

Central House 2012

Information on Central House Flats

39 Boulcott Street, Wellington 6011

WELLINGTON CENTRAL BAPTIST CHURCH

General Introduction

Central House is Central Baptist's accommodation for young people moving to Wellington to study or work and is part of the Church's ministry to young people. The aim in providing this accommodation is **to ensure that there is a place in which young people can develop and strengthen their Christian faith in a new city.** Residents are encouraged to join a local church while living in Wellington.

Central House community groups operate for most of the year. **Residents are required to attend a Central House community group as part of their commitment to living in Central House.** A group not only provides the opportunity for Christian teaching and growth but is also the major activity in which a sense of community can be developed in the flats. Anyone who cannot make this commitment to a group should not apply for a place in the flats. The community groups distinguish this accommodation from other accommodation in Wellington.

A camp for all Central House residents is held early in the year. Residents will be told when the camp is and are expected to make attending the weekend a high priority. The camp discussions include practical issues such as living in community and communication skills.

The Church takes an interest in the young people and opportunities for friendship with church families and people are encouraged. There are opportunities for residents to become involved in Central Baptist.

The flats provide places for 27 people in five self-contained flats. Four of the flats have six residents each and one flat has three residents. All residents have a single room. The smaller flat has access for people with disabilities. There is also a staff flat on site.

Each flat is responsible for their own day-to-day living arrangements including cooking and cleaning. It is preferable to have some experience of cooking and cleaning before going flatting.

Central House is located on top of an inner-city car park building and has two separate entrances: one by elevator from Boulcott Street and one by ramp from Church Street. There is good security.

Each resident will be supplied with a key that gives them access to the complex, their flat and their room. Residents will be required to pay for lost keys to be replaced. However, as lost keys can compromise the security of the complex, every effort should be made not to

lose any keys. If a number of keys are lost then all keys will need to be replaced at a cost to everyone in residence.

Central House is within easy walking distance of most tertiary institutions and there is a good bus service nearby. Car parking is not provided although parking in the building may be available (at an extra cost - contact Tournament Parking). There is a secure place to store bicycles.

Each flat is fully furnished and contains a basically equipped kitchen, lounge and dining facilities. There are lockable areas in each bedroom for valuable personal effects. There is a shared laundry with automatic washing machines and dryers.

Residents need to bring bedding, pillow, linen and personal effects.

Management of Central House

Wardens live in the staff flat and provide pastoral support to residents, encourage community life within the flats, and take a leading role with the community night groups.

A group from the Church (the Ministry Team) administers the flats, including the selection of residents, administration, maintenance and some pastoral work. The Ministry Team also has the responsibility for requiring any resident who does not abide by the House Rules (see below) or who causes severe disruption to other people to leave. A period of 7 days' notice will be given in this situation.

Personal Attributes of Residents

Residents do not choose their flatmates. **Tolerance and an ability to resolve conflict are essential personal attributes of residents.** Intending residents should have good social skills as they are most likely to be placed in a six person flat.

Financial Obligations of Residents

Rent is payable fortnightly in advance, by automatic payment from a bank account. Each resident must have a bank account from which their rent can be paid.

Rent is payable from the first night of residency through to the last night of residency i.e. there is no refund for university holidays. Twenty one days' notice must be given of the final date of residency in the flats. The rent is set at the lower end of market rental. **Rent for 2012** will be \$140 per week for students and \$170 per week for residents in full-time employment. Expenses such as power, internet and phone rental are included.

Telephones in each flat are toll-barred. Residents will need to make their own arrangements for chargeable calls. A bond of \$140 is required to be paid before residency commences. If this is not paid the offer of residency will be withdrawn. At the end of the year the flats are inspected and any cleaning or repairs over and above reasonable wear and tear will be charged against the bond. The bond may be held for up to two months after the end of residency until costs of any repairs required have been ascertained.

Tenancy Agreement

Each resident will be required to sign a **Central House Tenancy Agreement** before being accepted into Central House. Each resident will keep a copy of the **Agreement** and the Ministry Team will keep another copy.

House Rules

Central House residents must comply with the House Rules at all times. This is a condition of residence in the flats.

