
Sandbrook Community Buildings - Future Use

File No.: CP2016/14513

Purpose

1. The purpose of this report is to advise the local board of the current condition of the Sandbrook Community Buildings, located at 47R Everitt Road Otara, and to seek the consent of the board to proceed with demolition.

Executive summary

2. Manukau City Council acquired the Sandbrook Community buildings in the 1990's.
3. The facility was originally a school constructed in the early 1960's but had been a leased facility since 1998.
4. In early 2015, the lessee organisation (Crosspower Ministries Trust) terminated their lease and Council prepared to do upgrade work to the buildings prior to re-leasing them.
5. Unfortunately the buildings were heavily vandalised twice in 2015, with the result that the seriously damaged buildings were boarded up while a decision was made as to their future.
6. On the one hand, there is a need for community/leasable facilities in the Ōtara-Papatoetoe area and there are at least four organisations which have expressed interest in repairing and rejuvenating the facilities.
7. On the other hand, these buildings are tired and whilst not beyond repair, need significant work and resources to bring them to a habitable standard. In addition, there will be high costs of security incurred while the refurbishment is underway, due to the isolation of the area and the track record of damage and vandalism which occurs here.
8. Further, Parks Advisors consider that the buildings directly impede access on to Sandbrook Reserve and would like to see them removed to enable a more free and easy pedestrian flow on and around the park, leading to increased use of the reserve.
9. The cost for renovations is between \$200,000 and \$300,000, while the cost of demolition is estimated between \$90,000 and \$100,000. The first insurance claim was for \$44,769, whilst the second will be for approximately \$100,000. Therefore, should the board decide to retain the buildings, an amount of at least \$150,000 will need to be allocated towards the costs of repair (being the shortfall between the insurance claim and the estimated costs).
10. Following the workshop held with the local board on 5th July, officers have been asked to facilitate a further meeting with the Feed the Need Charitable organisation to explore the details of their application to lease and renovate the buildings.
11. Attached is a plan of the buildings and a series of photos which highlight the condition of various areas as mentioned in the report.

Recommendation/s

That the Ōtara-Papatoetoe Local Board:

- a) Approves the demolition of the Sandbrook Community Buildings, with the cost to be covered by funds already held by Council from the two insurance claims.

Comments

12. The facility was leased, (from approximately 1998), to CrossPower Ministries Trust until it relinquished its lease in December 2014.
13. The Trust used part of the buildings as a school for youth who had been expelled or suspended from mainstream education and were at risk (or had a history) of offending. Another part of the buildings was used for church services and ministry work, particularly on the weekends.
14. The buildings were in a very old and tired condition and a renewals budget of \$55,000 was approved to undertake remedial and upgrade work following the relinquishment of the lease by Crosspower.
15. Officers met with contractors in late January 2015 to finalise the scope of works, however shortly afterwards (in February/March 2015), the buildings were extensively damaged through a vandalism attack.
16. An insurance claim was made and approved to the value of \$44,769, but unfortunately the buildings were further vandalised before any refurbishment works were done and the buildings were boarded up pending a decision on their future use. A second claim was made which has not been finalised, once again pending the decision the board makes.
17. Officers representing Parks and Property, together with Local Board advisors have had lengthy discussions about what the future might be, given the buildings' condition and location. The discussions have focussed on reasons for and against keeping the building, and are identified as follows:-

18. In Favour of Retaining the Building

- i. There is a constant need for community leasable space in the Ōtara-Papatoetoe area and, to date, there have been four enquiries from organisations who are interested in restoring and occupying the buildings.
- ii. Although there is significant superficial damage to the buildings, they are still structurally sound and repairable.

19. In Favour of Demolishing the Building:

- i. The buildings require a lot of work to make them habitable again. Because of the extent of the damage and the fact that the buildings are boarded up, it is very difficult to get an accurate quotation. Estimates have come in at a minimum of \$200,000, just to do a basic 'like for like' replacement. The estimates have focused primarily on the interior where the major vandalism is, but there is also exterior work, such as replacement of spouting and possibly the roof, replacement of the actual window and screen door frames and replacement of a lot of the cladding. Much of the verandah decking also has warped or is deteriorating and will require replacement. Further there has been significant land subsidence under one of the main concrete pathways, breaking and damaging the path. The total cost may reach \$300,000 or more in total.
- ii. This also does not include installing insulation, for example, which will be essential under current building codes.
- iii. In addition it may be necessary to have security guards on site continuously throughout the rebuild due to the risk of further vandalism occurring. The hourly rate for a static guard is approximately \$27 per hour, which adds \$648 per day.
- iv. The refurbished buildings will probably continue to incur high costs as a result of ongoing vandalism, which was the case when Crosspower Ministries Trust occupied them.
- v. The buildings are poorly located in terms of sight lines and access into Sandbrook Reserve and their removal would open this end of the park up quite significantly. A separate report has been prepared to address the management and future plans for the reserve.

- vi. The estimated cost of demolition and reinstatement of the land is \$90,000-\$100,000.
20. If the local board considers demolition to be the best option, Council's Insurance team have advised that the claims amounts can be used towards the total cost. The first claim was \$44,769 whilst the second was not finalised, pending the decision on demolition.
21. If the local board considers retention of the building the best option, then provision will have to be made to cover the shortfall between the insurance claims and the total amount of work required to bring the building back up to standard. The second claim would be for an amount of approximately \$100,000, which means there would still be a shortfall of up to \$150,000.

Consideration

Local board views and implications

22. The issue was discussed with the board at a workshop held on 5th July 2016. As a result, officers will facilitate a meeting to be held between members of the Feed the Need Charitable organisation and local board members, to investigate their application to lease the building, whether their occupancy could also accommodate other groups and to establish whether this is a realistic option.

Maori impact statement

Whilst there is no direct impact upon Maori, the loss of Sandbrook Community Buildings is a loss to all of the Otago communities, including Maori.

Implementation

23. The recommendations within this report do not trigger the Auckland Council Significance Policy.

Signatories

Authors	Maureen Sheldon – Property Co-ordinator, Operations Southern, Community Facilities
Authorisers	Rod Sheridan - Manager Community Facilities

Attachments

No.	Title	Page
A	Sandbrook Community Buildings Plan	
B	Photos of the condition of the Sandbrook Community Buildings (<i>Under Separate Cover</i>)	

Signatories

Authors	Carol McGarry - Democracy Advisor
Authorisers	Rod Sheridan - General Manager Community Facilities Carol McKenzie-Rex - Relationship Manager