

**MINUTES** of the Committee Meeting held on Monday, 20<sup>th</sup> February 2023 at 7.05pm at the Community Hall.

PRESENT: Stuart Howard, Neville Jamieson, Fran Farrant, Bob Jones, Ian Farrant, Eric Muir, Richard Seeger, Angela Morey, Wallace Bremner, Sheree Brooks, Tony Brooks, Tony Bolderston

OTHERS PRESENT: Jane Cain (Auckland Council)

APOLOGIES: Nicky Brooks, Robert Watson

MINUTES OF THE PREVIOUS MEETING:

Held on 28<sup>th</sup> November 2022, having been distributed were taken as read. It was noted that on the table was still the long term future of the Hall for consideration. There being no matters arising, the minutes were presented for approval.

Moved: Angela Morey

Seconded: Neville Jamieson

FINANCIAL REPORT:

Having been distributed were taken as read. Neville presented the Financial Report along with projections through to April 23, noting that it was imperative to generate an income as soon as possible.

Motion: That the financial report to 28<sup>th</sup> November 2022 be approved | Passed unanimously.

Moved: Neville Jamieson

Seconded: Eric Muir

DECLARATION OF CONFLICTS OF INTEREST: - Nil

CONSTITUTION:

Bob reported on progress to date and that the amalgamated agreement would be reviewed by the sub-committee and brought back to the meeting.

The issues of timing of completing and filing the new constitution and the AGM were parked at this time.

Jane Cain raised the Council year end being June and that there could be merit in taking the opportunity for BCCI to align as a component of the constitution review. This was agreed in principle.

The nuances surrounding compliance regarding notice for an AGM under the existing 1921 Rules were canvassed.

EPB SUB COMMITTEE:

Ian provided an update of the actions after the last meeting and the impact on the recommendations of the EPB Sub-committee.

EXTRACT FROM 28<sup>TH</sup> NOVEMBER 2022 MEETING:

The committee was asked if they were comfortable and agreed with the recommendations, in particular:

The recommendation of the EPB sub-committee that the Committee accept:

a) EQSTRUC clarification and confirmation that the wording contained in the Detailed Seismic Assessment relates specifically to that report and is in accordance with MBIE technical guidance for consultants preparing such documents. That is, the wording relates to earthquake seismic issues not structural issues.

b) EQSTRUC advice that the building does not have any Critical Life Safety issues.

That this clarification provides the committee with the confidence to move forward with our planning and re-opening.

The EPB Sub Committee Minutes of 24<sup>th</sup> November 2022 to form part of these minutes for completeness.

Motion: To accept the recommendations | Passed unanimously

Moved:

Neville Jamieson

Seconded:

Stuart Howard

The Update – EPB sub-committee recommendations – 24<sup>th</sup> November 2023, that formed the basis of the account to the meeting, are attached for completeness (APPENDIX I).

- EQSTRUC Supplementary Letter dated 8<sup>th</sup> December 2022, received, and distributed 23<sup>rd</sup> December 2022.
- EQSTRUC proposal, dated 22<sup>nd</sup> December 2022
- Airey Consultants email dated 1<sup>st</sup> February 2023

It was acknowledged that both engineers proposals for the work recommended to be completed prior to re-opening would require a Building Consent. Accordingly, it was appropriate to re-evaluate the extent of the work to be undertaken prior to re-opening and address the retrofit aspects as a component of the total seismic strategic review.

It was commented that the major impediment to completing the seismic strategic review and subsequent decision was funding, which would be the biggest constraint. It was important to re-open to stop the funding burn.

The major question was whether there was any reason the Hall could not re-open now.

In depth, robust and constructive discussion followed.

Two committee members raised concerns:

- I. Richard Seeger, in particular liability concerns referencing the fact that he is an LBP and the specific personal impact for which he was considering seeking legal advice.
- II. Sheree Brooks, whose reasoning was from an upsetting experience she had in the past whilst hiring the hall out – because of damage, legal implications and the behaviour of youths.

Tony Brooks had specific questions:

- I. Why was the Hall closed originally? It was closed based on the EQSTRUC report, the lack of knowledge and experience surrounding EPB's (both committee members and council) and the fact Covid impacted the ability to seek clarification.
- II. The Council's position? Jane stated that the council was in a difficult position back in 2021. Opinions have changed with latest information. The process the committee has followed since August 2022 has involved EQSTRUC, Council officers (who have been in communication with EQSTRUC and are aware of the Committee's intention to re-open the Hall) and other professionals. It was further noted that there are a number of Council buildings with similar EPB Notifications that remain open.
- III. What was to be done to the front? It was confirmed that the work to be undertaken prior to re-opening would be restricted to tidying up and repairs and maintenance to bring the Hall up to an acceptable operational standard.

Motion:

It was moved that:

The committee formally confirm confidence in re-opening the Hall based on:

- I. the advice received by the sub-committee during the zoom meeting with EQSTRUC held on 11<sup>th</sup> November 2022, which confirmed that there were no Critical Life Safety Issues and that the wording in the Detailed Seismic Assessment is in line with MBIE technical guidance which are specific to earthquake prone building assessments. That EQSTRUC would provide a supporting letter.
- II. Zoom meeting with Jane Cain, Jasmin Hsu Technical Project Manager Specialist Asset Assessments and her Manager Ben Meadows from Council and Ian Farrant and Eric Muir to appraise the council of the Committees intent to re-open and establish a relationship with respect to progressing the retrofit works. Council advised at this meeting that they had spoken with EQSTRUC (Peter Lui) who confirmed direct that there were no Critical Life Safety issues.
- III. Supporting Letter of clarification from EQSTRUC dated 8<sup>th</sup> December 2022 which confirmed Auckland as a low seismic region, the use of MBIE Terminology, Gravity Deficiency and concluded no legislative restrictions that would prohibit opening prior to retrofit.
- IV. Email from Airey Consultants dated 1<sup>st</sup> February 2023 that confirmed that there are no legal requirements to close any building that is assessed as earthquake prone. Currently the only mechanism for closing a building is if it is deemed unsafe, and there is little in the way of guidance as to what level of %NBS triggers an unsafe building – particularly when a building has been standing for so long.
- V. The fact that there are similar EPB that are operating in the area.

