

# Autumn Wrap

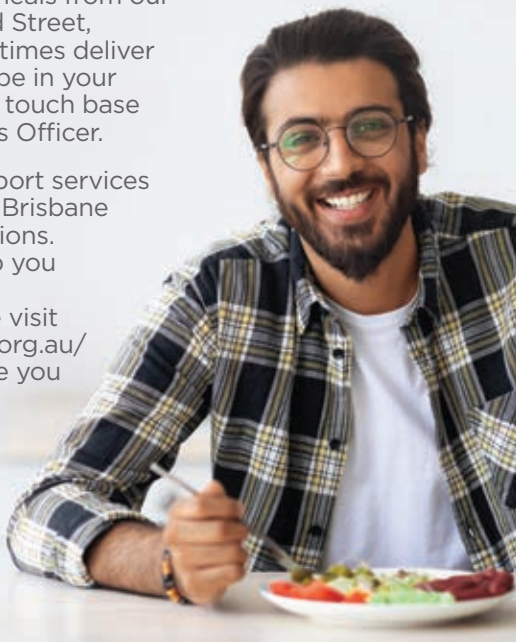
## Times are tough – do you need some help?

**The cost of living is going up. This is making it harder and harder for all of us to make ends meet. We are mindful that our tenants on limited and fixed incomes will be feeling the pinch more than most.**

To help out with this, we can offer a range of frozen meals that are high quality and nutritious! These meals are available free of charge, and we encourage you to take advantage of this service if you need to. We have partnered with Foodbank and Communify (Second Bite) to provide these.

To access these meals, please contact your Tenant Service Officer. We will then check what's available, and you can come and collect some meals from our office at 56 Little Edward Street, Spring Hill. We can sometimes deliver meals if we are going to be in your local area – again, please touch base with your Tenant Services Officer.

There are also many support services available throughout the Brisbane and the Moreton Bay regions. They may be able to help you during these financially challenging times. Please visit our website at [www.bric.org.au/help2023/](http://www.bric.org.au/help2023/) which will take you to a large list of local services which may be of assistance to you.



### Reminder – Include your BRIC ID when making rental payments via bank transfer or direct debit

Thank you to those tenants who choose to pay rent via a bank transfer or direct debit. Please remember to include your Bric Housing Identification Number (BRIC ID) when you make the transfer.

If your BRIC ID number is not included, it is sometimes impossible for us to identify which rental account it belongs to.

Your Bric ID is the word BRIC followed by four digits – e.g. BRIC1234. If you do not know your Bric ID number, please contact your Tenant Services Officer.

## Inside

➤ **Bric's Strategic Plan announced.**  
Page 4.

➤ **Have your say – survey coming soon!**  
Page 5.

➤ **Mould, and how to avoid it!**  
Page 6.

# Home Energy Emergency Assistance Scheme

**Are you struggling to pay your electricity or gas bill each quarter? Have you experienced an emergency or an unexpected financial crisis in the past 12 months? If you answered yes to both of these questions, you may be eligible for some financial assistance from the Queensland Government.**

The Home Energy Assistance Scheme is designed to help people who have experienced an emergency or financial hardship with a one-off payment of up to \$720 to help pay their electricity and gas accounts.

Strict eligibility criteria apply and you will need to contact your energy provider to see if you are eligible for the assistance. Further information on a range of energy concessions can be obtained on the Queensland Government website at: <https://www.qld.gov.au/community/cost-of-living-support/concessions/energy-concessions>



## Smoke Alarms and Your Safety

**It is no secret that smoke alarms save lives. A properly installed and working smoke alarm can reduce the risk of death from a house fire by more than 50%.**

Under current laws, all homes must have working smoke alarms installed. Your safety and the safety of your neighbours is a priority to us. We would like to remind you how important it is to keep your smoke alarm in good working order.

As our tenant, you have a responsibility to clean and check the condition of your smoke alarm at least once a year. This is to make sure it is in good working order. Please make sure you tell us straight away if your smoke alarm is not working correctly. This means we can fix or replace it immediately.

Please do not tamper with the smoke alarm or move it. Also, do not obstruct or cover the alarm in any way. If you do, you could put yourself and others at risk, and this can have legal consequences.

If you have any questions or concerns about your smoke alarm, or how to maintain it, please do not hesitate to contact our Asset Services Team on (07) 3230 5542.





# Certificate One in Construction – our latest recruits!

**The latest Certificate One in Construction group commenced at our Spring Hill workshop at the end of January. This 18 week paid traineeship, funded by the Queensland Government and run in conjunction with CommuniFY, will equip the 12 participants with basic construction skills which will boost their chances of obtaining work in the building industry.**

During the course, trainees will be completing some small projects at Bric Housing managed unit complexes – they may be visiting your complex soon!

