

9.4 West End Hall - Condition and Tenure Arrangements.DOC

Ballina Lions Club  
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29<sup>th</sup> October 2016

Lions West End Hall

Dear Mr. Robinson,

I am writing for and on behalf of the Ballina Lions Club registered member's and refer you to your letter of the 19<sup>th</sup> October 2016 to Mr Peter Dean Secretary of our club, Peter is currently travelling Europe and therefore as President I am responding to your letter.

I see that you are seeking clarification as to whether the majority of member's wish to remain at West End Hall or be relocated to another venue.

At a Lions meeting held on 25<sup>th</sup> October 99% of members voted to appeal to the council to allow ongoing use of the West End Hall "during and after the necessary actions have been conducted to render it fit for the purpose" I also contacted those Lions members who were unable to attend the meeting and secured their vote by proxy. in precis 99% of members do not want to be permanently relocated, they want West End Hall to remain as their club venue.

The members are seeking clarification as to the council interpretation of the meaning "fit for the purpose" as this statement appears to be dependent on the said hall being insured and leased to the Ballina Lions Club.

In order for the council and the Lions to reach common ground, is it possible for the council and the lions to share "negotiated responsibilities" to achieve the desired result to bring the said hall up to a standard which makes it "fit for the purpose."

As requested, please find attached history of the West End Hall and the tenure of the Ballina Lions, as well as the work Ballina Lions currently provides for the shire.

Thanking you in anticipation I look forward to hearing from you in due course

Yours Sincerely



Jeffrey L. Spencer  
President Ballina Lions Club

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Ballina Lions Club has served the local community in a great many ways since it was formed 64 years ago in October 1952. In 1987 the Club was granted a head lease over the use of the Hall at no charge. In the 29 years since then Ballina Lions Club has, at no cost to the Council, fully maintained, repaired and renovated the Hall as and when needed. The Club has also managed all of the sub tenants who over the years have found the Hall to be invaluable and relatively inexpensive to hire, a benefit to them given their limited resources.

All of the rentals collected from the sub tenants by Ballina Lions Clubs have been retained by the club and applied exclusively in repairs etc to the Hall

The Hall also serves another most useful purpose in that it is an important place to store and protect the several items of property Ballina Lions and other clubs using the Hall requires to conduct its community service activities.

We attach the following schedules to outline the history of our association with the Hall since 1987, the assets stored in the Hall owned by Ballina Lions Club and the current tenants who use the Hall on a regular basis. In addition, we summarise some of the many activities Ballina Lions Club has been involved in over the last 64 years. Having the use of a Hall such as West End Hall to plan for and conduct these activities has been of immeasurable value.

Schedule I     Work Done by Ballina Lions in care & maintenance of West End Hall  
Schedule II     Assets stored in West End Hall by Ballina Lions Club  
Schedule III    List of tenants using West End Hall on a regular basis  
Schedule IV    Summary of Community Activities conducted by Ballina Lions Club since formation.

It should also be noted that, due to the low lying location of the Hall, it has sometimes been prone to flooding if and when a major storm event occurs.

Since we started maintaining the Hall we recall this occurring on 3 occasions the most recent being in May 2016.

The carpet was ruined and as yet we have taken no action to replace it with a similar one of covering of another type. We understand from Mr Robinson, although this would require further investigation to verify, that the recent upgrade to River street including construction of medium strips and closure of Tweed Street turn off may have contributed in part to more flood waters entering the river side of Brunswick Street.

We look forward to your favourable consideration towards developing a plan to bring the Hall back to a Fit for Purpose Community Hall. We have discussed this letter and attachments at our Club Board meeting and are in agreement that this letter be submitted to Council for consideration.

Yours sincerely

Peter Dean  
Secretary  
On Behalf of the President and Board of Ballina Lions Club

**Work done by Ballina Lions Club in care and maintenance of West End Hall**

The coming year marks 60 years of operation of the West End Hall. During this long period of time it has been maintained by volunteer bodies for the benefit of Ballina Council Residents, by Ballina Council Residents and the Ballina Lions Club.

All work on maintaining and improving the hall, have been done at no cost to Council, by active volunteering groups, particularly the Ballina Lions Club who have kept it in pristine condition. The cost of all this volunteer work over a period of sixty years has been a tremendous financial benefit to the Council, while providing a much needed facility.

The Hall has been used on a regular weekly basis, by so many local groups who do not have the financial ability to hire the more expensive venues. It's played its part in public health, encouraging small local committees to assist those citizens in need, to get their lives back together.

It has encouraged so many small organizations to set up activity groups, cancer support groups, small leisure groups, Lions clubs and other small clubs, working hard for their community.

This Hall in its own way, has been one of the major achievements of the Ballina Council.

