major Grants process for example, funding allocations have been made to Christchurch East Primary, Addington Primary, Burnside High and Elmwood Primary Schools during the past three to five years.

- Recommendation:**
1. That the Windsor School Board of Trustees be advised of the Council's Community Facilities Review, which is currently being undertaken and that Council policy will be reviewed on the completion of the Community Facilities Review.
 2. That this request for funding of the extensions and renovations to the Hall be referred to the Council's Major Grants Funding Committee.
 3. That the Community Board consider in November 2000 what support it may give to the project.

- Chairperson's Recommendation:**
1. That recommendations 1 to 3 be adopted.
 2. That legal opinion be obtained that addresses the hall ownership and that this information be distributed to the Board and Windsor School's Board of Trustees.