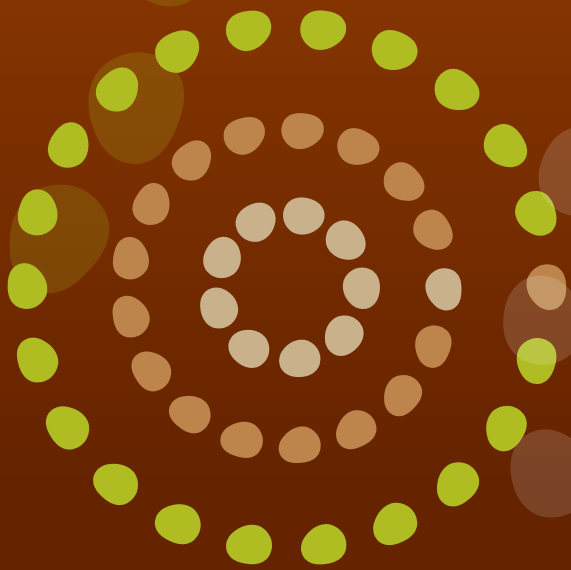


A place to grow...

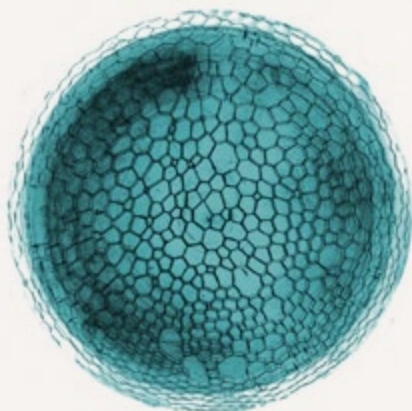


Samford
commons

Annual Report

22 October 2014

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1 Foreword by the board

It is a rare privilege to be entrusted with helping to make real a concept as visionary and potentially empowering as Samford Commons. In our roles on the interim board we have worked in collaboration with our members, the community, Moreton Bay Regional Council and others to make great headway in the past ten months.

The vision “a place to grow...” points to the future expansion not only of the concept and its benefits but the wellbeing of individuals, families, communities and the planet. We look forward with certainty to the growth of our capacities to live sustainably, to act as stewards for future generations and to heighten our learning, creativity, insight, wisdom and collective action with others.

We thank all our members for their unwavering engagement, support, hard work and enthusiasm. We would not be where we are today without them and our innovative and supportive Samford community.

We thank all our members for their unwavering engagement, support, hard work and enthusiasm

We also thank our former board members, Gillian Blackett and Juliette Wright for their strong contributions to Samford Commons. Their legacy remains.

We have great expectations of continuing to help grow the enormous potential of Samford Commons.

George Quezada, Director

Kate vanderVoort, Director

Jeremy Williams, Director

Volker Jahnke, Director and Secretary

Karen Warbrooke, Director and Treasurer

Howard Nielsen, Director and Chair

2 Samford Commons in a nutshell

Concept

The Samford Futures process was the medium which brought forward the energy and confidence to develop the concept and create the atmosphere of collaboration and creativity which underpins Samford Commons. We acknowledge the value of that process as undertaken by the Samford Futures sub-committee of the Samford Progress Association and as sponsored and facilitated by various organisations and members of the community in Samford.

The vision of the people of Samford was matched by that of the Moreton Bay Regional Council; to create the concept of Samford Commons as a world class, innovative and exciting showcase for sustainable living and working.

With a focus on social, economic and environmental outcomes it operates as a sustainable business partnership managed by a registered charity and not-for-profit, community-owned company limited by guarantee, Samford Commons Ltd.

Our vision is to be a place to grow

And our mission is... **to create an environment where new possibilities are nurtured so we can build a sustainable and resilient future for our community.**

It is envisaged that Samford Commons will be a world class experience using leading-edge technology, creative educational strategies and innovative approaches to engage communities and businesses on-site and on-line at the site of the former CSIRO Research Station in Samford.

It will help grow a sustainable local economy at Samford and we hope it will become a model for others.

The Commons' approach to living, learning and working will include a large range of hands-on activities, experiences with virtual media, street art and theatre, low-energy-use workplaces, alternative energy exhibition, co-working businesses, permaculture gardening, urban farming in practice and education and research programs.

The Commons will draw on the insight, wisdom and sustainable practices of indigenous Australian's to enhance the learning of people engaging with the site.

