

common
ground

QUEENSLAND
ending homelessness

annual report 2013-2014

A PLACE TO CALL HOME



“ Ben Wallace is one of 150 tenants now living at Brisbane Common Ground. The Hope Street building includes 146 units, half of which are provided for people who have suffered from chronic homelessness, the other half for people who require affordable housing. ”

- Sonya Keep, Chief Executive Officer



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“ Dear Sonya, In conjunction with the publishing of your Annual Report I write to compliment you on the obvious success of Common Ground.

Since opening we have noticed a large reduction in rough sleeping in the area.

It's very noticeable as to how well the building appears to be managed and maintained. We have appreciated the opportunity to work with you in improving safety within our community. Whilst we have a long way to go, I think we have made major inroads in this regard. We do need the authorities to continue with upgrading the lighting and CCTV in Fleet Lane, so I look forward to us jointly pushing this cause.

Thanks for being a good neighbour.
Kind regards ”

- Mike O'Farrell, Management Riverside Hotel, Southbank



1. HIGHLIGHTS OF 2013/14

Breakfast with Becky

In November 2013 Common Ground Queensland welcomed international homelessness entrepreneur Becky Kanis to Brisbane. Becky is campaign director for the 100,000 homes campaign which has successfully provided housing for more than 100,000 homeless people in the United States.

Guests at Breakfast with Becky included Federal Member for

Brisbane, The Hon. Teresa Gambaro MP, Queensland Minister for Housing and Public Works, The Hon. Tim Mander MP and Assistant Minister for Planning Reform, Rob Molhoek MP. Becky was able to share her insights and stories of success with more than 60 leaders representing government and community organisations committed to ending homelessness in Queensland.



Becky Kanis

Common Ground Queensland web site



The New Common Ground Website

In April 2014 the Common Ground Queensland website went live. The site was developed with support from Focused Marketing Solutions and provides a one-stop shop for those wanting to connect with the organisation.

The site includes information for prospective tenants as well as organisations wanting to use the building's state of the art function

rooms. There are also many interactive capabilities which enable visitors to donate, volunteer and connect with Common Ground Queensland via social media. Visit www.commongroundqld.org.au

2013/14 at a glance

- The average length of homelessness before coming to Brisbane Common Ground was 6.6 years.
- Throughout the year 100% of units were occupied with more than 150 tenants provided with homes at Brisbane Common Ground.
- 81% of our formerly homeless tenants remained in their tenancy for more than 12 months
- Bad debts for the 2013/14 financial year amounted to just \$500 whilst arrears are only \$323.
- 80% of tenants are 2 weeks in advance of rent payments.
- 86% of affordable housing tenants remained in their tenancy for more than 12 months.
- Demand is high and vacancies are filled quickly with average days vacant amounting to just 1.7 out of 4,380 tenancy days available days per month.
- Intentional damage for the year totaled \$2,021 with all costs being repaid by tenants.



“ Common Ground to me ... is my foundation. It is a safe and secure community environment, which has become my home. It has given me opportunity to rebuild my life and move forwards, which I am doing and have just completed my first year in a Bachelor of Marine Science and Management at Southern Cross University ... Dreams really do come true ”

- Lisa McComb, Tenant

2. WELCOME

After two years of successful operations, Queensland's first supportive housing initiative is proving that the homelessness problem in Brisbane can be solved. More than two thirds of the formerly homeless tenants who moved into Brisbane Common Ground during the initial tenancing phase are still housed two years later. In addition 81% of formerly homeless tenants have been housed in excess of 12 months. These housing outcomes build on the international evidence suggesting that supportive housing effectively addresses the root causes of homelessness. It is a permanent alternative to rough sleeping and crisis accommodation.

In our first full year of property and tenancy management we are seeing firsthand the financial and social benefits of an effectively managed, purposefully designed building that offers a safe and welcoming environment for tenants and visitors. In the past year we have exceeded revenue expectations, reduced our reliance on Government funding and kept maintenance and building costs well below budget. In partnership with the onsite support provider, Micah Projects, we have assisted tenants to meet their obligations to pay rent, maintain their property and live by the principles embodied in our Good Neighbour Charter. We have created a positive building culture with opportunities for social inclusion and participation and have successfully integrated into the local community.

We are proud of the overwhelmingly positive feedback we have received in our inaugural tenant's survey and recognise the contribution of our dedicated and highly-skilled staff in creating this success. We would like to pay a special tribute to Troy Plunkett who was a valuable member of our team and sadly passed away

in April this year. Troy was supported in his employment with Common Ground Queensland by Stepping Stone Clubhouse.

We also pay tribute to our existing and newly appointed board members and especially to Penny Tarrant who stood down from her role as Chair in October 2013. Penny was Common Ground Queensland's inaugural Chairperson and led the organisation from inception in 2008, working tirelessly to advocate and fundraise for the delivery of supportive housing. We are pleased that Common Ground Queensland will continue to benefit from Penny's expertise as she continues as a director on the Board. We would also like to acknowledge retiring directors Phillip Heraghty and Shane Graham. Both Phillip and Shane were inaugural board members and have made significant contributions to the success of our organisation through the provision of legal advice and fundraising activities.

