



29 April 2024

Petone Community House

office@pchouse.nz

Dear Petone Community House

Request for Information – Local Government Official Information and Meetings Act (the Act) 1987

We refer to your official information request dated 5 April 2024 for:

- *A copy of the agenda for the April 17 meeting, including all reading material, the list of likely attendees from HCC including their contact details.*
- *All preparatory and up-to-date material, recommendations and correspondence produced by HCC or their agencies in relation to community hubs and community houses.*
- *Access to the 'proposal for managing assets' mentioned in your letter to allow us to engage our community and give meaningful feedback on it.*
- *The relevant pages in the Long Term Plan (LTP 2024 – 2034) that affect community houses, hubs and spaces to allow us and our community to be fully engaged and informed when submitting feedback on the Long Term Plan (LTP 2024 – 2034).*
- *In your letter you say "We'll also be changing our approach to how our spaces are booked to make sure they are optimised and accessible to everyone." Can you please inform us what this means and provide us with all relevant material for discussion?*
- *Timelines for your "series of conversations with leaseholders and hirers." We want to ensure that the affected community who are leaseholders and hirers are given the opportunity to engage in these discussions.*



Response:

Past under-investment in many of our facilities means significant work is required over the next 10 years. One of the financial challenges Council is facing is the future affordability of our community facilities, parks and reserves. At the same time, there is increasing demand from our growing population for new activities. Council must ensure we can continue to meet the needs of communities while not increasing the burden on ratepayers.

Through the Long-Term Plan, we are proposing increases to leases, licenses and hire fees in line with our Revenue and Financing Policy to ensure they reflect the true cost of assets and strike a fair balance for users and non-users. We also plan to look at when and how buildings and spaces are being used and whether they could provide better service to our community, alongside the existing users.

This is on page 10 of the LTP Consultation Document, which can be found at: [10 Year Plan 2024-2034 \(huttcity.govt.nz\)](https://www.huttcity.govt.nz/10-Year-Plan-2024-2034). Additional information can be found at: https://issuu.com/huttcitycouncil/docs/managing_our_assets_draft_10_year_plan_2024-34?fr=sODk0YTcyMTQxMzk.

Once we know whether this new approach is adopted through the Long-Term Plan process then a timeline will be established.

Attached is a letter Council sent to tenants.

Also attached is the summary condition assessments for houses and hubs.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website. Please refer to the following link: www.huttcity.govt.nz/council/contactus/make-an-official-information-act-request/proactive-releases

Yours sincerely

Philip Rossiter

Senior Advisor, Official Information and Privacy

Condition Assessment Summaries

Alicetown Community House

Condition Information

The building is presented as being in moderate condition with an average score of the assets as being 2.9 which is below the average rating of Hutt City Council's portfolio. WSP noted 2 assets during our assessment in 'very poor' condition which are the ceiling finish within the front office and a comms cabinet noted within the building. WSP noted 8 assets that were in 'poor' condition during our inspection. These were noted as being external finishes such as the painted finish on the timber weatherboard and roof finishes on the canopies of the building. WSP also noted 'poor' condition assets internally such as door finishes and internal wall painted finishes to high traffic areas such as the main lounge. The majority of the assets noted during WSP's inspection were assessed at 'moderate' condition with over 61% of all assets captured.

Spend Forecast

The CAPEX forecast over the next 10 years for the building do not show any large outliers with regards to budgets for year on year. Within 2025, WSP has allocated for the redecoration of the external timber weatherboards which were noted in poor condition as per the condition information. Within the years 2026, 2027 and 2028 the majority of the budgets for each year are allocated for internal renewals of all finishes and small mechanical and electrical services such as non-LED light fixings and heat pumps. Within the year 2030, the budget is allocated for the renewal of fire protection systems, as well as externally for the renewal of finishes such as re-painting the roof and renewal of the timber decks and handrails.

The OPEX forecast over the next 10 years averages \$1,868 per year for spend on budgeted items under \$1000.