The Commons will host conferences, conduct accredited programs, sell natural produce, hold demonstration field days, manage a connection to the broader community and provide daily programs and innovative activities for businesses, schools, tourists, community members and on-line clients.





Benefits

- Samford Commons will contribute to the social, environmental and economic sustainability of Samford while showcasing Samford's creativity, community collaboration, futuristic thinking, educational capacity and commitment to a sustainable future.
- It will develop new and ongoing opportunities for local employment and will be a place for businesses to network and collaborate.
- People will take on new knowledge and skills through exciting learning processes which enhance school-based and life-long learning.
- People will be able to grow and consume locally grown food and will be part of a model on how to farm in an urban environment.
- Community organisations will have a hub for their activity and meetings and will benefit from synergies of interest in the arts, environment, education, research, sport, farming and community engagement.

3 The Samford Commons journey

3.1 The catalyst

The catalyst for the establishment of Samford Commons arose from the insights of the large number people engaged with the Samford Futures process. This vision complements the Master Plan designed some ten years earlier by the Moreton Bay Regional Council in consultation with the community.

3.2 The opportunity recognised

The community conversation explored what became a compelling need to more fully utilise the potential of the CSIRO Research Station site which had been entrusted to the Council a decade prior.

The community's ideas acknowledged the need to build a more sustainable local community. Those ideas encouraged the notion that for the development of a sustainable local community there is a need for increased awareness, knowledge and skills regarding practical action. It is understood that a variety of approaches is required to provide a high quality "hands-on" and virtual experience and to meet the needs of the various target groups, their learning styles and their current approach to achieving a balance of social, economic and environmental sustainability.

The overall viability of Samford Commons is dependent on the endorsement, engagement and financial support of the local community, the three tiers of government, selected private sector companies and community agencies, thus enabling people from all walks of life, regardless of financial means, to access Samford Commons.



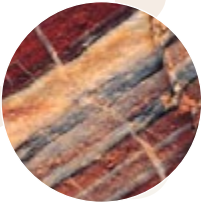
Samford Commons depends on the support of the community, government, private sector & community agencies



3.3 Partnerships forged

There is a strong partnership being formed at a community level as people and organisations realise the potential of Samford Commons and the power of collective action for shared benefits. Sporting clubs, service organisations and community groups are enthusiastic about their potential involvement.

Schools, professional organisations and tertiary institutions are involved in discussions leading toward strong collaborative effort in learning, research and the creation of new and sustainable ways of doing things.



Ideas or activities for delivery at the Commons have emanated from seventeen sources so far. These ideas are coming from individuals, organisations, schools, tertiary institutions, sporting groups and businesses. These have come despite there being no concerted promotion or marketing activity for Samford Commons up to this point.

A number of partnerships grew in tandem with Samford Commons and have been strong in their support and engagement. Millen Farm and Creative Samford were the fledgling partners and the emergence of Samford Connect, School of Sustainability and Samford Power have added to that foundation of partners.

Moreton Bay Regional Council has adopted a strong partnership approach with Samford Commons. The unanimous approval of Council for in-principle approval to allow Samford Commons to utilise Stage 1 of the CSIRO site was a visionary decision by an innovative council. The work and leadership of Cr Bob Millar, the Samford Commons Steering Group and council manager Mark Forbes is recognised with gratitude. Similarly, Mayor Sutherland and all MBRC Councillors, the CEO and Directors are acknowledged for their show of trust in both the concept and the people involved in Samford Commons.

Samford Commons has been assisted with various aspects of its development by Regional Development Australia – Moreton Bay and the United Nations Global compact Cities programme, both of which have a continuing interest in our progress.

3.4 Key achievements in the establishment phase



During the past ten months we have seen an increase in participation of people from a wide cross-section of the community brought about by a strong presence of Samford Commons in the community via shows, expos, the Village Pump and Samford Connect.

The strong and consistent contribution from members has been the lifeblood of the establishment phase. The development of strong partnerships will increase the capacity of Samford Commons to achieve its objectives and to help build a sustainable community.

Key organisational achievements have been very significant and are already providing a solid base for building our capacity. These achievements include the following.

- Development of a core concept and project plan, including the preliminary master planning design of the precinct.
- Promotion of that concept to the owners of the site owned by Moreton Bay Regional Council.
- In-principle approval by MBRC to establish Samford commons at the former CSIRO site was a significant achievement.
- Agreement on a constitution which enabled the formation of a community-owned company limited by guarantee.