Planned projects include:

- **Bowen Hills** - Installing a concrete slab and fit out for a dedicated meeting space. Also installing raised garden beds for tenants to grow herbs and vegetables;

- **Woolloowin** – install a gazebo with shade sail to cover the existing seating area; and
- **Enoggera** – garden improvements and landscape works.

We wish all participants well and look forward to their graduation in June.



*The team have already been busy constructing raised garden beds at Jordan Terrace*

## Meet the Team

**Sarah** | Administration Support Officer, CRS Program



### **How long have you worked for Bric?**

I have worked for Bric since May 2021. Almost two years!

### **What is your favourite part of your job?**

I love being part of an organisation whose reason for being is to better our community. I would much rather work for purpose than for (someone else's!) profit.

### **Where did you grow up?**

I grew up in the inner western suburbs of Brisbane. I have also spent time living overseas, in Scotland and Indonesia.

### **How do you like to relax?**

I obsessively have about five books on the go at all times.

### **Do you have any pets?**

We have a teddy bear of a cocker spaniel and a rescue cat.

### **Do you have any secret talents or unusual hobbies?**

I can read Latin and less successfully, Ancient Greek.

### **If you won lotto, what's the first thing you'd buy?**

A farm with a pony!

### **What was the best holiday you ever went on?**

A university study trip to Athens. That sounds REALLY nerdy, doesn't it...

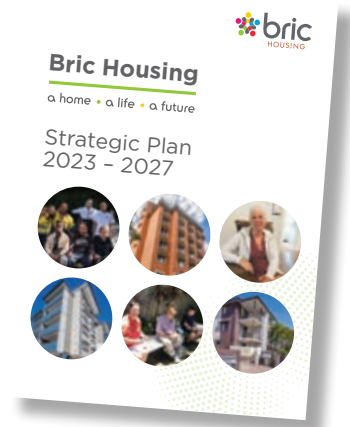


# Our Strategic Plan

**Bric has launched a new strategic plan to guide the organisation over the next five years.**

The need for good quality, affordable and social housing has never been greater and the plan positions Bric to play a significant and increasing role in meeting the housing needs of local communities in Brisbane, Moreton Bay and the wider South East Queensland region.

Copies will be available on our website shortly but below is a summary of our strategic goals. These goals are focussed on improving the way we deliver 'a home, a life, a future' for our current tenants; and in seeking to deliver more homes and services. We will achieve this through being a high performing organisation guided by our purpose and impact.



# Working together to provide more homes

**Work on Bric's new housing development in Redcliffe was launched by Minister for Communities and Housing, Leeanne Enoch MP at a special event in February.**

Bric is building 18 modern fully self-contained 1-bedroom apartments – in partnership with the Queensland Government.

Affordable housing is in high demand in Moreton Region and across Queensland. Support for the Portwood Street development has also been received from Moreton Bay Council with the waiving of infrastructure charges.

On completion in late 2023, the development will provide 18 much-needed long term homes that will support tenants to age in place with amenities such as secure lobby and lift access, private balconies, car parking and community spaces. Bric staff will be on site to provide supportive tenancy management and help build community connections. There will be a solar system that will help reduce energy bills.

More information in future newsletters, as the building nears completion.



## Have your say! Tenant Satisfaction Survey – Coming Soon.

Did you know that Bric Housing conducts a Tenant Satisfaction Survey every two years? The survey provides an opportunity for you to give feedback on your home and how we perform as your landlord. You can offer your opinion on the service we provide, including the things we do well and the things where you feel we could do better.

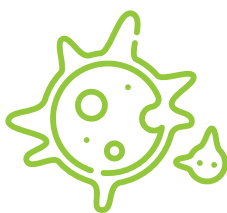


Participation in the survey is voluntary, but strongly encouraged. If you choose to participate, you will be entered in the draw to **win one of ten X \$100 gift cards!**

Keep an eye out in your letterbox and/or check your e-mail for the survey. Don't miss the opportunity to give us your views. In the meantime, if you need to update your contact details, including your e-mail address, please contact your Tenant Services Officer.

**Survey coming Late April/Early May**

# Mould



**With the recent humid and wet weather, here's some advice on mould.**

## What is mould and how is it caused?

Mould is a fungus that grows due to moisture. It thrives in the Queensland weather due to high humidity. Mould can start by looking like very faint tiny spots and once it builds up it will usually turn a grey or black colour. It does not always have a smell but due to the moisture can sometimes have a musty odour. Mould usually grows in damp, dark, steamy or poorly ventilated areas of a property.