Kelson Community House

Condition Information

The building is presented as being in moderate to good condition with an average score of the assets as being 2.5 which is slightly below the average rating of Hutt City Council's portfolio. WSP noted no assets during our assessment in 'very poor' condition. However, WSP observed 4 assets that were in 'poor' condition during our inspection. These were noted as internal floor finishes such as carpet replacement within offices and the colorsteel guttering/spouting of the property. The majority of the assets noted during WSP's inspection were assessed at 'good' condition with over 59% of the assets captured.

Spend Forecast

The CAPEX forecast over the next 10 years for the building consist of \$101,960 in year 2030. Within this year, WSP has allocated for the renewal of the internal finishes and kitchen equipment such as vinyl floor coverings, and fixed cabinetry. The budget for the year 2030 has also been allocated for the renewal of the fire alarm system, which is noted as the largest capital expense for the property over the next 10 years. WSP recommends the service contractor complete a detailed assessment of the fire alarm system with the objective of identifying the likely remaining life of the system's individual components and where possible prolong the life of the asset.

The OPEX forecast over the next 10 years averages \$1,226 per year for spend on budgeted items under \$1000.

Moera Community House

Condition Information

The building is presented as being in moderate to good condition with an average score of the assets as being 2.5 which below the average condition rating of Hutt City Council's portfolio. WSP noted 0 assets during our assessment in 'very poor' condition. Five assets were observed in 'poor' condition

during our inspection. These assets included internal carpet finishes in high-traffic areas such as the main hall and window finishes externally. The majority of the assets noted during WSP's inspection were assessed at 'good' condition with over 59% of the assets captured.

Spend Forecast

The CAPEX forecast over the next 10 years highlights 2 years with above expenditure compared to the other periods (2028 and 2030). Within 2028, the budget is allocated across the ground floor and externally across the walls and cladding. Externally, the budget is allocated for the redecoration of the timber weatherboard painted finish. Internally, the budget is allocated for the renewal of floor finishes such as carpet tiles, internal wall-painted finishes and small mechanical services such as panel heaters. Within 2030, the whole of the budget is allocated to the ground floor with the majority being allocated for the renewal of the main switchboard within the building. It should be noted that the largest capital expense during the next 10 years for the building is the main switch board. WSP recommends the switchboard is inspected annually prior to the renewal alongside a detailed inspection report by a competent electrical engineer to determine the likely remaining life of the asset. Additionally, the contractor could then carry out any minor maintenance work to prolong the life of the asset

The OPEX forecast over the next 10 years averages \$1,728 per year for spend on budgeted items under \$1000.

Parkway Community House

Condition Information

The building is presented as being in moderate to good condition with an average score of the assets as being 2.8 which below the average rating of Hutt City Council's portfolio. WSP noted no assets during our assessment in 'very poor' condition. However, WSP did note 24 assets that were in 'poor' condition, which covers 18% of all assets captured. These were noted as internal finishes such as painting to wall finishes. The majority of the assets captured during WSP's inspection were noted as either 'moderate' condition which covers 44% of all assets while those in 'good' condition totalled 32%.

Spend Forecast

The CAPEX forecast over the next 10 years for the building shows the largest spends in 2026 and 2030. The budget for 2026 has been allocated for the renewal of the commercial fridges on the ground floor and the replacement of the domestic oven. Within the year 2030, the majority of the budget has been allocated for the renewal of the fire alarm system. It should be noted that the fire alarm system is the largest capital expense within the 10-year maintenance plan. WSP recommends the service contractor complete a detailed assessment of the fire alarm system with the objective of identifying the likely remaining life of the system's individual components and where possible prolong the life of the asset.

The OPEX forecast over the next 10 years averages \$1,451 per year for spend on budgeted items under \$1000.

Petone Community House

Condition Information

The building is presented as being in moderate to good condition with an average score of the assets as being 2.4 which in line with the average rating of Hutt City Council's portfolio. WSP noted 1 asset during our assessment in 'very poor' condition which refers to a section of the PVC downpipes on the external elevation. WSP noted 13 assets that was in 'poor' condition during our inspection which was noted as the painted/varnish finish to the doorways and the repainting of the timber weatherboard cladding. The majority of the assets noted during WSP's inspection were assessed at 'good' condition with over 69% of the assets captured rated under 'good'.

