

Updates on Shed Extensions

The following is a chronological collection of newsletter, email and other advices on the Building Extensions 2012-13

Further Update on Building Extensions 12th February 2013

The Shed building extension proposal has been approved by the Uniting Church and the Development Application was lodged with ACTPLA on 11 February. We are now getting much closer to being able to start work.

Further Update on Building Extensions 4th December 2012

Action is proceeding on a number of fronts and if all goes well, we are hopeful of receiving all necessary regulatory and Uniting Church approvals to proceed with our extension by early 2013. The extension will double our existing room size and two sliding glass doors will allow direct external access to and from our room. Further discussions with the builder have centred around providing unencumbered floor space by removal of the existing brick supports with the existing roof being supported by an engineered steel truss.

Our builder is organising regulatory approvals and the Church approval process is currently underway. We do not need to borrow any funds to achieve our extension as all costs will be covered by approved and promised grants and existing Shed funds, most of which has been achieved through the hard work of Shed volunteers on BBQs, working bees and car parking duties.

Once building commences, we will be able to seek further grant funds for such items as furniture, curtaining, carpets etc that we'll need. There are a number of ACT and Federal government and business organisations and clubs that offer such grants to community organisations like our Shed.

Further Update on Building Extensions 19th Oct 2012

The Committee met on Monday 15 October. The Committee noted that sufficient funds were now available to safely commit to the Shed extension, subject to discussion with Members. The Shed currently has Grants (ie nonrepayable) totalling \$22,000 plus more than \$8,000 of our own money.

Further Update on Building Extensions 4th July

So far we have our own Shed funds of some \$5,000 plus a further \$20,000 in approved grants from the Rotary Club of Ginninderra, The North Belconnen Uniting Church and Uniting Care Ageing towards the expected cost of \$35,000 for our Shed building extension. We are currently in the process of seeking a

Community Support and Infrastructure Grant from the ACT Government and if successful, we will be in a position to commence building work in early 2013. In the meantime we are continuing our BBQs at Bunnings, the YMCA and hopefully at Woolworths at Kippax.

Update on Building extensions funding and grant 6th June

News on funding for our Shed from UnitingCare Ageing Australia. Some months ago members will recall (see document above) how our co-sponsor, the North Belconnen Uniting Church (NBUC), had applied for a grant from UnitingCare Ageing to assist in providing funds towards proposed extensions to the Community Centre we use. This application, was for a grant of \$20,000. Your Committee has been advised by NBUC that following this application it was successful in securing \$10,000 of this amount in funding. This outcome is understandable and not entirely unexpected given the current tight economic situation and competing priorities within the social sector.

Original brief history and an update on Shed Extensions 16th March 2012

Members will know that our Shed is jointly sponsored by the Rotary Club of Ginninderra and the North Belconnen Uniting Church. For its first three years of operation Rotary has provided on-going financial support and the Church has provided accommodation at no cost to the Shed. This 'seed' financial support has covered setting up costs, insurance and the like. The Shed is now able to meet these costs from our own efforts – weekly gold coin donations, YMCA Sausage Sizzles, Arboretum car parking and similar fund raising efforts. So, further on-going financial support from Rotary and the Church has effectively ceased. As a result we are now meeting our own insurance costs (\$1,072) and are voluntarily contributing approximately \$20 per week for rental of our current premises which is excellent value given rental rates we would need to pay if we moved elsewhere.

Some time ago, your then Committee recognised that the existing premises were too small for the numbers of Shed members attending each week and that we needed to achieve larger premises.

Our current accommodation is owned by the Uniting Church and is used for a number of regular community or Church based activities. Initially, when the Shed was formed, we sought to use the large room through which we enter for Shed meetings but this was not acceptable to the Church for a number of reasons, including regular hirings to other groups and the need for it to contain

kids' chairs and tables and other Church related furniture. With this in mind it was deemed unsuitable by us as it required weekly setting up and packing up of chairs, no ability to make it 'our own room', no ability to install our computer projector and a reluctance by the Church to allow us to change existing curtaining to black-out the room when the projector is used.

Instead the Church and our then Committee agreed to the existing accommodation which is essential solely used by the Shed. We have great freedom in what we do at the Shed, the changes we make and how we set up the room. It is rarely, if ever, used by non-Shed members with the exception of the annual Church Fete. Essentially it is 'our room' even though it is owned and maintained by the Church.

As the Church is our Shed's co-sponsor, your Committee, and earlier Shed Committees have recognised that the Shed should be located on Church property. It was considered unreasonable, given the Church's support, to move to an alternative larger off-site location and in any case it would be financially very difficult, if not impossible. With all these facts, the then Committee looked at numerous options to expand our premises and settled on an extension to our existing room which will double the existing space and have the added benefit of providing a better designed, accessible and safer (OHS-wise) environment for our members.

A semi-retired licenced builder, who is a member of the Rotary Club of Ginninderra, has looked at the proposal and has offered to undertake the extensions at a cost of some 50% of the normal contract cost provided Shed members help with tasks we are capable of performing such as labouring, painting, electrical etc. This would not involve brick laying or building work which would be done by professionals. The builder would organise plans, plan approval and all building activity.

Both Rotary and the Uniting Church strongly supported this proposal and have promised (but not yet paid) grants to the Shed totalling \$5,000 each. In addition, the Church has sought a grant of \$20,000 through Uniting Church Ageing to enable construction of the planned extension.

The builder's initial estimate for completion of the extension was \$30,000 but this may change as plans are drawn up and building approvals obtained. We have already discovered through some excellent preparatory planning work by Paul Zarb that we need to comply with new 'green' regulations which require us to replace, rather than re-use the existing windows and to have larger cavity, insulation filled external brickwork, all of which will add some cost to the project.

Additionally, due to approval timescales and the builder's availability we would not expect to start building before early next year and it's certain that building material prices will have escalated by then.

There are some facts that Shed members should understand and these include:

- The \$30,000 estimate can only be firmed up after building plans are approved and the builder is ready to start work
- No expenses, other than costs to prepare necessary plans and obtain plan approvals will be incurred until a contract has been signed by the Church with the builder.
- The Shed will have no ownership of the premises which will be fully owned by the Uniting Church but we will have fairly exclusive use of the extension.
- At this stage \$20,000 of our \$30,000 applied for grant funding is not firm but we expect final approval by mid-April. It is possible that Uniting Care Ageing may not grant us the full \$20,000 we have requested in which event your Committee will investigate in consultation with Shed Members, how to make-up the shortfall plus any price escalations. Your current Committee is currently investigating other governments grants for which we might be eligible. One of the problems with applying for government grants is the Shed does not own the premises.
- There is no current intention for the Shed to go into debt to finance the extensions nor will any financial liability attach to any Shed member.
- Shed money (we currently have over \$5,000 plus a potential annual amount of \$3-4,000 from Bunnings BBQs) will be used to furnish the new premises - carpet, curtains, projector relocation, painting etc.

Your Committee will keep members informed on progress on a regular basis. Members of the Building Sub-committee (Geoff Grimmett, Don Gruber and Phil Laird) will be pleased to answer any questions you may have on the building extension proposal.