- Establishment of an Interim Board and 25 foundation members.
- Establishment of Members Working Groups which have provided extensive ideas and capacities to carry out the work of Samford Commons.
- Attraction of seed funding from foundation members and funding from the Pine Rivers Climate Action Network, Moreton Bay Regional Council and the Samford Progress Association. This enabled the commissioning of a short term project officer and a designer to carry out specialised work in project management and site planning.
- Development of a strong governance framework including ethical principles, approvals and decision making processes, accounting & reporting processes, effective communications mechanisms and various policies & procedures. Appropriate insurances have been put in place.
- Charitable status has been granted by ACNC.
- Development of a funding strategy and draft business plan carried out in partnership with the MBRC. This plan and a detailed economic model is expected to be finalised by the end of 2014.
- Establishment of a process to form preferred supplier arrangements in areas of high priority.
- General agreement on leasing arrangements for the built site and the farming land has been reached, with the details to be formalised by the end of 2014.



3.5 Key challenges

The chief challenge is the resourcing of Samford Commons. Maintaining and growing the already high capacity of members and volunteers is a challenge at a time when practical on-the-ground action has yet to materialise. Even allowing for the continuation and extension of high quality volunteer services, this will be insufficient to enable the necessary level of development of Samford Commons.

Resources and succession planning is high on the board's agenda. Membership drives, calls for more volunteers and seeking of funding to enable paid positions should help alleviate this issue.

The holding of the integrity of the vision is a high priority in the face of competing interests to be a part of Samford Commons. This is a significant balancing act due to the need to develop a collaborative culture while developing and maintaining high standards consistent with the expectations of members, partners and the community.

There have been delays in gaining access to the site in order to actually deliver the promise of Samford Commons. The signing of a lease with council has been delayed due to changes to town planning guidelines and a finalisation of leases is expected in late 2014.

Additionally building inspections have identified structural issues and safety concerns, whilst not insurmountable, will require attention and may further delay access to buildings. This has required a patient approach in order to gain access to the buildings in Stage 1 of the project.

Samford Commons Limited has been granted charitable status by ACNC

4 The work of the collective

4.1 Members' Steering Group

25 Foundation Members, including board members, formed the initial Members Steering Group which has been both the rudder and sail for the ship that is Samford Commons. Their contributions continue to be added to by new members who bring new skills, ideas and energies.



The membership has met monthly in a workshop process to develop and agree on the constitution, underlying principles and values, purposes, decision forming processes, governance guidelines, project plans and practical implementation strategies.

It has also been the core group which has staffed public stalls at local shows and events. It has worked with the Board to get things done.

4.2 Working Groups

Working Groups have been set up to provide the necessary guidance and development for core requirements of Samford Commons. These are focussed on:

- Governance & Culture
- Infrastructure & Services
- Marketing & Communications
- Funding Strategies
- Samford Power entity



Governance & Culture

Purpose

The main purpose of the Governance and Culture Working Group is to establish a governance framework and organisational culture that will guide the commons community in creating a place where people feel welcomed, nurtured and inspired to be all that they can be. The working group will assist Samford Commons Ltd with developing its own standards for governance in keeping with the charter and ethical principles. This includes maintaining compliance with statutory regulation, company policies and procedures and other standards of excellence.

Main achievements

Several governance workshops were held throughout the year with members and prospective entities to develop and implement the following.

- Ethical principles.
- Eligibility criteria for entities wishing to join the Samford Commons collective.
- Roles and responsibilities, and decision-making and approvals processes.
- Key policies and procedures including a Board Charter; Approvals Framework; Decision Matrix; Conflict of Interest Guidelines and a Procurement Procedure.
- A risk register.
- A centralised document repository.
- Working Groups to allow teams of volunteers to carryout required activities.

Objectives for the next 12-24 months

- Co-ordinate the development of a culture and governance strategy with Samford Commons members and entities
- Establish a Steering Committee representing entities planned to occupy Samford Commons.
- Develop additional policies and procedures on an as-required basis, including Code of Conduct; Risk Management Framework and Compliance Framework; Induction Manual.
- Appoint key roles including Volunteer Coordinator and Administration Coordinator.
- Succession planning for all roles.