In the nearly 30 years Ballina Lions Club has been responsible for care and maintenance of the Hall, it has conducted following projects on the Hall for benefit of the Council, the Club and the sub tenants as extracted from the 60 year history of the club records. It is not exhaustive:

**1987-present**

- Started to use West End Hall for Ballina Lions Club Board monthly meetings on 1<sup>st</sup> Monday of month. Mowing etc. weekly, fortnightly or monthly according to season at Hall

**1989-1990**

- Worked on West End Hall.

**1991-1992**

- Work started on restoration of West End Hall. Still further work to be completed.

**1992-1993**

- Completed major renovations to West End Hall – walls, ceilings, new porch and entrance door, new carpets, new kitchen, cupboards, signs, curtains, railings, repaired chairs. Major players were Lions Bill Hertel, Col Bilston, Keith Spearing, Gordon Jarrett, Barry Martell, Ray O'Neill, Bill Rowe, Bill Spencer, John Smeaton and Les Sheppard.

**1994 -1995**

- Continued maintenance on Lions West End Hall

**1995 - 1996**

- Re-roofed the West End Hall

**2000 - 2001**

- Completed painting of the West End Hall and replaced old chairs with 43 new padded ones costing \$1656

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### *2008-2009*

- Repair and install new toilets men & women (\$2,387)
- Purchase cutlery (\$93)
- Purchase Cupboards (\$550)

### *2009-2010*

- Installation of new equipment:
  - curtains (\$154),
  - cook top (\$643)
  - Vacuum Cleaner (\$186)
  - Window Blinds (\$405)
  - Tables & Refrigerator (\$828)
  - Carpet following flooding (\$3458)
  - Construction of fencing between adjacent properties \$1,254

### *2010-2011*

- Installation of Storage Shed & concrete pathway at rear of WE Hall \$2,818

### *2014 - 2015*

- Replaced Air Conditioner (\$1,650)

### *2015-2016*

- Completely rewired WE Hall, replaced 2 ceiling fans (\$263), installed lock on power box (\$77), repaired Exterior Window Sills (\$800), Fascia & Guttering (\$400)

### *1987 to present date*

- weekly/monthly mowing of grounds depending on season
- weekly cleaning of hall for use by sub tenants and Ballina Lions

In the 29 years since Ballina Lions Club was granted head lease responsibility for the Hall, these R&M items have been fully funded by Ballina Lions Club from rental received from sub tenants

**Schedule II**

**West End Hall – List of Assets held at Hall**

**Black Chairs (43)**  
**2 Ceiling Fans**  
**Microwave Oven**  
**Trestle Tables (9)**  
**Table**  
**Air Conditioner**  
**Cupboards containing Ballina Lions club gear including banners**  
**Cutlery, crockery and glassware**  
**Refrigerator**  
**Blinds**  
**Vacuum Cleaner**  
**Cook Top**  
**Curtains**  
**Fencing**  
**Storage Shed**  
**Shed Slab & Pathway**  
**Freezer**  
**Ballina Lions Club Charter**  
**2 Steel Filing Cabinets**  
**Podium**

**Schedule III**

**West End Hall – List of Tenants regularly using the Hall**

No monies received from sub tenants have been applied for anything other than care & maintenance of the Hall

There are currently 11 tenants using the hall including Ballina Lions Club.

Total attendance from these regular tenants is approximately 400 persons per month plus casual bookings.

The following are the tenants currently using the Hall on a regular basis:

- East Ballina Lions
- Ballina Lions
- Breast Cancer
- Ballina Alcohol Anonymous
- Square Dancing
- Australian Boating College
- Church of Christ
- Australian Unity/ Home Care
- Patchwork Group
- Commonwealth Respite & Caring
- Ballina Kings Lioness Club