Spend Forecast

The CAPEX forecast over the next 10 years for the building is consistent across the period. Within 2025, WSP has allocated for the redecoration of the external timber weatherboards. Within 2028, the budget is split between the ground and first floor for the renewal of internal finishes such as carpet tiles and painted ceilings/ walls. In the year 2030 we have noted the renewal of small mechanical services such as instant hot water systems and heat pumps located on both the ground and first floor. Within this year 2030 further finishes are noted throughout both floors, such as repainting both the ceiling and wall finishes as well as replacing the vinyl floor coverings. The largest capital expense noted for the property is the main switchboard which has been scheduled for renewal in 2034. While this is outside of the 10-year forecast WSP recommends the switchboard is inspected annually prior to the renewal alongside a detailed inspection report by a competent electrical engineer to determine the likely remaining life of the asset. Additionally, the contractor could then carry out any minor maintenance work to prolong the life of the asset. The OPEX forecast over the next 10 years averages \$2,342 per year for spend on budgeted items under \$1000. WSP notes a large spend required in the year 2030 which as per the CAPEX forecast in the year 2030 is for renewal of internal finishes and additional small electrical services such as LED lights. WSP would recommend HCC review the works under the OPEX budget and add these to the CAPEX budget for efficiencies in delivery.

Pomare Community House

Condition Information

The building is presented as being in moderate to good condition with an average score of the assets as being 2.5 which is just below the average condition rating of Hutt City Council's portfolio. WSP noted 3 assets during our assessment in 'very poor' condition, these being the uPVC guttering, the timber-painted window finishes and the external timber steps. WSP observed 1 asset that was in 'poor' condition during our inspection which was noted as the repainting of the internal wall-painted within the laundry room. The majority of the assets noted during WSP's inspection were assessed at 'good' condition with over 52% of the assets captured.

Spend Forecast

The CAPEX forecast over the next 10 years for the building shows large spend in 2030. The budget allocated for 2030, is allocated for the renewal of the fire alarm system within the building. WSP recommends the service contractor complete a detailed assessment of the fire alarm system with the objective of identifying the likely remaining life of the system's individual components and where possible prolong the life of the asset. In this period an allocation has also been made for the renewal of various small mechanical and electrical services such as heat pumps and light fixings. The OPEX forecast over the next 10 years averages \$1,685 per year for spend on budgeted items under \$1000.

Eastbourne Library

Condition Information

The building is presented as being in moderate condition with an average score of the assets as being 2.7 which is below condition rating of Hutt City Council's portfolio. WSP noted 2 assets during our assessment in 'very poor' condition which was noted as a hot water cylinder within the first floor hallway and a redundant radiator within office 8. A further 52 assets were observed as being in a 'poor' condition during our inspection. The assets included internal ceiling, wall, and floor finishes as well as non-LED light fixings. The majority of the assets noted during WSP's inspection were assessed at 'moderate' condition with over 54% of the assets captured rated under 'moderate'.

Spend Forecast

The CAPEX forecast over the next 10 years for the building shows large spend in 2026 and 2030. The budget allocated for 2026 is focused on the ground floor finishes. The budget has been allocated for the renewal of carpet finishes, alongside repainting of the ceiling and wall finishes. Within 2030, the majority of the budget is allocated for the renewal of the fire alarm system and access control

system within the building. It should be noted the fire alarm system is also the largest capital expense noted for the property. WSP recommends the service contractor complete a detailed assessment of the fire alarm system with the objective of identifying the likely remaining life of the system's individual components and where possible prolong the life of the asset. An allocation has also been made for the renewal of various small mechanical and electrical services such as heat pumps and light fixings.

The OPEX forecast over the next 10 years averages \$3,545 per year for spend on budgeted items under \$1000, with a large spend noted in the year 2026. The budget for 2026 has been allocated for the renewal of the non-LED light fixings and redecoration works internally for the renewal of floor coverings and ceiling/wall painted finishes within small rooms.