We are now 18 months into the implementation of our Strategic Plan for 2013 – 2017 and we are making strong progress towards achieving our objectives. Over the past year we have

further strengthened our partnership with the onsite support provider, Micah Projects. By consolidating the shared expertise of our two organisations we are developing a highly effective practice model for supportive housing delivery in Australia. Over the next twelve months we will be exploring opportunities to adapt and apply the model to support more individuals and families who face challenges in maintaining adequate housing.



Sonya Keep
Chief Executive



Neill Baxter
Chair

3. UQ RESEARCH FEATURE

TENANTS LOVE COMMON GROUND

Common Ground's innovative model for addressing homelessness has attracted significant interest and investment from stakeholders determined to see it succeed. Since Brisbane Common Ground opened in 2012, government and partner organisations have been determined to establish the true nature of the building's effectiveness.

To answer this question researchers from the University of Queensland were engaged by the Department of Housing and Public Works with a remit to evaluate and establish "whether the Brisbane Common Ground initiative has been successful in assisting tenants to maintain secure housing and improve health, wellbeing, social and economic outcomes."

Knowing that tenants' own views of their Common Ground experience would be key to the stability of their tenancy; researchers undertook a satisfaction survey. The response rate was nothing short of remarkable with 122 tenants replying. The findings have been overwhelmingly positive with satisfaction levels relating to quality of housing, assistance, maintenance and feelings of settlement all in excess of 90%. Significantly, in responses to the question, "Do you feel like your current housing at Common Ground Queensland is your home?", 93.3% of respondents said yes.

One tenant responding to the survey was Rachele Geneko, who said, "I am happy with Common Ground Queensland, it is a wonderful organisation which treats people well, helps them to learn and understands

them. Brisbane Common Ground is a wonderful place to live and to build your goals for your life." Rachele's feedback reflects the survey's overall strong themes of privacy, security, autonomy, normality, affordability and stability which came through in the feedback from tenants.

Common Ground Queensland CEO Sonya Keep said that whilst the survey results were an indication that the project is performing extremely well, perhaps the most interesting findings were through tenant's feedback on areas that could be improved.

"It has been invaluable having an independent body listening to tenants. We've identified where tenants want us to do more, such as stopping people congregating at the front of the building. "I'm pleased we have already been able to quickly respond to that concern through our Common Spaces project."

The next phase of the evaluation will involve a follow up study which will assess the quality of life indicators for tenants who have previously experienced chronic homelessness.

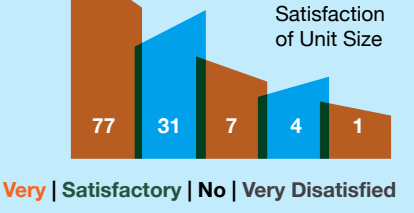
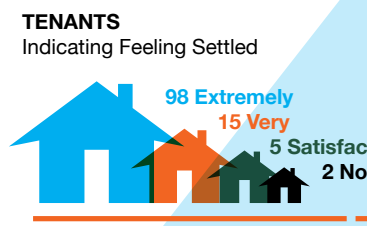
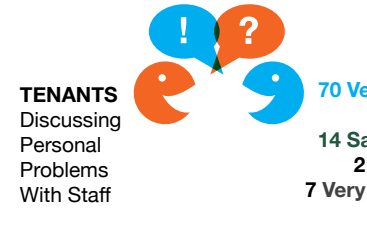
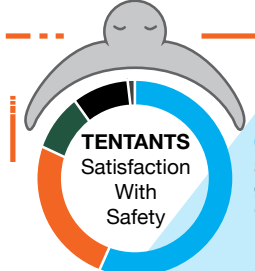
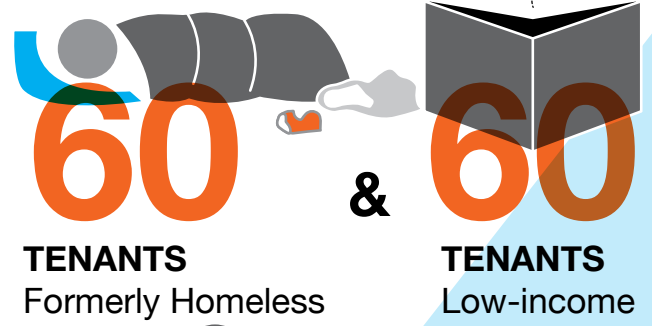
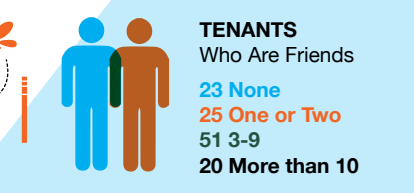
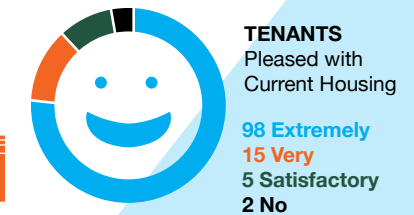
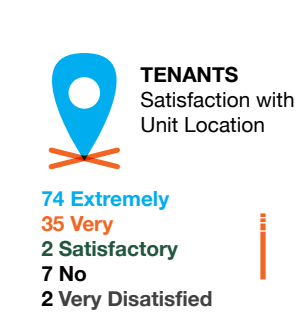
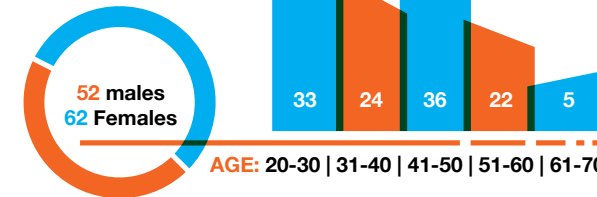


Rachele Geneko



Brisbane Common Ground's 24/7 concierge service helping its tenants feel safe in their homes and throughout the building. Strong themes of privacy and security were evident in this year's tenant satisfaction survey.

