

Allandale Reserve Management Committee Meeting Thursday 13th April 2023 in Otoromiro Hotel at 7 p.m.

Present : Graham Barrell (Chair), Kate Bould, Martyn Stanley, Howard Needham (Community Board), Jan Millar (minutes), Karen Banwell, Grania Ormond, Susan Hodge and Dennis Aldridge (arrived late).

Apologies : Jeanette Stanley

Moved MS Seconded KB Carried

Previous meeting - triennial meeting (25 January 2023): Election of new committee members

Business: KB and GB had recently attended the Community Board meeting to present the committee's stance on the current state of Allandale Hall. They outlined the local residents' support of this unique and popular facility within their community. It is extremely well placed for events as it is situated away from local properties with amazing views of the harbour which has become a sought after wedding venue for locals but also from the wider Christchurch area. The current situation is that the floor is damp and there are a few areas that are now a liability for users of the hall, as the flooring could collapse under pressure of feet and so as a committee we have taken the position of cancelling some previously booked events and are taking no further bookings. The ARMC is requesting a way forward requiring a detailed analysis of the current problem, the overall cost and timeframe to secure the ongoing upkeep and maintenance of this community asset. A response has been asked for from Paul McKeefry (Community Facilities Specialist, CCC). Recently a fungal spore count was taken but the result has not been made available to date.

Discussion within the committee has raised some potential solutions. One being to hand the Reserve and Hall back to the Council for them to manage these ongoing issues. This was felt not to be in the best interests of the community. Therefore we need to continue to negotiate with council for a way forward. It was noted that a concrete block was added to the rear of the hall in the 1970's without adequate drainage which is exacerbating existing dampness as well as the obvious low lying area and rising sea level.

GO and KB had recently asked a work colleague to give a brief summation of the current state of the Hall floor.

The damp meter readings were not as bad as originally thought.

A reading of 18% at the end away from the stage and this is where the floor was spongy and soft. The floor here is cupped and delaminated due to moisture. The stage end of the hall had a reading of 13% which is considered within a normal range. GO has a written summary and an estimate of \$65,000 for repair of floor and sub floor.

A question was raised whether the hall had Tsunami insurance during the 2010 tsunami. No claim was made.

Question – Does the committee wish to maintain control of the Hall? All agreed this was the preferred option.

The committee still needs resolution regarding the operational oversight of the day-to-day running of the hall including bookings, cleaning, day-to-day running and finances. We would therefore like to maintain the *status quo* however this would differ from the template CCC are requiring from other RMCs.

Motion This committee strongly advocates that CCC considers the urgent repair of Allandale Hall as a fit for purpose building for use of the wider Christchurch community.

Moved JM. Seconded KB. Carried

Motion This committee wishes to continue with its role in current operational administration of Allandale Hall.

Moved KB. Seconded MS. Carried

Other business

Susan Hodge to sign forms for bank account access.

Meeting closed - 7.40 p.m.