Koraunui Hub

Condition Information

The building is presented as being in good to very good condition with an average score of the assets as being a 1.9 which is above the above condition rating of Hutt City Council's portfolio. WSP did not rate any assets during our assessment as being in a 'very poor' condition. WSP did identify 1 asset that was in 'poor' condition during our inspection which was the timber deck on the first-floor balcony which appeared faded and due for redecoration. The majority of the assets noted during WSP's inspection were assessed as being in a 'good' condition (over 77%).

Spend Forecast

The CAPEX forecast over the next 10 years for the building shows large spend in 2028 and 2030. The budget allocated for 2028 is focused on the ground floor finishes within the building. The budget has been allocated for the renewal of carpet finishes, alongside ceiling and repainting of walls. Within 2030, as noted in 2028, the majority of the budget is generally allocated for the renewal of internal finishes within the ground floor. Other assets include a number of perforated corrugated finishes due to renewal alongside small mechanical services such as heat pumps and instant hot water systems located in kitchens. The asset with the largest capital expense noted for the building is the fire alarm system, but this is not due for renewal until 2034. However, WSP recommends the service contractor complete a detailed assessment of the fire alarm system with the objective of identifying the likely remaining life of the system's individual components and where possible prolong the life of the asset. An allocation has also been identified for the renewal of various small mechanical and electrical services such as heat pumps and light fixings.

The OPEX forecast over the next 10 years averages \$3,418 per year for spend on budgeted items under \$1000, with a large spend noted in the years 2026 to 2028 and 2030. The budget for 2026 has been allocated for the renewal of non-LED light fixings noted within the property. Within 2027, the majority of the budget is allocated for redecoration works of door finishes while the 2028 budget is noted for the renewal of mineral fibre ceiling tiles within small rooms of the building. Within 2030 the majority of the OPEX budget will be allocated for the renewal of the floor coverings and perimeter trims in small rooms across the building.

Moera Library

Condition Information

The building is presented as being in good to moderate to poor condition with an average score of the assets as being a 3.1 which is below the above condition rating of Hutt City Council's portfolio. However, WSP noted 6 assets that were in 'very poor' condition during our inspection which were noted as the external finishes. These included the painted weatherboard, rainwater goods, and eaves finishes. These have all been scheduled for renewal in 2024. WSP also noted 7 assets in poor condition during our assessment, with part of the roof covering, the translucent finish on the roof and internal floor and wall finishes within toilets and breakout areas appearing due for renewal in 2025. The majority of the assets noted during WSP's inspection were assessed as 'moderate' condition (72%).

Spend Forecast

The CAPEX forecast over the next 10 years for the building shows large spend in 2024 and 2026. The budget allocated for 2024 has been allocated for the renewal of the external finishes highlighted above, these include the weatherboard and the replacement of the rainwater goods and eaves boards. Within 2026, the majority of the budget is allocated for the renewal of the internal finishes (ceiling, walls and floor finishes) and electrical systems (security surveillance camera system) of the buildings internal areas. The asset with the largest capital expense noted for the building over the next 10 years is the fire alarm system, which is due to renewal in 2034, outside of the current 10 year forecast. However, WSP recommends the service contractor complete a detailed assessment of the fire alarm system with the objective of identifying the likely remaining life of the system's individual components and where possible prolong the life of the asset. An allocation has also been made for the renewal of various small mechanical and electrical services such as heat pumps and light fixings.

The OPEX forecast over the next 10 years averages \$1254 per year for spend on budgeted items under \$1000, with a large accumulated spend noted in the year 2027. The budget for this period has been allocated for the renewal of internal finishes such as carpet tiles and ceiling/wall-painted finishes. Therefore, it is recommended that HCC review the assets under the OPEX budget and consider these within a larger package of work.

Naenae Library

Condition Information

The building is presented as being in good to moderate condition with an average score of the assets as being a 2.2 which is above the above condition rating of Hutt City Council's portfolio. WSP noted 2 assets that were in 'very poor' condition during our inspection which were the ceiling and wall finish within the caretaker's room. WSP also noted 3 assets that were in poor condition, which were internal wall and ceiling finishes within rooms such as toilets etc. The majority of the assets noted during WSP's inspection were assessed at either 'good', or 'very good' condition indicating the property had undergone a recent refurbishment.

