

Project title: NIGHT SHELTER

KAA: COMMUNITY, HEALTH AND SAFETY

1. Purpose of Report

The paper requests that 2004/05 Annual Plan funding for the refurbishment of the Wellington Night Shelter be included in the 2005/06 Annual Plan.

2. Executive Summary

The Wellington Night Shelter Trust was granted \$250,000 in the 2004/05 Annual Plan toward the cost of the refurbishment of their building in Taranaki St. The Night Shelter provides accommodation for people who might otherwise sleep on the streets and the aim of the project is to undertake necessary upgrading and refurbishment of the premises. This work will ensure the building is fit for the purpose, is safe and meets health and safety standards as well as providing reasonable living and working space. The estimated total cost for the project is approximately \$1,600,000.

Further funding has been sought from Trusts, Philanthropic Societies and discussions have been held with Housing New Zealand in regard to possible mortgage funding. The funding sub-committee for the project underestimated the work that would be involved in their applications for funding and have approached Council to ask that the deadline they had been given of June 2005 be extended while they continue to seek the extra funding required.

Housing NZ funding was conditional on an encroachment onto the adjoining property (LOT 2 DP 52533) being adjusted. This work has been completed and the lease now applies to the building on LOT 1 DP31079.

3. Background

The Night Shelter has been in a part of Wellington since 1968 providing services and support to men (who often have a range of multiple and complex needs) in a way that shows a sense of community, tolerance, diversity and offers safety.

Accommodation is provided for 25, on a nightly basis, in a dormitory setting. There is a small fee charged per night. A further 14 men can be catered for in the transitional hostel accommodation – these people are encouraged to move into more permanent accommodation. Due to the age and use of the building this accommodation is now deteriorating and in desperate need of refurbishment. This has been planned for sometime but is reliant on accessing funding.

The Night Shelter Trust is represented by a range of social service providers and is an integral part of the social service provision in the city working closely with a range of key providers of social service in the city.

4. Discussion

Council's support for the Night Shelter contributes to Council's partnership role with social service providers and the provision of services to vulnerable people. This project supports the other work of Council in providing for the homeless of the city including support for Project Margin (a project run by Downtown Community Ministry aimed at providing co-ordinated support including sustainable accommodation for street people).

It is important that the Night Shelter trust are pro-active in gaining the necessary funds to undertake this project and that they are encouraged to move ahead with this project urgently.

5. Conclusion

The Night Shelter is an important social service for Wellington City and caters for men who might otherwise be sleeping on the streets. The service has been operating since 1968 and continues to offer a much needed service. The age and condition of the building is at a stage where it is in desperate need of refurbishment and the Council is being asked to agree to the \$250,000 commitment in the 2004/05 financial year being transferred to the 2005/06 financial year and reflected as such in the 2005/06 Annual Plan.

6. Recommendations

It is recommended that the Committee:

Agree that the funding commitment to the Night Shelter of \$250,000, unspent in the 2004/05 financial year should be budgeted in the 2005/06 financial year.

Agree that the following conditions should apply:

- A funding strategy developed by the Trust be provided to Wellington City Council by 1 August 2005. This is to include an update on the current status of funding held by the Trust, proposals for further funding applications, be able to show intent of promises of goods and services by way of signed statements from those making the promise, the status of discussions with Housing NZ and any possible project price escalation expected.
- The Trust provide Wellington City Council with a project plan detailing the time and costings of the project, including details of the contractor tender process and how the risks of cost overruns by the contractor will be managed and mitigated.
- That the Trust provides regular written updates to Council on progress, particularly in relation to financial reports that also outline any goods and services are being donated.
- That a meeting between Housing NZ and Wellington City Council be convened to discuss possible options.

APPENDIX 3J

- That the Trust applies for any necessary encroachment approval for any structures being sited on the unformed legal road at the front of the site and provides the necessary documentation.