TENANT STATS





4. OUR COMMON SPACES STORY

A SPACE TO CALL HOME

Like all Australians, the tenants at Brisbane Common Ground take great pride in their homes. It was therefore no surprise late last year when many jumped at the opportunity to have a say in shaping the future of the building's backyard and common areas. The "Our Common Spaces" project was created with a remit to minimise noise problems, keep green space to a maximum and to find affordable solutions which were backed by tenants.

To decide what needed to be done, tenants took part in a forum led by Sonia Kirby from Establish Consulting. The consultation process included a series of workshops held in October 2013 where tenants took part in site visits and brainstorming sessions. Tenants were also asked to complete a survey and to choose between a number of new designs for the building's backyard space as well as the enclosure fronting Fleet Lane (known as "The Shed") and the thoroughfare which connects Hope Street and Fleet Lane.

An exhibition of workshop outcomes took place along with a presentation of findings at a tenants' forum in November 2013. Almost one in three tenants responded to the survey. The results demonstrated strong support for the conversion of the Fleet Lane shed to a fitness room (80.95%), for a public art installation on the concrete platform in the thoroughfare (71.43%) and

for a more user-friendly and attractive backyard area (80.95%).

The process to turn these plans into reality has already begun. A substantial grant has been secured from the Gaming Machine Community Benefit Fund to upgrade the backyard and this space is expected to be transformed in early 2015. Common Ground Queensland is now in the process of sourcing funds to bring the remaining projects to life. Significantly a number of in-kind contributions have already been secured from local businesses. These include a paint donation from Lewis Bros Mitre 10 for the Health and Fitness Room as well as pro bono landscape design work from Verde Design for the backyard project. Grocon and Stowe have also committed to supplying labour at no charge. Funding permitting, Common Ground Queensland envisages that all projects will be completed during 2015.



Cross-link thoroughfare



The Fleet Lane enclosure and the soon to be transformed Brisbane Common Ground's backyard.

5. WIFI STORY

TENANTS BETTER CONNECTED

Tenants at Brisbane Common Ground are enjoying free access to the internet and email thanks to the installation of WIFI in February this year. Getting online was made possible thanks to Common Ground Queensland's Digital Inclusion Project. With access to digital technology increasingly seen as a way to help people overcome exclusion and disadvantage, Common Ground Queensland was determined to ensure its tenants would have the best opportunity to fully participate in society. More than 80 tenants have so far signed up to be online through the project which has been generously supported by the Queensland Performing Arts Centre and UBR Technology Services.

The project is designed to enable residents to learn, communicate and be creative. One of the first to benefit has been Brendon O'Donohue. Brendon is sight impaired and has lived at Brisbane Common Ground for the past two years. He says WIFI access is one of a number of benefits resulting from his time at Brisbane Common Ground that has helped him to gain a greater sense of independence.

"The level of support that Common Ground provides is great. It has allowed me to gain my social skills to live in the community of South Brisbane. It has given me the chance to live by myself and to equip me with the skills to succeed with making friends, work, independent skills and the responsibility of dealing with everyday life issues. It has also given me a sense of belonging!"

Another tenant making the most of WIFI is Sarah Rutherford.

"I am pursuing my dreams thanks to the Digital Inclusion Project," said Sarah. "I have always been passionate about writing. I have a Bachelor of Arts specialising in Film and Media, and Literature and a Master of Arts, with Honours, in Journalism and Mass Communication. While I love writing, I really want to learn to be an editor and publisher. My battles with mental illness have created barriers for me in pursuing my dreams.

"When I became unwell I was not able to make informed decisions about purchasing internet services, I ended up in contracts that I could not afford and as a result I was denied access to any internet service for two years. My illness also made it impossible for me to attend university on campus. My only option for further study was online but the prepaid plans were too expensive for the amount of data I would need to purchase. I was so excited when I found out that Common Ground Queensland were going to provide a free WIFI service in the building, I could now study from

home! I immediately started looking at online study options and I am now studying a Bachelor of Professional Writing and Publishing through Open Universities Australia.

Sarah says she's loving the opportunity to learn again: *"I want to thank everyone who has contributed to the Digital Inclusion Project, you have made a real difference in my life."*



Sarah Rutherford



6. SEED & CLEMENTE STORIES

SOWING SEEDS TO WORK

Common Ground Queensland is working with Sandgate Enterprise for Economic Development (SEED) to provide cleaning services for the Brisbane Common Ground building.

SEED is a social enterprise with an ethos of “real work, real pay”. Employees work on average 10 hours per week. They are assisted to develop new skills and personal circumstances such as mental illness and language barriers are readily accommodated. A number of formal

studies have been undertaken to demonstrate the significant social benefits of SEED’s work. These benefits include instilling in people a sense of passion for work and helping the long-term unemployed to re-establish a foothold into the workforce.