Spend Forecast

The CAPEX forecast over the next 10 years for the building shows large spend in 2028 and 2030. The budget allocated for 2028 has been allocated for the renewal of internal finishes such as carpet tiles and ceiling/ wall redecoration works for the painted finishes. The budget has also been allocated for the renewal of a commercial fridge located in the staff kitchen. Within 2030, the majority of the budget is allocated for the renewal of the fire alarm system. This asset is also the largest capital expense noted for the building over the next 10 years. WSP recommends the service contractor complete a detailed assessment of the fire alarm system with the objective of identifying the likely remaining life of the system's individual components and where possible prolong the life of the asset. An allocation has also been made for the renewal of various small mechanical and electrical services such as heat pumps and light fixings.

The OPEX forecast over the next 10 years averages \$2,239 per year for spend on budgeted items under \$1000, with a large spend noted in the year 2028. The budget for 2028 has been allocated for the renewal of internal finishes such as carpet tiles and ceiling/wall-painted finishes. It is recommended that HCC review the assets under the OPEX budget and consider these within a larger package of work.

The site is located at 341 Cambridge Terrace, Naenae. The site contains a single building with no other structures immediately adjacent. The southwest portion is the original structure built in 1968. In 2000, a new extension was built to the northeast end which also involved modifications within the original building.

Petone Library

Condition Information

The building is presented as being in a moderate to poor condition with an average score of the assets as being a 3.5 which is below the average condition rating of Hutt City Council's portfolio. WSP noted 41 assets which were in 'very poor' condition during our inspection. These assets include a number of finishes in most rooms of the premises and a large number of heat pumps which appeared dated and due for renewal. WSP noted 117 assets that were in poor condition which were a combination of external and internal finishes that require redecoration/ renewal such as skylights and room finishes. Although there are several assets noted as 'very poor' (10%) or 'poor' condition (29%), The majority of the assets captured are recorded as 'moderate' condition (50%).

Spend Forecast

The CAPEX forecast over the next 10 years for the building shows large spend across years 2024 to 2026 with the largest spend noted later in 2030. The budget allocated for 2024 is for the renewal of all assets captured as 'very poor' condition. The whole budget is allocated for the renewal of internal finishes such as ceiling redecoration, wall redecoration and floor covering replacements, and small mechanical services such as heat pumps and light fixings. Years 2025 and 2026 is a continuation of this work. Within 2030, the budget is allocated for the renewal of the fire alarm system and concrete tile roof finish. These assets also have the largest capital expense noted for the building over the next 10 years. WSP recommends the service contractor complete a detailed assessment of the fire alarm system with the objective of identifying the likely remaining life of the system's individual components and where possible prolong the life of the asset.

The OPEX forecast over the next 10 years averages \$3,788 per year for spend on budgeted items under \$1000, with large accumulated spends noted in the first 3 years of the maintenance plan. The budget items include ceiling redecoration, wall redecoration and floor covering replacements, and small mechanical services such as panel heaters and light fixings. Therefore, it is recommended HCC review the assets under the OPEX budget and where appropriate consider these within a larger package of work.

Wainuiomata Hub

Condition Information

The Centre building is presented as being in moderate to good condition with an average score of the assets as being a 2.6 which is above the condition rating of Hutt City Council's portfolio. WSP noted 5 assets which were in 'very poor' condition during our inspection. These assets were noted as external finishes which include the painted aluminium roof finish and the profiled Colorsteel roof finish. Seven assets were in poor condition, which was noted as mainly external finishes that required redecoration/ renewal such as gutters and external timber painted finishes. Although there are a number of external assets noted as 'very poor' or 'poor' condition, the majority of the internal assets captured were noted as 'good' condition with over 62% of all assets inspected assessed as 'good' condition.

The Library building is presented as being in moderate to good condition with an average score of the assets as being a 2.3 which is above the average condition rating of Hutt City Council's portfolio. WSP noted five assets that were in poor condition, which included the ceiling, wall, and floor finishes within staff offices. The majority of the assets captured were noted as 'good' condition (over 61%) while a further 35% of assets were rated as 'moderate' condition. The majority of the assets are scheduled for renewal/replacement in 2028 and 2030.

