



SETBACKS FOR THE WINTER

**Winter
2023**

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**HOUSING
CHOICES
TASMANIA**

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 www.housingchoices.org.au

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From the General Manager



Welcome to the Winter edition of *Home Stories*.

As always, it's been a busy few months at Housing Choices Tasmania!

With 162 properties due for completion this year, our teams have reviewed the way we onboard new residents to make sure we're providing the information needed for a successful tenancy.

Thanks to everyone that has come along to our community events – an event wrap up and photos are on **page 3**.

Our Tasmanian Resident Advisory Committee recently met, and discussed

progress on projects, updates to policies and how we deliver resident communications. We're still looking for new members, so if you'd like to have your say and help guide our services, we'd love to hear from you.

Housing Choices welcomes the recent focus on affordable and social housing in the recent Federal Budget. We also acknowledge the actions taken to address the 'cost of living' challenges many of us face on a daily basis.

At a national level, Housing Choices Australia welcomed a new Chief Executive Officer earlier in the month. David Fisher joins us with

over 20 years experience in the housing and housing services sector in the United Kingdom and Australia. Welcome, David!

And, if you're wondering who the new face is... Kim Bomford is currently acting in the national role of Chief Operating Officer, so I have had the privilege of stepping in as Acting General Manager Housing Choices Tasmania!

I hope you enjoy this edition of *Home Stories*,

Sally Pugsley
Acting General Manager
Housing Choices Tasmania

Acknowledgement of Country

In the spirit of reconciliation Housing Choices Tasmania acknowledges the Traditional Custodians of Country throughout Tasmania and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.



Front cover: Josh out the front of the unit he shares with his Dad.

Out and about



Above: A hopping good time was had by everyone at Easter in the Park.

Every-bunny was egg-cited to **celebrate Easter** at a range of family friendly events in Ulverstone, Shorewell Park and East Devonport. Easter in the Park was a great opportunity to join the East Devonport Neighbourhood House and partner organisations who all contributed awesome games, craft and food activities!



Above: Residents Yvonne and Ann share ideas for the refreshed green space at David Street.

David Street, East Devonport residents recently caught up over morning tea to discuss plans for refreshed green spaces thanks to a grant from ANZ Community Foundation.



Burnie residents marked **Harmony Week** with a community barbeque on Tuesday 21 March. There was something for everyone, with activities from Mission Australia, Pataway Collective, Vinnies Tasmania and the Burnie Library.

Above: Coordinator Tenant Support James and Danieka from Mission Australia fire up the barbeque at our Harmony Week event.



Below: Residents Shane and Bruce discuss their plans at David Street.

Join us on Facebook for up-to-date community event information at www.facebook.com/HChoicesTAS.

Or, you can get in touch with our Community Development Team on **1300 312 447** or communitydevelopmenttas@hcau.org.au for more details.

Follow us on Facebook!



Did you know Housing Choices is active on Facebook? Join us for up-to-date information, resident stories, tips and local events.

www.facebook.com/HChoicesTAS/

Birthday Club



We have drawn our recent birthday club winners, who have each received a \$20 voucher. If you would like to join our Birthday Club, please contact **Community Development Officer Hannah** on **0455 077 759**.



Above: Josh gives one of his new tools a test run on his project car, which will soon be transported to school to be restored.



Josh has the tools to take his **Next Steps**

Sixteen year old Army Cadet Josh lives in a Housing Choices property in Southern Tasmania, with his dad Julian. When a property became available after a period of housing insecurity, they jumped at the chance to secure one of the brand-new units.

With a strong military history in the family, their unit tells the tale. Josh's dad Julian and grandfather Jack were both part of the Australian Army, and Josh can count 15 family members who served in World War One – including one who was at Gallipoli.

Josh is an amateur archaeologist and historian with a strong interest in all things military. In one of their many display cabinets you'll find spent shells, tools and medicine bottles found at the local foreshore, wartime photography and pieces of kit like the distinctive Australian Army slouch hat.

If you're lucky, Josh might even show you his gas mask – found online and in original condition!

His most surprising find was a newspaper article about a relative on Nan's side.

"He lived up near Launceston, and he got arrested for going down the rails on a bicycle without a light!" said Josh, telling the story with a chuckle.