Common Ground Queensland is benefiting from a relationship with SEED in two ways; not only is it providing an outstanding cleaning service but it is also providing employment to Brisbane Common Ground



Greg Verrenkamp

resident, Greg Verrenkamp, as a cleaner. Greg, who had previously worked as a chef before becoming homeless, says the opportunity to re-join the workforce has been life changing: *“It has given me a new confidence and a belief that I am restarting my career.”*

UNI DOOR OPENS FOR BRISBANE COMMON GROUND TENANTS



Kenneth Penne

In December 2014 Kenneth Penne, who has completed studies in Philosophy, Social Studies and Art, will become the first ever Brisbane Common Ground tenant to graduate from the Clemente education program.

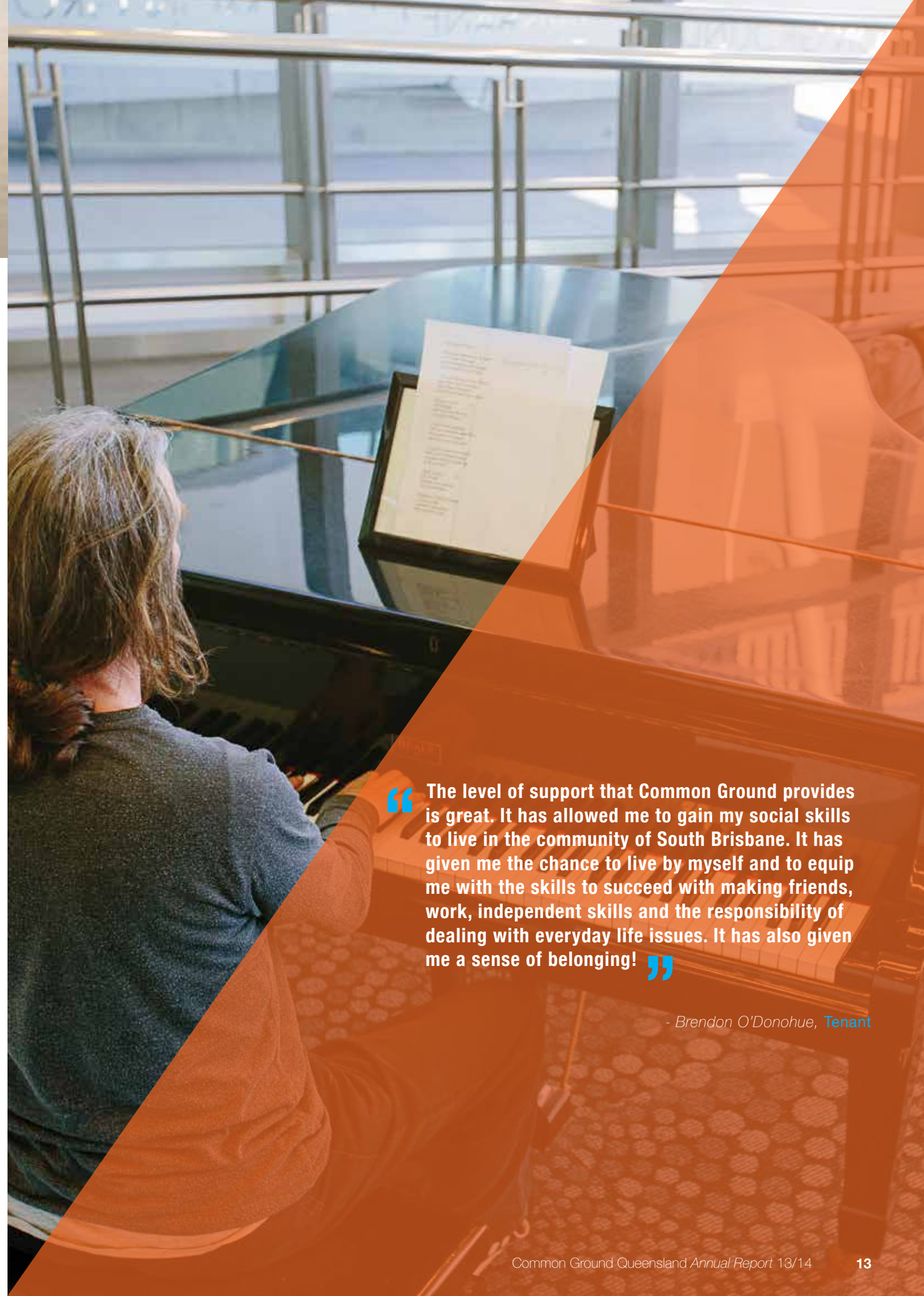
The Clemente program, which began in March 2014, is a partnership between several NGO’s including Common Ground Queensland, Griffith University and the Australian Catholic University. The fully-funded study program helps people who are educationally or economically disadvantaged to complete a university course. The program aims to empower students to realize their own strengths and abilities so that they can aim for and reach individual goals.

Students undertake to complete one academic unit over a twelve week period and they are supported by a peer learning partner. Upon successful completion of four subjects, students are awarded a

Certificate in Liberal Studies through the Australian Catholic University. The Clemente program has provided a lifeline to Kenneth and opened the door to a world of study that would have seemed impossible before he came to Brisbane Common Ground

Kenneth says after completing his initial courses in the Clemente program he is now inspired to go onto bigger and better things in 2015.

“My desire to pursue further learning has come about because of my involvement with the Clemente Program. I plan to study full-time at university next year though I haven’t decided on what course to study yet.”