**Ballina Lions Club****Selected highlights – 1952 to 2016**

- Officially formed 28 October 1952 following first meeting 29 August 1952
- Chartered 14 February 1953 as Club No. 10. Sponsored by Lismore Lions Club.
- 1952 (November) First Charity fundraising project to purchase mosquito nets for Ex-Servicemen' Home
- 1955 - 1990 Hired out and/or used Club's Merry-go-round at numerous functions
- 1967 - 1991 and occasionally since - Sold Luckies Envelopes as a fundraiser
- 1967 Hosted prestige dinner to celebrate 50 year of Lions Clubs International and 20 years of Lions in Australia
- 1967 (February) 10 new members including Gordon Jarrett inducted which restored Club's flagging strength
- 1967 to 1991 Beautified and erected shelters at Lions Commemoration Park
- 1969 onwards: Held Youth of the Year Contests
- 1970/71 Keith Barlow was District Governor 201A
- 1971 -2010: participated in Miss Personality Quest
- 1972 onwards: Sold Lions Christmas Cakes
- 1973 onwards: - Held BBQ's with club gear at numerous events
- 1973 Hosted District 201A Convention Over 700 attended
- 1978 onwards: - Lions Community Caravans used for charity groups and club use
- 1978 to 1992 installed "Toc H" Lights for elderly people
- 1978, 1986 & 1987 Sponsored Alstonville, Lennox Head (original) and Ballina East Lions Clubs respectively. (Lennox Head disbanded 1991 – new Club chartered 2002)
- 1979 - 2005: Sold Lions Mints
- 1983 to present. Meals on Wheels is a regular activity.
- 1984 Hosted 780 at District 201 Q1 Convention – The Seafood Convention
- 1984 DG Bob Hopgood presented Club with outstanding Club Award
- 1984 Work Shed built by Club on Council loaned land for storage of Club property.
- 1986 to 1989 Erected shelters and beautified BI-Centennial gardens
- 1987 onwards: Council provided Lions West End Hall to Club to use, upgrade, repair, maintain and rent to community groups
- 1990 Distributed 7,000 wheelie bins throughout Shire. Raised \$23,000 which has been invested with annual income benefitting numerous eligible community entities
- 1990 - 2011: Christmas raffle became a major annual fundraiser.
- 1993 -1995 Ocean Waterways Emergency Identification System project. Since adopted by local council and now plays a vital part of safety on our beaches.
- 1997 (May) Lismore MD 201 Convention – 50 years in Australia.- Home hosted, Las Balsas raft street parade display and committee involvement
- 1999 Held Great Ballina Bed Race – raised \$10,000 for 6 Emergency beds for Ballina District Hospital
- 1999 Hosted District 201 Q1 Convention with over 520 attending
- 2000 (March) Membership drive resulted in 11 new members
- 2000 (August) Participated in Torch Relay Celebration with a BBQ for 15,000 public netting \$2,000 during the lead up to Sydney Olympics
- 2000 (October) Chaired Combined Services Club Ballina Aquatic Festival
- 2001 (January) raised over \$24,000 with Ballina East for NSW Bush Fire Appeal
- 2001 (July) Raised \$3,000 for a horse and Equipment for Ballina RDA

- 2001 Some members became Board members of Meals on Wheels actively involved in administration of program
- 2001 (October) Raised \$4,700 through 24 hour Walkathon for Hart Walker machine
- 2002 – 2016 Organised annual World Festival of Magic Show for disabled & disadvantaged children with net proceeds benefitting Lions Northern NSW Community Trust and local communities
- 2003/04 Peter Dean was District Governor 201Q1
- 2004 to present. Sponsored and continue to support the Ballina High School Leof Club
- 2004 together with Ballina High Leof Club, raised over \$24,000 through bucket collections for victims of the Asian Tsunami
- 2006 – 2008 Inaugural Ballina Lions Fun Run Walk donating \$18,000 to Campaign SlightFirst 11 achieving double Model Club status
- 2008 Provided a Hearing Dog to local deaf couple
- 2009 to present. Sponsored and continued to support the Ballina Kings Lioness Club for special needs people
- 2009 to present. Continued with Annual Ballina Lions Fun Run Walk raising average of \$7000 pa for Ballina Lighthouse & Lismore Surf Lifesaver Club, Westpac Life Saver Rescue Helicopter, Ballina Shire Our House Fundraising for Lismore Base Hospital and Biala Special School, Lions Childhood Cancer Research Foundation, Ballina & District Riding for the Disabled, Ballina Marine Rescue New Communication Centre, and in 2016 Harmony House and Hope Haven Refuge for Women and Children.
- 2010 Conducted 100 mile walk around Ballina's River Street raising \$5000 for Australian Seabird Rescue.
- 2010 to present Provided regular parking service for patron of major Ballina Racecourse events
- 2012 Planted 64 trees In Kingsford Smith Park with help of our Youth Exchange student
- 2012, 2014 and 2016 Hosted District Cabinet meetings at Ballina Public School. Average of 60 visitors from QLD & Northern NSW attended each event.
- 2012 Celebrated Club's 60<sup>th</sup> anniversary with 183 visitors attending function at Ballina RSL Club
- 2013 Commenced distributing Welcome Packs to new residents to Ballina town
- 2014 Obtained grant from Lions Northern NSW Trust for \$10,000 to conduct 3 day Empower U course for 45 teenagers. Followed up in 2015 with 1 day course for whole of Ballina High School students
- 2015 Participated in October Ballina Prawn Festival and Country Fair with a float and catering
- 2016 Assisted Mid Richmond River Lions Club catering for Annual Evens Head Fly In. Ballina Lions Club has done so for many years