Main challenges

- Limited funds and resources have affected the speed with which the governance framework is developed.
- To develop a framework and culture that ensures accountability to ourselves and key stakeholders whilst balancing our need to innovate and not be 'tied down in process'.

People participating in the Working Group are Jenny Kato, Karen Warbrooke (Convenor to August 14), and George Quezada (Convenor from August 14)

George Quezada (Convenor)



Infrastructure & Services

Purpose

In 2013, the SCL was given in-principle approval to utilise specific infrastructure at the ex-CSIRO site in Samford. Initial approval related to four main buildings and surrounds and a farming land allocation. The Infrastructure Working Group was established to:

- Professionally review building status reports from MBRC
- Identify key issues and prioritise buildings for restoration
- Develop and design concepts for development consistent with SCL values
- Oversee and progress infrastructure restoration

Achievements to date

In the last 12 months the following achievements have been made:

- Building reports from MBRC sought, received and reviewed
- Two buildings prioritised for State Government funding applications
- Key issues identified that can hinder progress
- Initial site concept drawings developed to guide building designs

Objectives for the next 12-24 months

- Progress building designs to meet the diverse needs of SCL
- Resolve the challenges to progressing restoration with MBRC
- Restore and occupy buildings according to funding allocations
- Establish an effective team to implement and project manage activities

Main challenges

- Meeting the expectations of the community to develop an on-site presence
- The initial key challenge is MBRC constraints to building occupation
- Asbestos and electrical rewiring are fundamental issues to resolve
- The ability to secure adequate funding is critical in this initial phase.

Current membership of the group

John Atkinson (Engineer), Murray Bailye (Builder), Peter Booth (Architect), Tracey Churchill (IWG process & Environmental issues), John Clark (Drafting), Howard Nielsen (SCL Board), Graham Thompson (Data Communications), Gary Wolfenden (Electrical)

Tracey Churchill (Convenor)

Marketing & Communications

Purpose

To support Samford Commons in achieving its vision and objectives through effective marketing and communication. This involves communicating with a wide range of stakeholders, raising awareness and interest within the community, facilitating communication within/between working groups, and promoting the aims and activities of Samford Commons to all relevant parties.

Samford Connect also falls within the remit of this working group. *Samford Connect* acts as the digital outreach arm of Samford Commons, and its purpose is to connect people, community groups and other organisations through relevant, timely use of online communication channels - websites and social media.

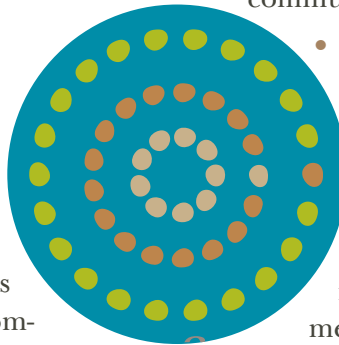
Specific objectives of the marketing and communications working group include:

- attracting members and volunteers
- supporting fundraising activities
- promoting a shared understanding of Samford Commons vision & values
- providing practical communication tools to support working groups and related entities
- planning and promoting events
- providing and supporting online channels for Samford Connect and Samford Commons
- facilitating learning and information sharing with various stakeholders.



Main achievements

- designed a logo and branding approach, promoting the vision “a place to grow”
- successfully applied for funding for initial marketing activities, a community event, and social media training
- conducted an analysis of stakeholders and communication needs
- ran an awareness raising stand at the Samford Show
- implemented social media training for community groups, business owners and general public
- produced some initial marketing materials - flyer, website, signs, document templates
- set up Facebook page for Samford Connect



Objectives for the next 12-24 months

- support fund raising, membership drives and other key priorities for Samford Commons
- implement website for Samford Connect, to include a blog for sharing news/events
- identify how to support ongoing management of Samford Connect social media/website
- ongoing communication as things develop
- provide more tools/resources to streamline communication and encourage participation
- plan community event/s to involve, engage and inform people.



Main challenges

- funding the activities - many marketing/communications activities require external costs, not just volunteer time
- getting more volunteers for the working group
- communicating unknowns relating to the Samford Commons physical site, eg timescales for building access and refurbishment.

People who are participating (or were involved during the year) include Carolyn King, Kate vanderVoort, Jude Williams, Vanessa Chadwick, Amanda Weaver, Bruce Jones, Tracey Churchill, Howard Nielsen and Anthony Radford.