When he finishes school, Josh hopes to join the Australian Army as a Heavy Vehicle Mechanic or Infantryman in the Australian Army.

"I'd like to be in the infantry or a mechanic", explained Josh.

To get there, he's taking part in a course at his local college which focuses on restoring vehicles for students to use once they get their P's. At the moment they're working on a



Above: Josh inspects his tools, which will allow him to complete an automotive course at college.



Above: One of the tools provided as part of Josh's Next Steps Incentive assistance.

classmates Hyundai, but he'll have the chance to take in his project, a 1990 AF Falcon, soon.

Housing Choices has supported Josh to take part in the course through the Next Steps Incentive by supplying essential tools. The positive effects go beyond the practical skills learnt.

"Joshua's health and wellbeing is at its best when he has structure and is kept busy and engaged. The college provides smaller classes, with one-on-one support. To enjoy his time as a student this is really important... It will keep him engaged in learning" said Josh's dad, Julian.

"I hope other families know about this program, so that

they can get this support too", he continued.

The Next Steps Incentive is available to Housing Choices residents aged between 15 and 25 years, and assists with out-of-pocket training and education expenses like uniforms, equipment, textbooks, tutoring or extra learning activities.

The assistance of up to \$1,000 aims to assist young residents in taking the next step in their lives. This could be academic or building job skills to enter the work force.

If you're not sure how to go about applying, help is at hand! All residents are encouraged to receive guidance with their application by working with our Community Development Team.

For more information, or to start your application, please contact **Community Development Officer Ellen** on **0455 068 197**.



Above: Josh with cat Charlie.

Maintenance Matters Fire Awareness



A fire in your home can be devastating, even fatal. Once a fire starts it can spread rapidly putting you and your loved ones at risk. While the dangers of fire are very real, there is a lot you can do to protect yourself, your family and your home.



- Check your smoke alarm/s are working and call the **maintenance team** on **1300 312 447** as soon as possible if it needs repair.



- Keep items one metre from air conditioning units, including clothing that is on the balcony. Do not cover air-conditioning units with clothes or other materials.



- Look out for fire hazards in the home: remove rubbish, clutter and flammable items.



- Do not use barbecues and heaters or any open flames on balconies near potentially combustible material.



- Keep looking when cooking: check that heat sources are turned off before leaving home or going to sleep, never use water to extinguish an oil or grease fire, and always supervise children in the kitchen.



- Do not store gas bottles on balconies.



- Always keep fire doors clear, closed and unlocked at all times.



- Stick it, don't flick it: do not smoke in bed. Smoking in bed is one of the leading causes of fire-related deaths.



- Keep hallways and balconies clear to avoid obstructing occupants needing to exit the building.



- One metre from the heater: if drying clothes indoors, make sure each item is at least one metre from the heater.



- Familiarise yourself with your building evacuation procedures.

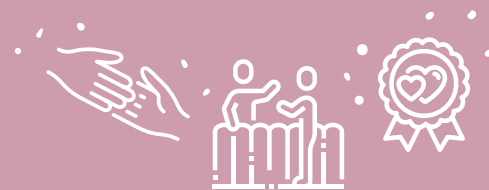


If a fire occurs in your home, **get out, stay out and call Triple Zero (000).**

For more information, please visit



Tasmanian Fire Service
at **www.fire.tas.gov.au.**



Good Neighbour Award

Do you know someone who:

- ✓ is friendly or helpful?
- ✓ provides assistance to others and contributes to the community?
- ✓ is respectful and mindful of others?
- ✓ maintains their property well?
- ✓ volunteers in the community?

Now is your chance to recognise them! Anyone can nominate a Housing Choices Tasmania resident for this award. All nominees go in the yearly draw for our Neighbour of the Year award.

To nominate your Good Neighbour, please contact **Hannah** via email **communitydevelopmenttas@hcau.org.au** or call **0455 077 759**.



Gardening Competition





Our 2023 Garden Competition is just around the corner, so start planning now! Keep an eye on the next edition of Home Stories for more details.

Preparing for your routine inspection



At Housing Choices, we conduct two main types of inspections – Routine Inspections and Property Condition Surveys (PCS). Each inspection serves a purpose, but what's the difference?