Spend Forecast

The CAPEX forecast over the next 10 years for the Centre building shows large spend in 2024, 2028 and 2030. Within 2024, the majority of the budget is allocated to the renewal of the Colorsteel roof finish, which was noted as 'very poor' condition. The remainder of the allocated budget has been allocated for the renewal of 6 light fixings in the Warden Office. The budget allocated for 2028 shows a large spends required for the renewal of internal finishes, with the largest cost being the

renewal of the carpet-tiled finishes noted in various rooms on the ground floor alongside the renewal of the commercial-grade kitchen. Within 2030, WSP has allocated a budget for the renewal of mechanical and hydro systems such as heat pumps and kitchenettes. The largest capital expense noted as the renewal of the fire alarm system in 2034, beyond the scope of the 10-year maintenance plan. However, it is recommended that HCC carry out annual inspections on the fire alarm system and carry out any reactive maintenance when required to prolong the lifespan of the element. The OPEX forecast over the next 10 years averages \$3,788 per year for spend on budgeted items under \$1000.

The CAPEX forecast over the next 10 years for the Library building shows large spend in 2028 and 2030. The budget allocated for 2028 shows a spend to the ground floor to repaint wall and ceiling surfaces, with the largest cost being the renewal of the carpet tiles to various rooms on the ground floor. Within 2030 WSP has identified a budget for renewal of the fire alarm system which comprises the majority of the total budget for this period. An allocation has also been provided for the renewal of various roof elements and internal finishes including kitchenettes and kitchen fixings. WSP recommends the service contractor complete a detailed assessment of the fire alarm system with the objective of identifying the likely remaining life of the system's individual components and where possible prolong the life of the asset.

The OPEX forecast over the next 10 years averages \$1,982 per year for spend on budgeted items under \$100.

Walter Nash Centre

Condition Information

The building is presented as being in moderate to good condition with an average score of the assets as being a 2.3 which is just above the average condition rating of Hutt City Council portfolio of 2.4. WSP noted 3 assets which were in 'very poor' condition during our inspection. These were noted as the vinyl floor finish and the painted wall finish within the plant room. The majority of the assets captured were noted as 'good' condition with over 61% with maintenance work scheduled for renewal/replacement in 2030 and 2031.

Spend Forecast

The CAPEX forecast over the next 10 years for the building shows large spend in 2030 and 2031. The budget allocated for 2030 reflects the renewal of internal finishes, with the largest cost being identified with the laminate flooring to the ground floor. WSP also noted a large spend for the renewal of the fire alarm system within the premises for 2030. Within 2031 WSP has allocated a budget for the renewal of the roof covering on the older building at the rear of the property. The budget also includes the renewal of all fixed bench seats in changing rooms on the ground floor of the property.

The OPEX forecast over the next 10 years averages \$6,516.91 per year for spend on budgeted items under \$1000. The OPEX Budget highlights a large spend in 2026 which has been allocated for the renewal of internal finishes of ceiling and wall painted finishes as well as the renewal of light fixings within the majority of the rooms throughout the building.

War Memorial Library

Condition Information

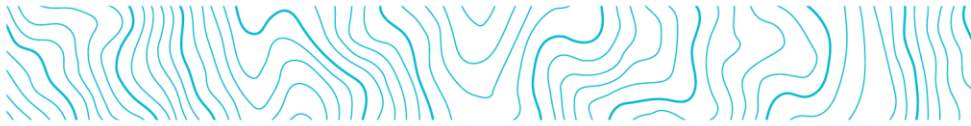
The building is presented as being in a moderate condition with an average score of the assets as being a 2.3 which is above the average condition rating of Hutt City Councils portfolio. WSP noted 2 assets which were in 'very poor' condition during our inspection. These were noted as the aluminium painted gutters externally, and the ceiling finish within the main entrance internally. WSP noted 11 assets which were in 'poor' condition which were noted as internal finishes within high-traffic areas and plant rooms. The majority of the assets captured were noted as 'good' condition with over 64% of all assets captured rated as 'good' condition. The majority of the assets are scheduled for renewal/replacement in 2028 and 2030, with the largest capital expense noted as the

butynol roof finish which has been scheduled for renewal in 2034 and therefore not included within the 10 year plan. WSP recommends a detailed roof report is carried out by your service contractors to identify the both the likely remaining life of this building element as well as identifying any minor works to extend its life beyond 2030.