“ The level of support that Common Ground provides is great. It has allowed me to gain my social skills to live in the community of South Brisbane. It has given me the chance to live by myself and to equip me with the skills to succeed with making friends, work, independent skills and the responsibility of dealing with everyday life issues. It has also given me a sense of belonging! ”

- Brendon O’Donohue, **Tenant**



7. THANK YOU TO VOLUNTEERS

A growing army of volunteers is helping to make Common Ground Queensland the success story it is today. From the private sector, government and other not-for-profit agencies individuals continue to go above and beyond, giving of their time and expertise in support of Common Ground Queensland. For this we are incredibly grateful. We are also very pleased to see a growing number of tenants coming forward to volunteer on behalf of Common Ground Queensland.

VOLUNTEER PROFILE: DEAN ROGERS

Dean Rogers is a tenant of Brisbane Common Ground freely giving of his time to assist in setting up and cleaning the building's function rooms. For Dean, who was homeless before coming to Brisbane Common Ground in 2012, volunteering is a stepping stone toward getting back into work.

A one-time regional manager for a retail chain, Dean's life hit rock

bottom a few years back when he returned from Adelaide to Brisbane. He was taken advantage of and surrounded by alcohol and violence and soon found himself living on the street. Getting into Brisbane Common Ground has been his salvation, and the opportunity to volunteer has helped restore his self-belief.

Dean explains: *"I am quite proud of living here. It makes me feel like I'm not useless...I'm not rock bottom any more, I've got some worth."*

Dean's next big step won't be far away as he works with Common Ground Queensland's employment advisor with a view to taking on some paid casual employment in the near future.



Dean Rogers

VOLUNTEER PROFILE: MONIQUE GROOTJES

Community volunteer Monique Grootjes has proved to be an invaluable asset to the Common Ground Queensland team. Utilising her background in housing, along with financial and excel skills, Monique assisted in developing an individual reporting system which creates useful information for tenants. The system is particularly important for reconciling the building's utility bills and demonstrating the cost to each tenant based upon individual usage. The information allows tenants

to make informed choices about their usage and associated costs of utilities.

Monique is grateful for the opportunity to pass on her expertise: *"Working for Common Ground has been a great opportunity! My partner and I moved from Amsterdam to Brisbane a year ago. Back home I have worked for over a decade in various roles in social housing corporations, mainly focused on finance, project management and continuous improvement. Common Ground Queensland was looking for a*

volunteer to support and help improve the great work they are doing in the social housing space and I was offered this opportunity.

"Being able to bring my overseas experience and at the same time learn more about the relevant Australian rules and regulations is a great "win-win" for us and I am looking forward to learn more from my colleagues here and bring some of the best practice of The Netherlands to Australia."

VOLUNTEER PROFILE: PAUL HEBINGER

Common Ground Queensland's WIFI project is up and running thanks to the generous support of corporate partners such as Paul Hebinger from UBR Technology Services. Paul's hands-on support has helped dozens of tenants to get connected and his company has provided Wireless LAN cards for those tenants who don't yet have wireless access. The vision for internet access in the Brisbane Common Ground building became a reality thanks to a wireless LAN

solution donated by Cisco which was then installed and configured by UBR Technology Services.

Paul said: *"It has been tremendously rewarding to see so many tenants able to get online. We have installed a service that protects against access to dangerous, fraudulent and damaging content and sites. In this way Common Ground Queensland is able to provide a high quality internet service in an extremely safe environment."*



Paul Hebinger

VOLUNTEER PROFILE: TONY BERESFORD-SMITH

Tony Beresford-Smith from Practical Business Support was introduced to Common Ground Queensland in early 2013 when we were upgrading our Property and Tenancy Management Systems. Tony was motivated to make a contribution to addressing

homelessness in Brisbane. He utilised his expertise as a Data Scientist to manipulate and improve the information Common Ground Queensland was able to access from the existing system. Tony has continued to work with our Reporting

Manager to add functionality that has significantly reduced the resources we need to use in order to produce accurate and timely information for tenants and staff.



8. JASON GARBUTT FEATURE

PRIDE INSIDE

After 20 years of living rough Jason came to Brisbane Common Ground. His life has now been transformed and he couldn't imagine being homeless ever again. Life on the streets was an ongoing downward spiral for Jason. Drugs and alcohol become a way of life. He speaks about the lack of safety and the constant violence which left him with numerous broken bones.

"I was just lying under the bridge waiting to die. I used to look at people in high rises and think to myself 'wouldn't it be nice to be there' and I prayed and I prayed and God gave me this place."

"My worst moment was falling over and breaking my leg in the park. I had to wait till the next morning to get an ambulance...I thought I was going to die until I was discovered by a Micah worker. "Being on the street you've got nowhere to centralise yourself, you lose all your stuff. Now I have cupboards full of clothes", he said.

It is the sense of normality and stability that is perhaps what Jason values most about living at Brisbane Common Ground. He is no longer ashamed and instead of cutting people out of his life, he now wants to reconnect with his family.

Jason explains: *"My biggest hope for the future is getting my children back into my life. My daughters have come up and seen this place and they are so happy (with me) for the first time in years. Dad's got a place you know!"*

Jason says Common Ground Queensland has helped to keep him out of trouble. He also praises the on-site support which has been particularly important for keeping his health in check.

