

16 September 2022

Email: democraticservices@huttcity.govt.nz

Hardwick Smith Lounge

Tēnā koutou kato

We received a request from Cr Edwards, on behalf of the Belmont Residents Association, asking for information on the following:

- What progress has been made remedying the mould situation at the Hardwick Smith lounge, and getting the facility open again?
- Is there ongoing maintenance oversight on the building (it appears there is water leaking from an area of the roofline, with water stain appearing on an outside wall)?

The response from officers follows:

Since Hardwick Smith Lounge was closed, air purifiers and scrubbers were installed on site to reduce the levels of toxic mould. Due to damage and wear to the building, the toxic levels could not be completely eliminated. Contractors have been onsite to assess the damage and have provided quotes for remedial work. Testing takes place periodically to monitor if the levels of toxic mould reduce to safer numbers.

Monthly exterior checks on-site are currently being performed by our Maintenance Officer so any maintenance issues can be addressed. An external contractor performs an internal check quarterly as they are required to wear full Respiratory Protective Equipment to enter the building.

We are also currently undertaking condition assessments of all of our assets and facilities – this includes Hardwick Smith Lounge. The condition assessments will inform a strategic review of all of Councils assets and facilities. Once the strategic review is completed, officers will provide advice to and seek direction from our elected members on how we respond to the varying needs of our assets and facilities across our city.

Until this work has been completed, we will be pausing any works at Hardwick Smith Lounge. We anticipate some clearer direction on what is intended towards the middle of next calendar year.

Ngā mihi nui,

Democratic Services Team