

Mount Gravatt Community Centre Inc.

“Bernie’s Place” Project



MOUNT GRAVATT COMMUNITY CENTRE INC IS A NOT-FOR-PROFIT ORGANISATION THAT RESPONDS TO LOCAL COMMUNITY NEEDS BY PROVIDING PROGRAMS AND SERVICES TO ENHANCE EACH PERSON’S QUALITY OF LIFE

OUR MISSION

TO BE A FLEXIBLE & ACCESSIBLE ORGANISATION CAPABLE OF IDENTIFYING & RESPONDING TO CHANGING COMMUNITY NEEDS

OUR VALUES

- BRINGING PEOPLE TOGETHER TO CONNECT/RECONNECT WITH THE COMMUNITY
- CONTRIBUTING TO A SENSE OF BELONGING
- TREATING EVERYONE WITH RESPECT AND DIGNITY
- PROVIDING PERSONAL DEVELOPMENT OPPORTUNITIES
- LEARNING NEW SKILLS TO ENHANCE LIFE’S POTENTIAL AND GROWTH

..... achieving the above through collaboration and partnership

CURRENT PROGRAMS

Neighbourhood Program- Family and Individual Support, Referral, Advocacy, Community Education and Awareness

Emergency Relief Program - Financial Assistance to individuals and families who are experiencing financial difficulties, food, accommodation, utilities, educational and medical expenses

Home Assist Secure - Home maintenance and HACCC minor home modifications to assist people over 60 or those with a disability to remain living in their own home. In Home - Domestic, social and carer's support

Tax Help

GEOGRAPHICAL AREA

Mt Gravatt Community Centre Inc currently provides services in the following suburbs: Mt Gravatt, Upper Mt Gravatt, Nathan, Wishart, Mansfield, Mt Gravatt East, Holland Park, Holland Park West, Greenslopes, Coorparoo, Carindale, Wellers Hill, Tarragindi, Moorooka, Nathan, Nathan Heights, Salisbury, Coopers Plains, Sunnybank, Sunnybank Hills, Runcorn, Eight Mile Plains, Kuraby, Robertson, Macgregor, Rochdale, and Drewvale.

RATIONALE

It is well recognized that the role of a community Centre is unique in providing the opportunities for people to come together to support each other in their local community and assist in building people's own natural helping networks. Locally based Centres provide significant benefits to community cohesion and social capital which can be further leveraged in response to a range of other local issues and opportunities for the future.

In the last few years it has become increasingly evident that the demographics of the Mount Gravatt area and surrounding suburbs have undergone a considerable change. Historically, Mount Gravatt Community Centre has provided services to seniors or to people with a disability through established government funded programs as this group were identified, at that time, as most in need of services. In more recent times, significant numbers of migrants, including refugees, single parents, people who have had contact with the criminal justice system as well as children and young people have made contact with the Centre seeking support.

In early 2012, the Board considered that the Centre was in a sufficiently strong financial position to consider the purchase of a residential property which could be converted to a community asset.

The most desirable location was the adjoining property at 1697 Logan Road. This location was chosen as its adjacency would minimise the need for additional managerial staff, would promote unrestricted access between the two locations of both staff and clients, and being high set, offered considerable scope for development.

In addition, the acquisition of the property would provide a significant capital asset to the Centre. Negotiations with the owners began in March 2012 and culminated in the acquisition of the property in February 2013.

The Bernie's Place Project is a response to this changing and growing community need as it will provide a welcoming, non-threatening and homely location for small groups to interact, learn new skills and receive support from qualified counsellors and practitioners. The current community Centre will continue to provide meeting spaces for existing stake holders and groups more suited to the environment in that space, such as computer classes, religious groups and out of hours groups.

The fact that the Centre has out-grown the demand placed upon it clearly demonstrates the tremendous growth in the area and the Centre's ability to successfully identify and respond to changing community need.

COMMUNITY NEED

The average age of people living in the local area is 36 years, with 18% of the population between 0-14 years as opposed to 13.8% of the population being 65 and older. 16% of the population are single parent families which is higher than the national average.