"When you've been alone, it's hard asking for help. The staff at Common Ground Queensland go out of their way to ask if I'm alright. They even compliment me when I am looking good."

Indeed, Jason has his pride back.

"Here I can be normal for once, people don't look at me like I've got two heads, I can feel like I'm part of society. I've got something to offer, I'm not an idiot. I'm not a stupid man."

" I used to look at people in high rises and think to myself 'wouldn't it be nice to be there' and I prayed and I prayed and god gave me this place. "

- Jason Garbutt , Tenant

9. LOOKING FORWARD

REAL SOLUTIONS TO END HOMELESSNESS

500 Homes 500 Lives survey in April 2014 identified 190 people sleeping rough in the local Brisbane area.

MORE HOUSING!

There are many individual and societal factors that contribute to the persistent occurrence of homelessness and the growing numbers of people who require support to retain access to housing. These circumstances, coupled with decreasing affordability in the housing and rental markets, means that demand for accessible and affordable housing continues to grow. Supportive Housing offers a solution

to homelessness and delivers housing that meets the needs of individuals and families on low incomes. These solutions need not duplicate the high-rise model we have seen so successfully delivered at Hope Street. In the future lower density solutions might be more appropriate, achievable and feasible as Common Ground Queensland creates new partnerships with government, business and the community.



MORE SUPPORT SERVICES!

For the tenants at Brisbane Common Ground we will continue to offer high quality long term housing coupled with the best opportunities to fulfill their life goals. We believe tenants at Brisbane Common Ground should feel included and have every opportunity to participate in

society. We will continue to develop programs that build the capacity of our tenants and space making initiatives to ensure our tenants feel at home. Over the next twelve months we will be implementing our pilot project aimed at finding employment and skill based training

and volunteering opportunities. We also look forward to delivering our backyard project "Our Common Spaces", a fitness centre and expanding WIFI access to ensure more tenants are able to get online.

MORE SUCCESS!

We will continue to build and effectively communicate our evidence-base, so that governments and decision-makers understand the success which has already been achieved from our approach to ending homelessness. We will promote the results of our

tenant satisfaction survey to highlight the value of listening to tenants and understanding the great stock they place in having stability and a place to call home. Fundamentally the challenge ahead lies in communicating to the entire community that the Common

Ground model is cost effective and it works. The more people who can be housed by the Common Ground solution, the more likely we will succeed in ending homelessness. For society these benefits, both social and economic, should never be underestimated.



10. STAFF

THE STAFF OF COMMON GROUND QUEENSLAND

Back Row (Left)

Saleem Shahzad, Michael Murphy, Sonya Keep, Kathleen Burgen, Janice Walters, Derek Taylor, Rikki Pieters.

Front Row (Left)

Andrew Fausa, Raechelle Coaker, Erin Smith, Emma Dorge, Deb Jones, Phil Gow.



“ The reason that I wanted to get involved in this project, is that Common Ground has done so much to help me over the past 2 years, [that] I wanted to give something back. I saw it as a great opportunity to help shape the future of the building. I hope that these spaces are used by all the tenants and I hope it helps to provide a sense of community. ”

- Chloe Milosevic, [Former Tenant](#)



11. BOARD PROFILES

NEILL BAXTER – CHAIR, CHAIR OF FUNDRAISING COMMITTEE

Neill holds tertiary qualifications in Project Management and Building Studies, is a qualified Quantity Surveyor, and a member of the Institute of Builders, Master Builders Association, Australian Institute of Management and an accredited mediator. Neill's career includes management of large scale

construction throughout Australia, Asia, the Middle East and the United Kingdom. Neill developed an interest in the Common Ground model when he led Queensland Operations for Grocon in Queensland. Neill provided invaluable expert advice to Common Ground Queensland during the building handover.



NICK HARWOOD – TREASURER, CHAIR OF AUDIT AND RISK COMMITTEE

Nick is a partner in the Financial Advisory Services team at Deloitte and has over 22 years experience in Advisory and Restructuring services. His career has spanned the United Kingdom, Hong Kong and Australia.

Areas of expertise include pre-lending and due diligence

reviews for financiers and borrowers; advisory services & financial modelling; restructuring and turnaround of distressed businesses; advisory and due diligence services for Government Depts and various industries – in particular mining services, tourism & hospitality, civil construction and real estate.



KARRYN WALSH – SECRETARY, MEMBER FUTURE PROJECTS COMMITTEE, MEMBER AUDIT AND RISK COMMITTEE

Karyn is the Coordinator of Micah Projects and has thirty-five years experience in the community sector developing organisations and implementing programs to create opportunities for personal and social change. Karyn's development of strong relationships with international professionals and organisations has informed the Micah Projects response to effective working on housing focused outcomes such as access to safe affordable

housing and sustaining tenancies. Adapting learnings from England, USA and Canada through leading the 500 lives 500 Homes Campaign and advocating for permanent supportive housing for individuals and families with significant needs. Karyn represents the onsite support provider, Micah Projects, on the Common Ground Queensland Board, to work together in actioning a shared vision and partnership with tenants, staff and boards.



