

4. SHIRLEY/PAPANUI - COMMUNITY CENTRES

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The purpose of this report is to provide an overview of the operation of the community centres in the Board's area for the 2003/2004 year.

With the recent review and re-organisation of the Council units the responsibility for the operation and maintenance of the community centres is in the process of being resolved. Maintenance of the properties both inside and out, broadly speaking, is the responsibility of the Facility Assets Unit. They are currently working through the Council's portfolio of premises and are developing an assets management plan and strategy. It is expected that the operation of the facilities, management plans, support for management committees etc will lie with the Community Services Team of the Community and Recreation Unit.

ABBERLEY PARK HALL

The year saw eight groups utilising the hall on a regular basis. This is an increase of four on the previous year. During the year the hall was used by approximately 35 "casual" hirers for meetings, social functions including wedding celebrations and birthday parties (for young and old). Some of these hirers used the Hall on more than one occasion. The usage is on a par with last year, that is, on average, 3 to 4 times during the week and at least once on the weekends. The facility is very popular from late Spring to early Autumn.

Current user charges are:

<i>Hourly Rate</i>	\$6.00
<i>Half Day</i>	\$25.00
<i>Social Function</i>	\$140.00

These are the same as last year.

During the year one of the regular users reported that the heaters in the hall had been left on by a previous user (at least 24 hours). The heaters are now on a time switch. There were no other health and safety issues reported during the year.

OURUHIA HALL

During the year the Committee continued working hard promoting the use of the hall with trends showing a gradual increase in use. There is one regular monthly user (Bowls Club) and two other semi-regular users during the year, the Garden Club and the Ouruhia Residents' Association. These groups used the facilities on 47 occasions in total. There has been an increase, 49 in total in the use of the hall by casual hirers with a trend towards birthday and anniversary celebrations. Weddings and receptions have increased slightly.

Current charges are:

<i>21st Birthdays /Anniversaries</i>	\$175.00
<i>Weddings</i>	\$195.00

The Weddings charge includes use of the hall the night before the function for decorating purposes. Other uses are charged on a negotiated basis. The Committee now charges a refundable bond of \$100 for 21st birthdays and weddings. These charges are the same as last year and at present there is no proposal to increase them in 2004/05

During the year the interior was renovated including the replacement of curtains, drapes and blinds using funds provided by the Board and some upgrading of equipment especially in the kitchen. The Facility Assets Unit have upgraded the toilets as well as carrying out minor exterior building maintenance works during the year. The replacement of the floor is being considered as part of the asset management plan.

The Committee comments that they have received positive and encouraging feedback from the hall users following the upgrading. They are looking at an increase in the hiring of Hall next year with an increase of bookings through to 2005 already.

The committee did raise concerns about the difficulties some hirers expressed about getting details about the hall, costs, contacts from the Council's web pages. These concerns have been passed onto the Council's Web Team and to the CINCH Team.

No health and safety issues arose during the year.

ST ALBANS COMMUNITY CENTRE

During this year the use of the hall by regular users has increased to 26 (18 weekly and 8 monthly). This does restrict the available time for casual users of the facility but casual use, some on a semi regular basis, continues at levels similar to last year.

On average between 5 and 10 people are coming into the centre between 11 am and 2 pm for information which is similar to last year.

Annual occupancy has remained steady on 75%. On most mornings and evenings the Centre is working to capacity.

Current charges are:

	Community Groups	Commercial
<i>Hourly Rate</i>	\$8 per hour per room (increase of \$2)	\$13 per hour per room (increase of \$3)
<i>Exhibition/long term</i>	Negotiable – Max \$40 per day.	Negotiable

The Centre is hiring the hall out for small social functions on a Saturday night at \$20.00 per hour for the sole use of the facility with strict conditions on noise levels. This hire is at the discretion of the Centre.

The Community Constable has allowed the contract to lease out a room lapse.

The Board will be aware that Council has purchased an adjoining property to be used as a car park for the facility. It is hoped that work will start on this site early 2005 (the present owner is occupying the property as a tenant for 6 months).

During the year extensive maintenance has been carried out on the outside of the building including repair to rotten windows, and damaged plaster work. Following this the exterior of the premises was repainted.

The Management Committee has expressed concerns about the lack of insulation in the premises both underfloor and in the ceiling. Facility Asset Unit has been advised that the porch floor is once again starting to show signs of rot. The Management Committee attributes this to rising damp. They feel that the overall lack of insulation contributes to a high heating bill. The Committee advises that they are looking at installing insulation in the ceilings of the two public rooms. Facility Asset Unit advises that no provision has been made in their budgets at this time for insulation of the building.

No health and safety issues arose during the year. .

SHIRLEY COMMUNITY CENTRE

This facility is used by a wide range of groups, clubs, support services etc. Usage of the centre has increased on last year's levels with 5 "permanent tenants"(same as last year), 33 (up three) regular users and approximately 23 (up 18) casual or "one off" users during the year. Three of the regular users have increased their frequency of use due to an increase in class sizes. Total bookings for the year, not including permanent tenants, equalled 1495 (up 85).

During the year hire charges for the hall were increased slightly.

Current charges per 3 hour "peak" session are:

	Non-Profit	Commercial
<i>Hall Use</i>	\$38.50 (up \$3.50)	\$77.00 + GST (no change)
<i>Room</i>	\$22.00 (No change)	\$44.00 + GST (no change)

Current "Off-peak" and hourly rates are (1hr/2hr)

	Non-Profit	Commercial
<i>Hall Use</i>	\$18.00/\$24.00	\$36.00/\$48.00 + GST
<i>Room</i>	\$9.00/\$12.00	\$18.00/\$24.00 + GST

These charges will remain the same for 2004/05.

Apart from the re-carpeting of Room 1 no significant maintenance works were required during the year.

Structural strengthening was budgeted for 2004/05. This has now been reprogrammed for 2005/07.

No health and safety issues were raised during the year.

Staff

Recommendation: That the information be received.

Chairman's

Recommendation: +