Moved: Wallace Bremner

Seconded: Eric Watson

Passed: 10 for, Sheree Brooks against, Richard Seegar abstained.

Motion:

It was moved that:

The following be included in the tidy up and repairs and maintenance prior to re-opening:

- I. Upgrade the Ladies toilets
- II. Refresh the front entrance and entrance lobby
- III. Replace the struts under the canopy

- IV. Re-do the "Buckland Hall" Sign – Stuart Howard
- V. Seal the hole on the inside front gable end – Richard Seeger
- VI. Repair flooring and other areas exposed for the EPB Assessment – Richard Seeger
- VII. Fire extinguishers to be checked
- VIII. Testing electrical equipment – Tony Bolderston
- IX. Service air conditioning units
- X. Working Bee for a clean-up, inside and out, including grounds

Target completion date - Saturday 15<sup>th</sup> April 2023

The project manager to be Eric Muir

#### COMMUNITY ENGAGEMENT:

Fran reported that there had been 64 enquiries with 50 odd engaged from the flyers and spoke to the Digital Connectivity document distributed (attached APPENDIX II).

After discussion it was moved that:

- I. The Stage 2 (Proposal) be progressed at a cost of \$130 p.a.
- II. Re-engage with community with a newsletter updating progress and inviting the community to a meeting to brainstorm.
- III. Bob and Ian progress Hall Terms and Conditions and Hire rates for consideration and approval by the committee

Passed unanimously.

Moved: Fran Farrant

Seconded: Neville Jamieson

Bob mentioned that the Franklin Country Music Club would like to consider hiring the Hall.

#### ANZAC COMMEMERATION

After discussion it was agreed that the committee host the annual ANZAC Day and that Neville Jamieson would drive this project with help from Bob, Stuart and Ian.

#### GENERAL BUSINESS:

Next meeting: First Monday of the month, at 7.00pm. 6<sup>th</sup> March 2023

Meeting closed at 8:58 p.m.

**ACTION POINTS:**

Constitution	Bob Jones	Sub-committee to review amalgamated document
Clean-up	Eric / Team	Complete pre-15th April 2023
Digital Connectivity	Fran	Stage 2

**FUTURE CONSIDERATION POINTS:**

Marketing	Franklin Club	Kitchen: self-catering hirers
Legal Entity	Charitable Trust	Request to consider options / replace Incorp Society
Security	Camera systems Includes Wi-Fi capability	Refer Franklin Rural Hall Hui Nov 22 Consider Wi-Fi access for Hall users on a user pays basis. Potential for conference facility?

**APPENDIX I:****Update** - EPB sub committee recommendations - 24<sup>th</sup> November 2022

Subsequent to the committee's confirmation of the recommendations of the EPB sub-committee to re-open the Hall the following communications have been received as a result of the action points.

1. Supplementary letter received from EQSTRUC dated 8<sup>th</sup> December 2022, received on 23<sup>rd</sup> December 2022. Distributed on 23<sup>rd</sup> December 2022.

This communication was requested by the EPB Sub-committee to clarify the Seismicity of the Auckland Region, the use of Standard MBIE Terminology, the Gravity Deficiency.

It supported EQSTRUC's advice and the committee's intent to address the seismic issues over a number of years in accordance with legislative requirements and concluded that:

- i. The retrofit works be undertaken at the earliest possible time.
- ii. EQSTRUC are not aware of any legislative restrictions which would prohibit occupying the building prior to the retrofit works being carried out,
- iii. The subject building may be occupied at the discretion of the Buckland Hall Committee.

Refer Airey's email dated 1<sup>st</sup> February 2023, bullet point #3, which states:

*"There is no legal requirement to close any building that is assessed as earthquake prone. Currently the only mechanism for closing a building is if it is deemed unsafe, and there is little in the way of guidance as to what level of %NBS triggers an unsafe building – particularly as the building has been standing for so long."*

2. Request for Quotation and Timeframe for Design (PS1) of repair work to the canopy, parapet and brick veneer and sign-off (PS4):
  - i. EQSTRUC Offer of Service, Dated 22<sup>nd</sup> December 2022. Distributed to EPB Sub-Committee on 23<sup>rd</sup> December 2022, committee 19<sup>th</sup> February 2023.
  - ii. Airey Consultants email dated 1<sup>st</sup> February 2023. Distributed to EPB Sub-committee on 1<sup>st</sup> February 2023, committee 19<sup>th</sup> February 2023.
  - iii. Tilsley advised they were not in a position to respond.

3. Undertake Repairs and Maintenance to the façade brick veneer, canopy and parapet and house-keeping matters.

It was the recommendation of the EPB Sub-committee to undertake this work in accordance with engineering design (PS1) and sign-off (PS4).

In light of the response from both engineers (costs, timeframe etc) it is appropriate to re-evaluate the extent of the work to be undertaken prior to re-opening, restricting it to tidying up and repairs and maintenance to bring the Hall up to an acceptable operational standard and addressing the retrofit aspects as a component of the seismic strategic review.

APPENDIX I:

Buckland Hall – Digital Connectivity  
Stage 1 (Completed) & Stage 2 (Proposal)