Spend Forecast

The CAPEX forecast over the next 10 years for the building shows large spend in 2026, 2028 and 2030. The budget allocated for 2026 shows a large spend for the renewal of the Stucco external finish with the remainder of the budget allocated to the renewal of internal finishes such as ceiling and wall painting, renewal of floor finishes such as carpet tiles and replacement of light fixings. In the year 2028, the majority of the budget is for first floor and ground-floor finishes renewals with a number of carpet tiles and kitchens due to replacement. In the year 2030, the majority of the budget is allocated for ceiling finish renewals which includes the perforated panels on the first floor. The largest capital expense identified is the butynol roof finish which has been scheduled for renewal in 2034 and therefore not included within the 10-year plan.

The OPEX forecast over the next 10 years averages \$5,421.41 per year for spend on budgeted items under \$1000. The OPEX Budget highlights large spends in 2028, and 2030. As per the CAPEX Budget, these are allocated to renewal of internal finishes such as ceiling and wall painted finishes as well as the replacement of floor coverings such as vinyl and carpet. The opex budget is split to mainly focus on first floor renewals/redecoration in 2028 and ground floor works in 2030.



Kia ora ,

We are contacting you as a current lease/licence holder or hirer of a community facility or space provided by Hutt City Council. As you may be aware, councils around the country are facing significant financial challenges as we develop our 2024-34 10 Year Plan.

One of these challenges is the future affordability of our community facilities and parks and reserves. Past under-investment in many of our facilities means significant work is required over the next 10 years.

At the same time there is increasing demand from our growing population and new activities. We must ensure we can continue to meet the needs of our communities while not increasing the burden on ratepayers.

What we're doing

As part of consultation on our draft 10 Year Plan we're proposing increases to leases, licenses and hire fees to ensure they reflect the true cost of assets and strike a fair balance for users and non-users.

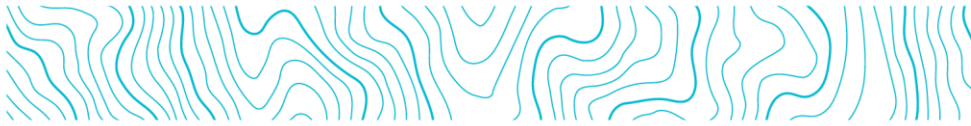
Our aim is to provide a range of multi-use and flexible spaces that can have many uses and users. We are going to look at when and how buildings and spaces are being used and whether they could provide better service to the community, alongside our existing users.

What does this mean for you?

If the approach is supported by Council we will start a series of conversations with lease holders and hirers to understand current and future potential use of assets.

Options for assets to be shared and activities to be hubbed will be looked at. As part of this there may be the opportunity for a small number of assets to be divested and gifted to community, where groups can show they are able to fund the ongoing operating and maintenance costs without further Council support.





We'll also be changing our approach to how our spaces are booked to make sure they are optimised and accessible to everyone.

We recognise there are groups that have done a great job with Council assets for many years, ensuring they achieve their purpose of enabling our community to thrive. However, we need to strike the right balance of meeting the needs of our growing and diverse community and keeping rates affordable.

What's next?

During the 10 Year Plan consultation you'll be able to provide feedback on our proposal for managing assets and there'll be an opportunity to attend a meeting to discuss this with councillors and Council officers on Wednesday 17 April at 7pm at the Lower Hutt War Memorial Library.

If you have any questions in the interim, please contact either:

Arthur Nelson, Head of Parks and Reserves
027 210 4010
arthur.nelson@huttcity.govt.nz

Alannah Laban, Head of Assets
027 203 1627
alannah.laban@huttcity.govt.nz