	Routine Inspection 	Property Condition Survey 
How often?	Every six to twelve months	Every three years
Why?	To check that your property is being looked after to an acceptable standard and discuss any maintenance, personal or tenancy issues.	To update our records on the physical condition of your property and create a long term maintenance plan.
Who will be coming for the inspection?	Your Housing Officer.	A Maintenance Officer who you may not have met before.
How to prepare?	<ul style="list-style-type: none"> • Complete a general clean and tidy of your home. • Do your best to make sure all rooms are clearly visible. • Think about any maintenance, personal or tenancy issues you'd like to raise with your Housing Officer. 	<ul style="list-style-type: none"> • Do your best to make sure all rooms are clearly visible. • Think about any maintenance issues you'd like to raise with the Maintenance Officer.
How will you let me know?	We will let you know the day of your inspection and a time frame two weeks before.	
Do I need to be home?	We prefer you to be at home but understand this may not be possible.	
What do I do with my pets?	On the day, please make sure your pets are secure so our staff can access your property safely.	



Introducing Shaun!



Shaun has recently joined our Hobart team and will be conducting Property Condition Surveys in Southern Tasmania.



Home Stories Winter puzzle

Win a \$50 Bunnings voucher!

Find all the words in the word search except for one, which is not actually in the grid. Words may be forward, backward, up, down or diagonal.



P	Q	N	R	Y	L	C	V	K	G	C	L	S	B	A
E	H	P	A	S	I	X	P	A	T	L	A	S	K	D
T	V	I	Q	X	F	H	R	L	F	R	Y	T	U	J
M	C	F	T	L	H	D	R	R	O	D	H	O	E	P
U	E	O	W	A	E	V	A	T	J	H	X	O	C	P
F	Z	W	M	N	O	C	A	G	U	V	X	B	A	K
J	S	T	I	M	S	C	B	A	K	I	N	G	L	B
N	O	N	W	P	U	G	N	I	D	A	E	R	P	Q
V	G	Q	H	A	T	N	Y	I	J	U	W	R	E	L
Y	I	G	T	S	Q	W	I	S	A	I	I	N	R	U
O	R	T	U	B	B	D	M	T	G	R	N	S	I	A
N	T	G	H	D	H	D	B	O	Y	L	T	L	F	I
P	U	D	D	L	E	S	H	C	V	S	E	J	J	R
A	K	T	J	M	Y	E	O	G	Z	F	R	E	Z	V
O	H	E	Z	Y	E	I	X	V	U	L	S	O	W	U

FIND THESE WORDS

- Chilly
Boots
Scarf
- Baking
Community
Winter
- Gardening
Reading
Raincoat
- Fireplace
August
Puddles

Once you’ve found all the words in the word search contact our **Community Development Officer Hannah** with the remaining word on **0455 077 759** or send an email to **communitydevelopmenttas@hcau.org.au** to go in the draw. Make sure you include your name, home address, and contact number. Entries for the competition close on **Friday, 18 August**. Maximum one entry per household.

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- Hobart**
Level 7, 39 Murray Street
Hobart TAS 7000
- Devonport**
5 Steele Street
Devonport TAS 7310
- Shorewell Plaza**
11A Wiseman Street
Shorewell Park TAS 7320

- General Enquiries**
 1300 312 447
- Maintenance**
 1300 512 583
-  hctinfo@hcau.org.au
-  housingchoices.org.au



Creative Corner

Pen your story for a chance to win!

Housing Choices is on the hunt for any residents who enjoy writing from across the country to feature in our 2023 Annual Report and other Housing Choices communications.

We’re looking for all kinds of stories; including subjects of your choosing like a short tale, a story of your life, interviews, or pieces highlighting a particular hobby, interest or a passion of yours. Stories need to be between either 150-200 words or 350-500 words, with selected writers’ pieces receiving vouchers for \$100 for 150-200 words or \$200 for 350-500 words.


Submissions close July 14.


To submit your story or if you have an idea you’d like to discuss or would like more information, please contact **communications@hcau.org.au**.

Hobart
Level 7, 39 Murray Street
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