

Dear Members

The [Annual General Meeting](#) of the Friends of the Globe Society Inc will be held on

**SUNDAY 12 MAY 2013**  
**STARTING AT 3PM**  
**at The Globe Theatre**  
**104 London Street, Dunedin**

This meeting is to be preceded by a

**SPECIAL GENERAL MEETING at 1:30pm**  
for the committee to update the members on progress to date with the project to investigate re-roofing the Theatre.

Please ensure your SUBS are up to date for 2013. If you have paid, but not received a new blue membership card, please get in touch with the Secretary, Ellie Swann, at this address. If you have paid online, please email all current contact details to this address, to update our records.

Apologies if you receive this email more than once.

Kind Regards

Ellie Swann  
Secretary  
Friends of the Globe

## **Friends of the Globe Theatre: Annual Report, AGM May 2013**

I would like to begin this report by thanking all who have helped once again to make the year 2012-3 both successful and memorable. Thank you to all who have contributed in one way or another, by participating in or attending one of the Globe Theatre productions, by helping with committee business, working bees, gardening, costume sorting, publicity distribution, etc., or simply by paying a subscription for the year. We greatly value all that you do and, indeed, could not function without you.

(This report will cover our financial year, from 1<sup>st</sup> February 2012 until 31<sup>st</sup> January 2013 and so will overlap in part with the report given to last year's AGM and will not deal with all that has happened this year, since 1st February.)

Last year was the Globe's year of New Zealand theatre. We chose to celebrate our writers by staging only plays written by New Zealand playwrights, some local, some from further afield, some young, some not so much so. In doing this, we were following in the tradition of the Careys who did so much to promote the works of James K Baxter and other New Zealand luminaries.

The people whose work we supported were Joy Green and Adam Dodd (*Worse Things Happen at Sea*), Duncan Sarkies (*Lovepuke*), Nigel Ensor (*Winkie*), Ella West (*The Middlemarch Singles Ball*) and Richard Huber (*Songbird*). Three were directed by people new to the Globe, (Nicole Schafer, Feather Shaw and Keith Scott) and several introduced us to actors who were also new to the Globe.

Each play was very different from all others and all brought something very special to the Globe stage. Thank you once again to all involved.

The Globe also hosted a number of outside productions, six for the Dunedin Fringe Festival, three for Carol Krueger's Children's Theatre, one for the University's German Department as well as some of Anita Cumming's children's theatre classes.

We also held one Open Day for the general public, provided a barbecue lunch for members who attended a working bee and participated in the Otago University Students' Association Market Day for the first time.

As winners of the Regional TrustPower Awards in 2011, we were invited to participate in the national awards competition in March. We did not win but learned a great deal from the experience, made many new friends and created a small film that celebrated the people and the work of the Globe and has since been seen by many at home and abroad, via our Facebook page.

We did not apply for many grants, choosing instead to reserve our energies for the big effort that will be required this year, but were successful in being awarded the funds for which we did apply. \$3000 from the Bendigo Valley Foundation for production costs for *Songbird* and \$2000 from the Dunedin City

Council Heritage Fund for (eventual) repair of the bay window roofs of the main costume room. We also secured some advertising sponsorship from various parties for our Otago Festival of the Arts production of *The Middlemarch Singles Ball*.

The rest of our energies during the year were spent in working with the firm of conservation architects, Fleur Gillies & Associates, both to complete the full Conservation Report for the Globe and to ascertain just how much work would be required to repair the leaking theatre roof, earthquake-proof the theatre walls and install the level of fire protection that would be required by all potential funders (and, of course, our members).

The Conservation Report is quite splendid, long, detailed and full of photographs of both the old house, developing theatre – and damaged parts. It has cost us almost \$50 for each copy, which you can see at the AGM, but you may get your own, either on CD – which you can obtain at the AGM or from Art Zone in Hanover Street - or by asking for one to be emailed (It's about 16MB) to you.

“Our ‘ architect spent a great deal of time climbing over the roof, clambering around and under the theatre, meeting with builders, roofers, engineers, electricians, representatives from the DCC and New Zealand Historic Places Trust and the Globe committee. He measured, drew plans, worked out with help from all those mentioned just what needed to be done to repair the roof and the associated structures, notably the walls, fire escape pathway and approach to the foyer. This work had not been completed by the end of our financial year and so no specific costings had been made within the time frame of this report. However, the committee has agreed in principle to employ Fleur Gillies & Associates as project managers of the repair and conservation of the theatre, should this be approved and, of course, funded.

I would like to conclude this report by thanking all of the committee members who have worked so hard during the year and to give a special thank you to our treasurer, Phill Todd, who came into the Globe during the Fringe Festival several years ago as its lighting operator. During the last year he has been our treasurer, providing us with clear and regular reports of all financial activity, despite the fact that he has spent most of the year commuting from Dunedin to Christchurch, where he has been working on that city's rebuild. He will be spending even more of his time in Christchurch in the near future so it is with much regret that we have accepted his resignation from the committee – and appreciate his assurance that he will be on-hand as required, if only at a distance, for any lighting or other electrical-associated concerns we may have.