House Rules

Community

- Residents are required to attend the weekly Central House home group and are encouraged to be actively involved in a local church.
- Residents must refrain from any behaviour which brings the name or reputation of Central House into disrepute.
- Residents shall at all times consider the reasonable peace, comfort and privacy of other residents as well as those in neighbouring premises.
- Residents shall observe a quiet period from 10pm until 7am each day except that the quiet period shall start at midnight on Fridays and Saturdays. The laundry appliances shall not be used during any quiet period.

Property

- Insurance of personal effects is the responsibility of individual residents.
- Residents must ensure the main doors to the Central House complex are kept securely closed when not in use. These doors must not be propped open at any time.
- Residents are expected to keep their rooms and common areas in good order, clean and tidy and available for inspection or maintenance as required.
- With the exception of computers, small stereos and televisions, private electrical equipment (such as heaters and electric blankets) are prohibited. All other electrical equipment must be approved by the Wardens before use in residents' rooms.
- All damage to Central House property must be reported promptly to the Wardens. Any damage caused must be minimised, e.g. spills must be cleaned up immediately. Those responsible for damage may be required to meet the cost of repairs. This includes, but is not restricted to, damage to painted surfaces caused by the removal of items which have been stuck to them.
- Any use of fire extinguishers must be promptly reported to the Wardens. The cost of repairing any fire damage may be the responsibility of the resident(s) involved.
- Firearms of any kind, dangerous weapons, BB-guns, fireworks, lighted candles, gas heaters or flammable liquids are prohibited.

➤ All drunkenness, drugs and smoking are absolutely prohibited anywhere on Central House premises (including balconies, decks, stairs, the lift and the car park).

➤ No pets.

Visitors

➤ Residents are required to ensure visitors adhere to the House Rules at all times and accept responsibility for their actions.

➤ No person other than current Central House residents may stay overnight without the express permission and knowledge of the Wardens. Residents must also ask permission of each of their flat members before inviting visitors to stay. Agreement should also be made on visitors' contribution to flat expenses and the length of their stay.

➤ Parties are not permitted without the express permission and knowledge of the Wardens 24 hours in advance of the event. Residents must also ask permission of each of their flat members before holding a party.

➤ Members of the opposite sex may not sleep in the same room. In addition, no sex is allowed at Central House.

➤ Each flat must set a time by which visitors are to leave the flat.

➤ Keys to Central House are a main component of security. A resident shall not give their key to any other person nor leave it outside Central House to allow other people access to the premises.

➤ Residents shall not let visitors into Central House unless they know them, and if guests are let in, the relevant resident will take full responsibility for the guest's actions.

Enforcement

➤ House Rules will be enforced by the Central House Ministry Team or part thereof. Any resident who has a question or complaint about a House Rule should notify the Wardens or another member of the Central House Ministry Team.

➤ Any resident who does not observe the House Rules may be required to leave.

➤ House Rules may be changed at any time after at least 7 days' written notice.

Period of Residency

Residents are expected to stay for the duration of the academic year or for a minimum of 12 months unless agreed otherwise with the Ministry Team. Residents wishing to leave during the academic year will be required to give 21 days' notice or pay the equivalent rent in lieu of notice.

At the end of the year residents will be invited to reapply for the following year. Students who wish to stay in Wellington over the summer vacation may, on application to the Ministry Team, be able to stay. Neither of these is an automatic right.

Applications for Central House

Any young person who fits the criteria of:

1. coming to Wellington to study or work
2. is preferably under the age of 23 years
3. is a Christian
4. commits to attending a Central House community group may apply using the enclosed form. Two written references are required. The application form and references should be sent to:

Central House Ministry Team
P O Box 11 551
Manners Street
WELLINGTON 6142

Applicants will be notified as soon as possible after the receipt of their application whether they have been accepted for residence. Procedures to confirm acceptance of a place in the flats, arrange payments, etc. will then be put into place.

If you do not confirm acceptance of a place in the flats by the date advised, your place will be offered to another person. If you have any further questions, or would like to arrange a time to look around the flats, please feel free to call the Wardens on (04) 499 8937 or e-mail: centralhouse@central.org.nz

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