

# COMMUNITY CENTRAL

## YOUR LOCAL PLACE TO MEET



newsletter

## Welcome to Community Central

Community Central is an initiative by the ACT Government to define the range of community facilities provided by the Government across Canberra.

Community Central includes the development of new Community Hubs and Neighbourhood Halls, formerly known as Regional Community Facilities.

Community Central facilities are designed to meet the needs of valued community organisations within Canberra and to provide meeting and recreation space to the residents of local areas.

Community Central facilities generate activity within local communities, boost interactions within neighbourhoods, and stimulate local economies.

## Community Hubs

Community Central is currently converting four former primary schools into Community Hubs. These Community Hubs will be occupied by community organisations on long-term tenancies. Hubs will be located at the former Cook, Holt, Weston and Chifley (Melrose) primary schools. Approximately 40 community organisations will be taking occupancy of the Community Hubs as tenants.

Community Hubs are designed to house community organisations which complement each other within the same buildings.

The Chifley Community Hub will be a *Health and Wellbeing Hub*; the Cook Community Hub will be an *Arts Hub*; the Weston Community Hub will be a *Community Services Hub* and the Holt Community Hub will provide *Shared Services*.

## Neighbourhood Halls

Neighbourhood Halls are being developed at Holt, Cook, Weston, Griffith and Bonython. The Neighbourhood Halls will be available for casual hire by the community. A community meeting room will also be provided within the Chifley Community Hub.

The official 'sod turning' for Bonython Neighbourhood Hall was held on 23 October 2009 and construction has commenced. Work on the Griffith Neighbourhood Hall is expected to commence in early 2010.

## Additional Sites

The refurbishment of Tharwa Primary into a community hall is complete. Tharwa Fair was successfully held in refurbished premises on 25 October 2009.

Refurbishment of the Hall Headmaster's Cottage is complete. The community meeting place at Hall, the Pavilion, is being refurbished. Designs are being finalised and construction will begin in early 2010.

Refurbishment of the former Village Creek School for use by ACT Health is underway. The refurbishment for Noah's Ark Children's Services at Rivett is complete. Site preparation for aged care/supported accommodation is underway at Mt Neighbour, Rivett and Village Creek.

A series of community parks are being provided by the Department of Territory and Municipal Services to complement the Community Hubs and Neighbourhood Halls. Details on these parks can be found at: [http://www.tams.act.gov.au/live/about\\_our\\_department/community\\_engagement](http://www.tams.act.gov.au/live/about_our_department/community_engagement)

## Cook Community Hub: Tenant List

Canberra Quilters Inc.

Koala Playschool

University of the Third Age (U3A)

The Heraldry and Genealogy Society of Canberra Inc.

Companion House

Free-Rain Theatre, Phoenix Players and Supa Productions

Canberra Youth Ballet School

ACT Playgroups Association Inc.

LEAD (Autism Therapy)

Adult Learning Australia

## Contact us

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## Cook Community Hub: Progress

Designs have been finalised for the Neighbourhood Hall and for all the tenancy space.

The site is currently being prepared for refurbishment and construction. Current tenants have been temporarily relocated to space in Weston and Higgins.

Demolition has commenced. Asbestos has been found in some areas which delayed progress on the demolition in some areas, and mould investigations are currently underway.

Construction fencing on the untenanted parts of the site has been erected.

The refurbishment of part of Block A will likely occur in the school holidays, to ensure minimal disruption to the existing tenants and their programs.

### Timeline: Buildings A, B and C

Mid December	Commencement of early building works
Mid January	Commence external works
	Commence internal fit-outs, ceiling work, joinery, painting, tiling, floor finishes, signage, lift
Early March	Fit-out concluded for building A
End April	Fit-out concluded for building B
End May	Fit-out concluded for Building C

### Timeline: Playschool Building

Mid November	Early works commenced
Mid December	Commence external works, internal fit-out, walls, ceilings, carpentry, joinery, painting, flooring, signage
Early February	Fit-out concluded for playschool

## Car parks

The car parks in the Community Hubs are required to be fully equipped, including lighting, sealed gravel, and painted designated parking spaces.

The completion of the car parks, to the standards required, will follow the completion of the rest of the building work.

## Tenant meeting: February 2010

A meeting for all tenants will be arranged by DHCS for the end of February.

The main purpose of the meeting will be to continue discussion about shared property management arrangements amongst tenants.

Issues to be decided amongst the tenants include:

- Management of shared facilities;
- Booking systems for meeting rooms and halls;
- Reception responsibilities;
- Security issues;
- Reporting systems for maintenance and repair requests;
- Use and cleaning protocols for common access areas; and
- House rules for each Community Hub.

## Next Newsletter

A new tenant Community Central newsletter will be distributed in February 2010.

Tenants are welcome to submit content for this newsletter, either to promote your services to other tenants or to generate collaborative processes within your Hub.

A general community update, for residents of the local neighbourhood, will also be distributed in January 2010.

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## Leasing

DHCS Community Facilities currently manage a portfolio of 86 community properties including youth centres, child care centres, community and neighbourhood halls and the Griffin Centre.

The completion of the Community Hubs will add approximately 40 new tenancies well as five more Neighbourhood Halls.

Existing tenants in Cook, Weston and Holt continue to operate under their previous sub-leases and pay rent to the Department of Disability, Housing and Community Services (DHCS). These existing leases will continue until their expiry dates, the latest of which expires in 2012.

All tenants have agreed to the offer of space and to pay rental approximate to the current TAMS community rental rate. It is envisaged that the final rental arrangements, following the lease review, will be consistent with these guidelines. Rent will be allocated on a cost-recovery basis and will be paid per square metre.

DHCS will take responsibility for repairs and maintenance, weekly cleaning of public areas, and building security. Rental will include the use of all common areas including meeting rooms, kitchenettes and bathroom facilities.

Lease or licence agreements will offered to new tenants in 2010, once construction work is completed.

Should any new tenancies commence in the Community Hubs before the lease arrangements are finalised, interim lease agreements will be made.

## Bus Services to Cook Community Hub

Cook Community Hub is serviced by the following ACTION bus service:

### **ACTION Bus Number 10**

- 39 buses a day from Belconnen to Cook Hub
- 35 buses a day from City bus interchange to Cook Hub

For more information and to download timetables, go to:

<http://www.action.act.gov.au>

## Fit out inclusions

Many tenants have asked for details about the fit out inclusions, in order to make it easier to plan for the relocation and to budget for elements which will need to be covered by each tenant.

The basic fit-out for the Community Hubs will follow government construction standards and will include:

- flooring
- tiling
- walls
- painting
- doors and locks
- heating
- windows and locks
- electrical plugs, telephone outlets
- shelving units, sinks and basic taps in kitchenettes.

The basis fit out will not include:

- window coverings (but where possible existing window coverings will be re-used)
- furniture
- telephone and electrical items
- portable office partitioning
- built in shelving
- new pin boards and white boards (where possible existing boards will be re-used)
- stoves and cook tops in kitchenettes.

## Contact Community Central

For any enquiries in regards to Community Central projects and facilities, please email:

[community.central@act.gov.au](mailto:community.central@act.gov.au)

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