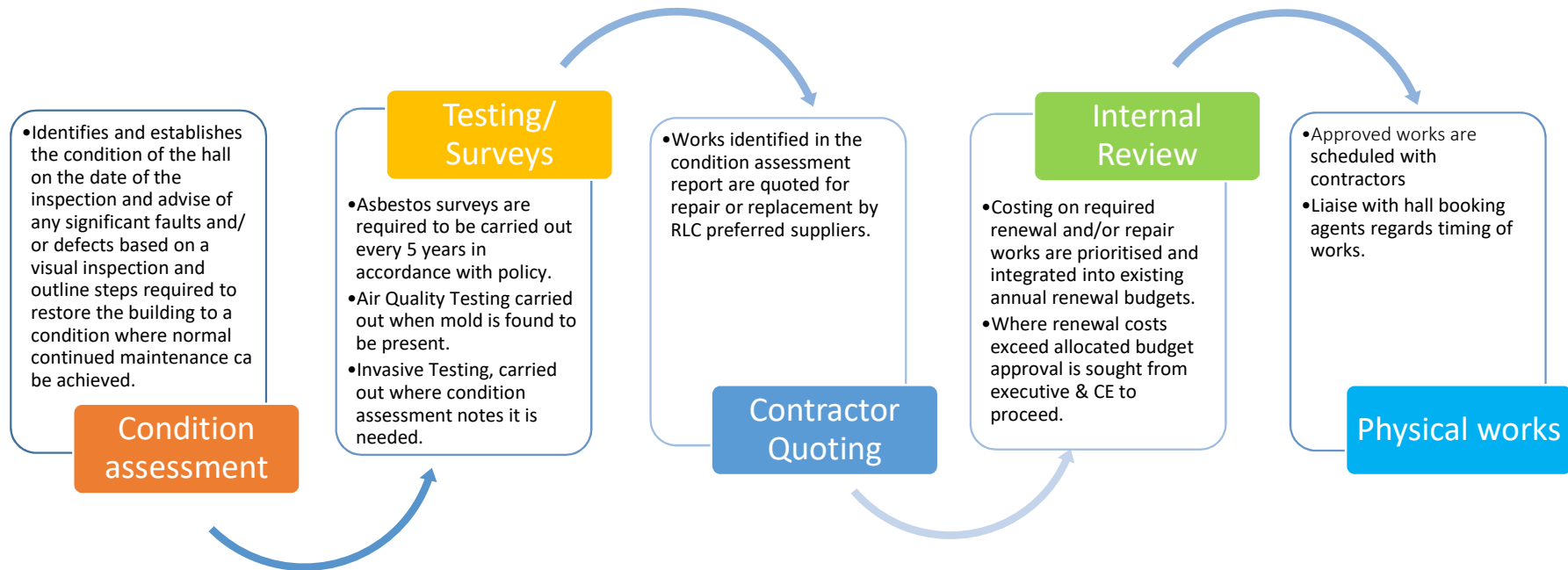


Facilities Management -Community Halls Update

RLC are currently in the process of carrying out building condition assessments on all 10 community halls across the district as is required under the Asset Management Policy.



Indicative timeline for Hall assessments and physical works

Stages of work	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24
Reporoa	Condition Assessment	CLOSE		Testing/Surveys	Contractor Quoting	Contractor Quoting	Internal Review	Physical Works	Physical Works	Physical Works				
Mamaku		CLOSE		Testing/Surveys	Contractor Quoting	Contractor Quoting	Internal Review							
Rerewhakaaitu	Condition Assessment	Testing/Surveys	Testing/Surveys		Testing/Surveys	Testing/Surveys	Contractor Quoting	Contractor Quoting	Internal Review	Internal Review				
Waikite					Condition Assessment	Testing/Surveys	Contractor Quoting	Contractor Quoting	Internal Review	Internal Review				
Ngakuru						Testing/Surveys	Condition Assessment	Condition Assessment	Contractor Quoting	Contractor Quoting	Internal Review			
Broadlands						Testing/Surveys		Condition Assessment	Condition Assessment	Contractor Quoting	Contractor Quoting	Internal Review		
Ngongotaha							Condition Assessment	Testing/Surveys	Contractor Quoting	Contractor Quoting	Internal Review			
Kahoroa							Condition Assessment	Testing/Surveys	Contractor Quoting	Contractor Quoting	Internal Review			
Lake Okereka								Condition Assessment	Testing/Surveys	Contractor Quoting	Contractor Quoting	Internal Review		
Rerewhakaaitu Sports										Condition Assessment	Contractor Quoting	Contractor Quoting	Internal Review	

Condition Assessment

Testing/ Surveys

Contractor Quoting

Internal Review

Physical Works

Mamaku Hall

Building survey report in December noted;

- *“major visual defects to the subfloor structure”*
- *“significant impact on structural integrity”*
- *“subfloor area has the potential to cause decay to the wall framing above.”*



These findings led council staff to decide that the H&S risk to occupants was too high for the hall to remain open whilst invasive testing was carried out. Hall booking agent was notified of closure on 15th December 23.

Findings Invasive testing showed;

- *“Floor joists disintegrated with touch where they are attached to foundations. Barely anything holding it together.”*
- *“Visible water damage & black mold beyond repair throughout the hall.”*
- Moisture testing between 20% and 45% which is showing high water levels



Conclusion of testing: Remove the asbestos contamination and conduct a complete demolition of the building.

Next Steps;

- Plans are underway for the demolition of the Mamaku Hall. RLC are looking at what can be recovered from the building for future use.
- Further work will need to be undertaken to determine the best course of action, moving forward.