LINDA APELT – DIRECTOR, CHAIR OF GOVERNANCE COMMITTEE, MEMBER OF AUDIT AND RISK COMMITTEE

Linda Apelt has over thirty years of experience in government environments including fourteen years as a Director-General of complex human services organisations. Linda has led large scale organisational changes and developed and implemented complex public policy reforms. Linda has managed internal and external service delivery systems and multibillion dollar budgets for service provision and capital works projects. Linda has served as a non-Executive

Director on a range of Boards and has also chaired a range of national and State based Committees and Boards of Management as an Executive Director. Linda Apelt is a PhD candidate at The University of Queensland where she has been an Adjunct Professor in the Faculty of Social and Behavioural Sciences since 2003. Her research focuses around political science and in particular, housing and disability policy reform in Australia.



PENNY TARRANT – DIRECTOR



Penny is the Network Development Manager, Queensland South, for LJ Hooker. Penny has extensive experience in private sector tenancy and property management and worked for 3 years in the Property Division of the Public Trustee of Queensland. Penny served as Common Ground Queensland's inaugural Chair from

2008 to 2013. Penny researched the Common Ground model extensively in the United States and Australia and was closely involved in the development of the property and tenancy management policy and procedures to guide Common Ground Queensland's specialist supportive housing service.

SUSAN BURKE – DIRECTOR, MEMBER FUNDRAISING COMMITTEE

Susan has degrees in Law and Arts from the University of Queensland. Admitted to practise as a Barrister in 1983, she has practised at the private Bar since 1986, specialising in building and construction law. Susan has extensive experience in the resolution of commercial disputes through litigation, arbitration and alternative dispute resolution techniques. Her practice involves advice relating to tender processes, contract negotiation and

execution, contract interpretation and claims, project management, contract administration and conflict avoidance mechanisms and dispute resolution. Susan also served as a part-time member of the Queensland Building Tribunal and the Commercial and Consumer Tribunal between 1993 and 2004 and has been a sessional member with the Queensland Civil and Administrative Tribunal since 2011.





DAMIAN WINTERBURN – DIRECTOR, CHAIR OF FUTURE PROJECTS COMMITTEE



Damian is a Partner at Deloitte as well as the Managing Director of Deloitte CapLand Real Estate Advisory, a national property consulting practice that provides services to the banking, accounting, government and real estate sectors for several multi-national and ASX listed companies. Damian has

significant experience in the entire property and development lifecycle both locally and overseas. He has been an active member of a number of significant Australian and overseas property, housing and investment boards and organizations.

NATASHA DOHERTY – DIRECTOR, MEMBER OF FUTURE PROJECTS COMMITTEE



Natasha is an Associate Director within the Health Economics and Social Policy team in Corporate Finance. She has over 10 years experience in Government industry development including health and the social policy sector. Natasha leads the Program Evaluation and performance monitoring practice in Deloitte Queensland. She is experienced in the development of

funding models for the Health and Social Policy sector and has worked with a variety of organisations on evaluations including reviews of commonwealth and state based reform, including process, impact and outcome evaluation using cost benefit analysis, social impact assessments and return on investment.

MARK LIGHTFOOT – DIRECTOR

Mark is a Partner in the Banking and Financial Services Group of HWL Ebsworth. His clients include major Australian Banks and financial institutions. Mark's experience includes documenting and advising on the structuring of a range of debt finance transactions; property development and investment finance, construction and project financing, and equipment finance. He also has experience in securities enforcement and work-outs, and

advising financial institutions regarding pre-enforcement strategies. Mark regularly undertakes significant pre-lending reviews and security due diligence on behalf of his financier clients. In addition, Mark also regularly acts for several corporate clients with respect to their project finance requirements.



“Some tenants of Brisbane Common Ground had experienced a long history of homelessness prior to moving in. The average length of homelessness was around 8 years, with people cycling through housing, homelessness, crisis accommodation, rough sleeping. Barriers to their being able to sustain their housing included poor physical health, chronic disease, mental illness, drug and alcohol addiction, with many people experiencing a combination of these...Common Ground Queensland and Micah Projects collaborate to support people who may be experiencing difficulties which could put their tenancy at risk. In Brisbane Common Ground, the combination of a secure stable home, a sense of being safe and 24/7 access to support enables them to break the cycle of homelessness they were trapped in.”

- Andy Johnson, Senior Service Coordinator Supportive Housing, Hope Street

12. FINANCIALS

STATEMENT OF FINANCIAL POSITION

As at 30 June 2014

	NOTE	2014	2013 RESTATED NOTE 9	2013
ASSETS				
Current Assets				
Cash at Bank & on Hand	4	1,276,407	1,509,138	1,509,138
Receivables & Prepayments	5	56,319	36,996	36,996
Total Current Assets		1,332,726	1,546,134	1,546,134
Property Plant & Equipment				
Plant Equipment & Chattels	6	488,330	627,762	25,761
Total Property Plant & Equipment		488,330	627,762	25,761
Total Assets		1,821,056	2,173,896	1,571,895
LIABILITIES				
Current Liabilities				
Creditors & Accruals	7	1,110,819	1,274,739	1,186,683
Provisions	8	57,084	39,791	39,791
Total Current Liabilities		1,167,903	1,314,530	1,226,474
Non-Current Liabilities				
Creditors & Accruals	7			
Provisions	8		57,883	145,939
Deferred Income	9	451,501	602,001	
Total Non-Current Liabilities		451,501	659,884	145,939
Total Liabilities		1,619,404	1,974,414	1,372,413
Net Assets		201,652	199,482	199,482
ACCUMULATED FUNDS				
Accumulated Funds - General				
Retained Earnings		199,482	133,398	133,398
Net Surplus (Deficit) for period		2,170	66,084	66,084
Total Accumulated Funds- General		201,652	199,482	199,482