Carolyn King (Convenor)

Funding Strategies

Purpose

The working group exists to raise funds and attract resources to enable the Samford Commons vision to materialise. It will also work with the board to develop and implement a business plan.

Main achievements

The working group has:

- Agreed in draft form on the funding needs of Samford commons for the period to end 2015;
- Identified the likely sources of funds to meet those needs;
- Submitted proposals to six potential funding sources;
- Attracted funds from four sources so far which have realised an income of \$ 22 000;
- Prepared or is preparing two new proposals for the funding of building costs;
- Participated in the joint business planning process with the MBRC;
- Prepared a draft partnership document;
- Developed a process for the implementation of a crowd funding project planned for early 2015; and
- Developed a process for attracting funds or resources from potential sponsors.

Objectives for the next 12-24 months

- Implement a crowd funding project to attract funds for priority infrastructure and human resource requirements.
- Gain funds from various government sources.
- Continue to work with MBRC and RDA Moreton Bay to facilitate resource acquisition.
- Implement a membership drive, in liaison with other Working Groups, to increase our capacity to gain resources.
- Work with the board to establish partnerships with organisations which have common needs and aspirations.

Main challenges

The main challenge is to gain sufficient establishment funds to construct appropriate facilities on the site. This will require significant marketing and communications strategies, strong sponsorship campaigns and significant support from the community and community organisations.

People participating in the Working Group are Jodie Miller, Lila Parry, Jude Williams, Peter Kearney, Tracey Churchill, Kate van der Voort and Howard Nielsen.

Howard Nielsen (Convenor)

The main challenge is to gain sufficient funds to construct appropriate facilities on the site.



Samford Power

Purpose

The working group exists to coordinate both the development of a community owned energy services enterprise and physical infrastructure to service the Samford Commons site with affordable clean energy. The ultimate aim of the working group is to make clean energy easy to implement for asset/property owners and easy to invest in for anyone in the greater Samford region.

Main achievements

The working group is in the early stages of forming with meetings and workshops focussed on:

- Establishing the vision and values that will underpin the development of the clean energy service concept (governance model, financing arrangements, business model design, etc).
- Identification of key technology partners and potential like-minded social enterprises/community groups.

Objectives for the next 12-24 months

- Establish partnerships and info sharing arrangements with technology providers, like-minded social enterprises and community groups
- Crowd funding for start up costs associated with the energy services model development (business plan), and Commons infrastructure
- Develop business plan for clean energy service enterprise(s)
- Commission concept design for energy (and possibly water) infrastructure for the Commons site (ultimate), and stage 1 and 2 detailed design and construction.

Main challenges

At this early stage the main challenge is with getting into a rhythm as a working group and working efficiently with the competing demands of 'day job' and family commitments. This is something we are working on now.

There is also the task of engaging the Samford Community on the journey of becoming a clean energy community, including participation in infrastructure options for the Commons site and raising funds.

People participating in the WG are Jeremy Williams, Peter Booth, Lila Parry, John Clark, Lesley Hughes, Howard Nielsen, Jude Williams and George Quezada.

George Quezada (Co-ordinator)



4.3 Partners

Partners are those groups, entities and community owned social enterprises which have established strong formative relationships with Samford Commons and are planned to be part of the establishment group at the precinct within the first two years.

Creative Samford

A network of up to 200 artists and other creatives has formed an incorporated association, Creative Samford, which will establish studios, a gallery and exhibitions while using the precinct as a base for artists trails, teaching, performing and other pursuits. Performing arts will be a part of the Creative Samford partnership.

Millen Farm

Millen Farm is a community owned social enterprise which will establish a viable farm at Samford Commons as a model and training ground for urban agriculture. It will be a core part of educational activities, food production, food sales, markets and festivals.

Samford Connect

This portal to Samford will act as the social media outreach arm of Samford Commons and will connect the Samford community and ideas within the scope of the activity of Samford Commons. It is envisaged to include a community radio facility and expanded online capability.

Samford School of Sustainability

The School of Sustainability is developing as a network of people, businesses and institutions which will offer education, training, research and other learning services to schools, tertiary institutions, businesses, community groups and the community generally. This will be provided on-site and on-line.

Co-owned Working Space

Local businesses and government agencies will form part of a hub of enterprises working in a creatively designed space which enables autonomous working conditions. The space will be the catalyst for promoting and facilitating collaborative relationships toward thriving businesses operating within sustainable frameworks.