Demand for services for the Neighbourhood Centre Program rose by 25% in 2011-2012. In 2011-2012, 590 people contacted the Centre for assistance with financial difficulties with 5% of these people from CALD or Indigenous backgrounds.

In a recent survey members of the community identified that they would like assistance with child rearing, understanding family dynamics and communication, budgeting / financial management, health related topics – particularly mental health and gentle exercise, and support for depression and anxiety.

The ambiance of Bernie's Place lends itself to small group activities such as these, providing a safe, non-threatening homely space.

The name, "Bernie's Place", has been chosen to pay tribute to the long and significant contribution made to the Centre by Bernadette (Bernie) Dawson. Bernie was the original driving force behind the establishment of the then Mount Gravatt Neighbourhood Centre and was the inaugural manager of the

centre when it was established over twenty years ago. Bernie is one of two life members of the Mount Gravatt Community Centre.

AIM OF THE “BERNIE’S PLACE” PROJECT

The aim of the “Bernie’s Place” Project is to establish additional community space adjacent to the existing community Centre in order to expand the range of services and programs offered to meet existing and future community needs.

OBJECTIVES FOR BERNIE’S PLACE PROGRAMS AND SERVICES

- Develop a strategic plan for the use of Bernie’s Place that identifies community need both current and future.
- Bernie’s Place will be wholly owned and operated by Mount Gravatt Community Centre Inc.
- Employ existing partnership arrangements to establish programs and services that may be conducted at Bernie’s Place.
- Seek new partnerships for programs that identify need.
- Effect building refurbishments that will enhance programs and services.
- Over time, Bernie’s Place will become financially self sufficient.

SPECIFIC OBJECTIVES FOR BERNIE’S PLACE

- Purchase the adjoining property at 1697 Logan Road.
- Seek approval for a Development Application (DA) for conversion to Community Use.
- Develop and submit Building Applications for the two stages identified in the DA.
- Submit approved building plans to contractors for quotes.
- Establish a fund raising committee to oversee private, corporate and government funding applications.

PROGRAM DELIVERY

It is expected that the range of programs and services offered at Bernie’s Place will include, but not be limited to:

- Cooking classes for one or two
- Practical use of Emergency Relief food hampers

- Self-esteem and awareness
- Parenting classes and baby massage
- Communication
- Anger Management
- Tai Chi
- Financial Management
- Multi-cultural awareness and education
- Young People's Chill Out
- Garden Club
- Book Club

PROPOSED PROJECT MILESTONES

Activity	Completion Date
Development Application for Community Use	December 2012
Purchase Property	February 2013
Launch of Fund Raising Initiative	May 2013
Building Application Stage 1 and 2	June 2013
Call for Tenders for Stage 1	July 2013*
Refurbishment Works	October 2013*
Landscaping and Drainage	December 2013*
Completion of Stage 1	February 2014*
Expiry of Building Application Approval Stage 1	June 2015

*Subject to finance

Expended

Item	Source	Amount (\$)	Notes
Property at 1697 Logan Road	MGCC Contribution	460,000.00	
Agent's Commission	MGCC Contribution	13,145.00	
Development Application	MGCC Contribution	24,416.00	
Survey	MGCC Contribution	5,280.00	
Solicitors Fees	MGCC Contribution	880.00	
Building Application	MGCC Contribution	6,800.00	
Property Maintenance	MGCC Contribution	2,257.65	
Total to date		512,778.00	

Proposed Construction

*Subject to finance

ITEM	SOURCE	ESTIMATE (\$)*	NOTES
Building refurbishment stage1	Appeal funds	60,000	
Plumbing and electrical stage	Appeal funds and in kind	20,000	Current contractors will be approached to provide this work close to cost
Landscaping and external drainage	Appeal funds	80,000	
Contingencies	Appeal funds	40,000	
TOTAL STAGE 1		200,000	

*Estimated costs will be confirmed once tenders for Stage1 are decided (See project Milestones)

Project Management

Once funding is secure, ongoing management of the project will be conducted jointly with Mayhill Consulting, the licensed builder and Mount Gravatt Community Centre's nominee