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	NOTE	2014	2013 RESTATED NOTE 9	2013
OPERATING INCOME				
Trading & Fundraising Revenue		1,810	86,732	86,732
less Direct Costs Cost of Sales		-1,500	-42,628	-42,628
Gross Profit from Trading		310	44,104	44,104
Donations Received		3,429	8,459	8,459
Grants Received - Capital		150,500	150,500	-
Grants Received - Recurrent		98,822	298,210	386,266
Grants Received - Non Recurrent		-	72,000	72,000
Rental Revenue		1,354,182	1,111,058	1,045,700
Membership Revenue		-	11	11
Revenue from investments		39,198	30,840	30,840
Other revenue		237	581	581
GROSS INCOME		\$1,646,678	\$1,715,763	\$1,587,961
OPERATING EXPENSES				
Accounting & Audit Fees		16,637	8,050	8,050
Advertising & Promotion Costs		6,036	4,978	4,978
Bad Debts		501	1,252	1,252
Bank Charges		2,836	2,476	2,476
Building Services Contract Costs		67,651	1,401	-
Computer & Software Expenses		27,944	15,252	15,252
Consultancy, Planning & Compliance Costs		25,419	63,515	63,515
Contingent Expenses Provision		-31,093	-	-
Depreciation		153,555	152,345	1,845
Electricity		143,567	146,729	3,595
Employment Expenses/HR Resources Costs		807,125	851,900	851,900
Expensed Equipment		6,465	47,409	47,409
Fees, Permits, Subscriptions		5,251	3,384	3,384
Function & Meeting Expenses		14,077	8,859	8,859
Insurance		35,080	51,199	51,199
Interest Paid		-	2,663	2,663
Leasing & Hiring Charges		9,734	11,483	11,483
Office Supplies, Printing & Stationery		5,312	7,578	7,578
Postage & Freight		388	367	367
Property Costs - Planned		55,851	42,383	42,383
Property Costs - Responsive		57,091	32,960	32,960
Rates		38,916	-	-
Telephone		22,762	23,802	23,802



COMMON GROUND QUEENSLAND

Travel & Accommodation	4,001	722	722
Water Rates & Sewerage	133,376	86,600	86,600
Other Expenses	36,026	32,622	111,799
TOTAL OPERATING EXPENSES	\$1,644,508	\$1,599,929	\$1,384,071
NET ORDINARY SURPLUS (DEFICIT)	\$2,170	\$115,834	\$203,890
OTHER EXPENSES			
Sundry Expenditure - Contingent Costs & Expenses	-	-	65,358
Other Expenses - Future Replacement	-	-	65,358
TOTAL OTHER EXPENSES	-	\$49,750	\$137,806
Net Surplus (Deficit) attributable to members	\$2,170	\$66,084	\$66,084

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	NOTE	2014	2013 RESTATED NOTE 9	2013
Cash Flows From Operating Activities				
Receipts from trading, fund raising and donations		1,400,564	2,433,086	2,625,351
Payments to suppliers and employees including GST input credits paid		-1,658,370	-1,074,884	-1,126,265
Interest received		39,198	30,840	30,840
Interest paid		-	-	-14,146
(Payment to) refund from ATO (net GST payable or receivable)		-	-	-79,329
Net cash provided by (used in) operating activities	10	-218,608	1,389,042	1,436,451
Cash Flows From Investing Activities				
Purchase of property, plant and equipment, including expensed equipment		-14,123	-27,606	-75,015
Net cash provided by (used in) investing activities		-14,123	-27,606	-75,015
Cash Flows From Financing Activities				
Proceeds from borrowings / capital		-	-	-
Repayment of borrowings		-	-	-
Net cash provided by (used in) financing activities		-	-	-
Net increase (decrease) in cash held		-232,731	1,361,436	1,361,436
Cash as at 1 July		1,509,138	147,702	147,702
Cash as at 30 June		\$1,276,407	\$1,509,138	\$1,509,138

OUR VISION:

Ending homelessness in the communities in which we operate.

OUR MISSION:

To create supportive housing solutions through effective public, private and community partnerships.

OUR OBJECTIVES:

- To provide specialised tenancy management services for supportive housing and affordable housing tenants.
- To increase the supply of supportive housing to meet the growing needs of individuals and families who are at risk of, or experiencing homelessness, or who suffer from a disability, including mental health and addiction.

WE ARE COMMITTED TO:

OUR MISSION:

SOCIAL JUSTICE – The right to affordable and permanent housing for the most vulnerable and chronically homeless people in our community.

SUPPORTIVE HOUSING PHILOSOPHY – The integration of housing, support services and the community to assist people who have experienced homelessness.

COMMUNITY – Creating sustainable communities to house people who have experienced chronic homelessness.

ENVIRONMENT – Design and develop housing solutions that are safe, secure and environmentally sustainable.

ACCOUNTABILITY – Sound governance, economic, environmental and financial sustainability.



common
ground

QUEENSLAND
ending homelessness

annual report 2013-2014

A PLACE TO CALL HOME

Funded by



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