Rosemary Beresford  
Chair, Friends of the Globe Theatre  
April, 2013

**Special General Meeting: Friends of the Globe Theatre,  
12 May 2013, starting at 1.30 pm  
Background Information**

At the AGM of the Friends, held on 6 May 2012, the following motion was approved:

**“The incoming committee will call a Special General Meeting to discuss the future of the Globe Theatre within the next 12 months.”**

*We apologise for the fact that we were not able to call this meeting within the 12 months stipulated but hope you will understand why it is a little late when you read the following account of the work that has been undertaken during the last 12 months.*

**Background**

Some of you may not be aware of the history of the Globe Theatre. Very briefly, the Globe is what is today known as a hybrid building. In this case the hybrid is a combination of an architecturally designed 19<sup>th</sup> century house, of considerable historical importance, and a theatre space that was created from the living room of the original house in the 1960s by the Globe's founders, Patric and Rosalie Carey and modified several times subsequently by the Friends of the Globe. The theatre has considerable cultural significance and the combination was considered so important by the New Zealand Historic Places Trust (NZHPT) that it registered the whole building as a Category I Historic Place in 2005.

Unfortunately the hybrid, especially the theatre part, has always suffered from problems created by some of the materials and methods used in its construction. The roof seems always to have leaked, has been recovered but has worsened over the years to the extent that water ingress into the theatre is now causing major problems, some of which were discussed at last year's AGM. The incoming committee was thus given the responsibility of finding sufficient information about the state of the building, the feasibility and likely cost of repairs to present to the Special General Meeting that had been requested.

**Process**

The committee met several times with roofing people and builders to obtain some indication of the extent of possible damage; none were able to give specific answers suggesting instead that this could not be done until a detailed examination of the building was carried out. The committee itself did not have the expertise to do this so, after consulting with the DCC Heritage manager and NZHPT, decided to engage the services of the firm of conservation architects that had prepared the (first part of) the conservation report for the Globe.

Subsequently, a members of the firm of architects has spent a considerable amount of time at the Globe, meeting with the committee, with firms of roofing material suppliers, roofers and builders, with structural engineers, electricians and fire protection officers as well as DCC and NZHPT representatives.

The immediate problems were identified as being those due to the leaking roof and its damaged sub-structure; the damage caused to the east wall of the theatre from ingress of water into its hardboard cladding and to the (two layers of) the floor of the theatre caused by the entry of water from the damaged and downward-sloping concrete pathway leading to the foyer entrance. Some indication of these problems has been given to Friends of the Globe in newsletters sent out during the year.

Detailed plans of these structures were prepared by the architects together with details of all materials that would be required for conservation repair. At the same time, plans were also prepared for seismic strengthening of the walls and foundations of the theatre, given current requirements for more stringent earthquake proofing of public buildings, and for a greatly improved fire escape route from the theatre.

All plans and the proposed schedule of works were finally completed in early March this year (and may be emailed to members on request or seen at the SGM/AGM in May). The detailed plans and schedule of works were then given to a firm of construction cost managers and quantity surveyors for a formal estimate of overall repair, electrical and fire alarm, fire safety and protection improvements and seismic strengthening. We received this estimate on Monday, 29 April.

**Estimated cost: \$500,000**

**What may happen next?**

If the Friends of the Globe Theatre decide that we should continue with plans to carry out these repairs to retain the Globe as a functioning theatre, we will need to:

- Appoint a building company to take responsibility for what needs to be done. Ideally this would be a large firm that would be able to undertake the variety of work involved and deal with any unexpected issues that might arise when the building is opened up. We are presently having discussions with one such company.
- Appoint a project manager to oversee the work that is being done. We have taken steps to appoint the firm of conservation architects, Fleur Gillies & Associates, should the project be approved in principle.
- Obtain funding for the whole project before any work is started. This will require us to:
  - Apply for funding from major national as well as local funding organisations, in an effective and timely manner\*\*
  - Seek registration as a charity with the Charities Commission to increase the number of organisations to which we may apply
  - Seek other forms of funding from, for example, donations, sponsorship, specific fund-raising activities, etc.

\*\* In order for us to seek funding from Lotteries NZ, for example, we must have:

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| • | A completed Conservation Report  | (Done)     |
| • | Proposed building plans and schedule of works  | (Done)     |
| • | Quantity surveyor's estimate   | (Done)     |
| • | Letters of approval for proposed schedule of works from: NZHPT and the relevant city or other council (In process)   | (Underway) |
| • | Letters of support from not less than 6 other appropriate persons, regarding the quality of the proposed works, the persons proposing this work and the persons/businesses appointed to carry out and oversee the work | (Underway) |
| • | A steering group of appropriate persons  | (Done)     |

The steering group that has already been set up (because of the very short period of time between the SGM and closing date, May 29, of the first of the major national funders, Lotteries NZ) comprises the following people:

Colin Weatherall  
Lois Scott  
Stan Roger  
Lorraine Isaacs,  
Don Knewstubb  
Rosemary Beresford

They bring a combination of business, legal, council, community - including Globe - connections and professional fund-raising skills. We are hugely grateful, especially to those not connected directly with the Globe Theatre, who have volunteered to give freely of their time in this way.

We hope that this brief overview of all of the work that has been undertaken during the last 12 months will give you some understanding of what we on the Globe Committee have been doing and hope to

continue doing on your behalf to ensure the continued future of the Globe as a vibrant, functioning theatre. We look forward to the discussion at the forthcoming Special General Meeting.

Rosemary Beresford  
Chair, Friends of the Globe Theatre  
1 May 2013