Community organisations

A Community Hub space is designed to host the shared offices of a number of community groups. It will also provide meeting space, shared activity space and the opportunity to work collaboratively, adding value to the individual groups and the collective.

Sporting organisations

The Commons precinct sits within the Parklands site which is home to a number of sporting groups. They are invited to be partners in the development or use of the planned conferencing and accommodation facilities which will enhance their delivery of specialist coaching and other events, tournaments and carnivals.

Moreton Bay Regional Council

The Moreton Bay Regional Council has already begun a relationship with Samford Commons which moves past the owner-leasee dimensions of the arrangements at the precinct. The mutual needs of the Council and the Commons invite a special partnership which will create long lasting benefits for Samford, the region and beyond.



Emerging partners

A number of entities are emerging which may take up partnering opportunities. These include educational agencies, publishing enterprises, businesses, farming enterprises, creative arts agencies, tertiary institutions, government enterprises, community owned enterprises, professional networks and local activity groups.

5 Annual accounts

The following represents the unaudited accounts of Samford Commons Ltd.

Statement of profit or loss

For the year ended 30 June 2014

	2014
	\$
Income	
Donations	16,552.00
Membership fees	250.00
Total income	16,802.00
General expenses	
Bank fees	(4.20)
Subscriptions	(283.51)
Consulting fees	(4,050.00)
Legal fees	(1,980.00)
Filing fees	(366.00)
Venue & equipment hire	(25.00)
Internet	(59.00)
	(6,767.71)
Insurance expenses	
Not-for-profit liability insurance	(1,328.43)
Voluntary workers insurance	(414.70)
Public liability insurance	(648.50)
	(2,391.63)
Total expenses	(9,159.34)
Operating profit	7,642.66
Interest income	0.27
Other expenses	-
Net profit / (loss)	7,642.93

Statement of financial position

As at 30 June 2014

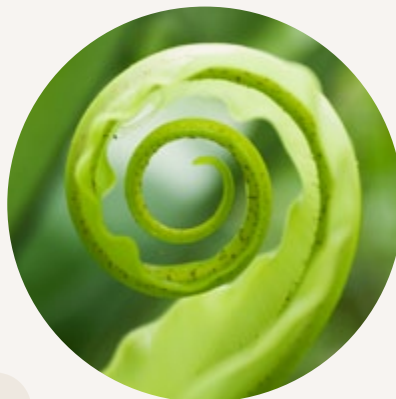
	2014
	\$
Current assets	
Bendigo bank account	7,642.93
Total current assets	7,642.93
Total liabilities	-
Net assets	7,642.93
Equity	
Current year surplus / (deficit)	7,642.93
Total equity	7,642.93



5 The future

This coming year is one where we need to meet the challenges of:

- finalising leases with council;
- raising significant foundation funds;
- master planning the precinct;
- engaging the community in the fabric and future of Samford Commons;
- supporting and growing the membership and the volunteer network;
- engaging community organisations in the establishment of the Community Hub building;
- designing and constructing the early stages of the built structure of the precinct;
- solidifying foundation partnerships and operationalising them;
- building new partnerships;
- finalising an initial business plan;
- embedding collaborative governance structures;
- establishing sustainability protocols;
- using creative and engaging communication mechanisms for connecting with the local and broader community;
- conducting events; and,
- creating Samford Commons as a place to grow



6 Acknowledgements

There are a significant number of people who have contributed to Samford Commons and the acknowledgements are described in the groupings which have contributed rather than the individuals who have made it happen.

We acknowledge

- The close to 1000 Samford community members who participated in Samford Futures and gave their general support to the concept of Samford Commons;
- The Mayor, local councillor and councillors and staff of Moreton Bay Regional Council who put their trust in our community to make good the vision of Samford Commons;
- The community organisations which have donated funds and/or emerged as partners;
- The foundation members of Samford Commons;
- The volunteers and commissioned staff who have worked hard to get things done;
- Schools and universities which have endorsed the concept and built partnerships;
- Local media which have carried the Samford Commons story;
- The United Nations Global Compact Cities programme which has endorsed Samford Commons; and
- The members of Working Groups, which have helped in practical ways to establish Samford Commons as “... a place to grow.”

Board of Samford Commons Ltd.

22 October 2014



samfordcommons.org.au

Email admin@samfordcommons.org.au

A place to grow...



Samford
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