Mould can have an impact on your health so it is important that situations that allow it to thrive are prevented or dealt with appropriately including:

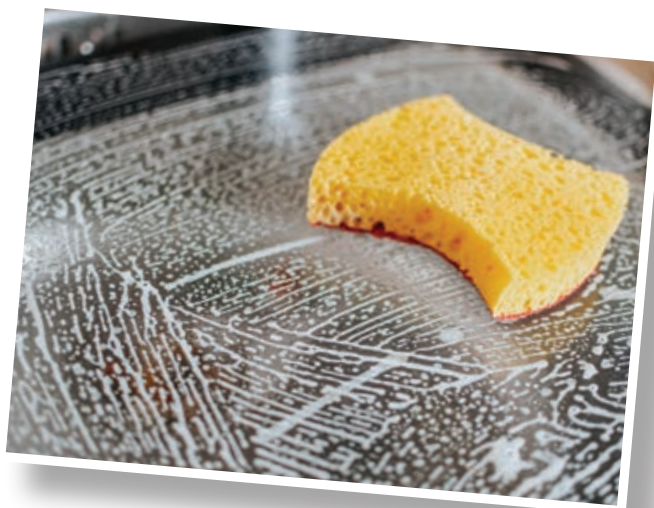
- Water leaking into your house. Report this to Bric Maintenance on 07 3230 5542.
- Poor ventilation – not opening blinds/curtains and windows to allow the breeze to flow through the property and sunlight to enter.
- Showering, cooking, or using a clothes dryer or a heater without proper ventilation.
- Indoor plumbing leaks or liquid spills.
- Storing excessive amounts of items inside the property including water-absorbent materials, such as soft furnishings, books or cardboard boxes.
- A build-up of dust or dirt and irregular cleaning.

**Please notify Bric if mould appears so we can assess if there are any building issues that are causing the mould, or we can provide advice to you.**

## How can Tenants prevent mould in their home?

The most effective way to prevent mould and damp is to keep your home dry, well-aired/ventilated and clean.

- Allow sunlight into the property as much as possible. Open your blinds and curtains to let the sun shine in daily – bacteria hates sunlight.
- Open doors and windows to allow air to circulate as often as possible, particularly in the bathroom after showering or in the kitchen when you are cooking, or in the laundry when using a clothes dryer.
- Put the exhaust fan on in the bathroom when you are showering or the rangehood and ceiling fan (if you have one) on in the kitchen/lounge room when you are cooking, and allow these to run for a few minutes after you have finished.
- Try to keep dust at bay as mould loves to settle on it and grow so regular cleaning is important.
- Wipe away condensation/moisture from windows, walls and near taps. Keep bathroom walls, showers, shower curtains, baths and basins as dry as possible when not in use.
- Dry and air damp clothes and shoes outside as soon as possible. Ensure they're dry before putting in a wardrobe or clothes-storing area. Leave wardrobe doors open where possible.
- Clean carpets and rugs regularly with a vacuum cleaner.
- Clean up water leaks and spills indoors as soon as possible. Report any rain or water leaks to Bric Maintenance on 07 3230 5542.
- Allow space between furniture and don't stack boxes/belongings against walls so air can flow, particularly in wardrobes or walls that don't get a lot of sun.
- Place absorbent beads in affected rooms/cupboards to soak up extra moisture. You can buy these at the supermarket.







## What can be done to remove/clean mould?

A simple, more gentle way to remove mould is by using white distilled vinegar. Vinegar is strong enough that it will kill the mould at the roots. Vinegar is non-toxic, cheap to purchase from your supermarket.

To make your solution, pour it into a spray bottle without watering it down. Spray your vinegar onto the mouldy surface in your home and leave it for an hour before wiping it clean with water.

Remember to rinse cleaning cloths regularly to avoid spreading the mould spores. Ideally use a different cloth to remove the mould versus cleaning the wall. Ensure cloths are thoroughly cleaned after use. Do not brush the area with a broom or dust brush as this can spread mould.

If you are concerned about mould in your home, please contact the Asset Services Team on 3250 5542.



## Ants in your home

**Have you noticed an influx of ants in your home recently? During the warmer months, it's important to address this common issue.**

How do we get rid of ants? Ants are attracted to food and water, which can make it difficult to keep them out of our homes. First and foremost, prevention is key. To keep ants at bay, clean up any food spills or crumbs immediately. Keep your kitchen counters, floors, and sinks clean and free of food particles. Store food in airtight containers, and dispose of your rubbish regularly.

If you have an ant infestation, there are several methods to control their spread. You can use ant baits or sprays that can be found at your local hardware or grocery store. Follow the instructions carefully, and be sure to keep them away from pets and children. You can also try natural methods, such as using vinegar, lemon juice, or peppermint oil.

For further information and tips on pest control, please feel free to contact our Asset Services team, who will be happy to assist wherever possible.



# Hot Cross Bun Bread & Butter Pudding – Using only 4 Ingredients!

- 6 Traditional Hot Cross Buns
- 4 eggs at room temperature
- 1/3 cup caster sugar
- 500 ml cream

Optional - icing sugar & small Easter eggs to decorate

## Instructions

1. Preheat oven to 160°C/140°C fan-forced. Halve the hot-cross buns and set tops aside. Roughly chop bun bases. Set aside.
2. Whisk the eggs, sugar and cream in a large bowl until well combined. Add chopped bun bases. Stand for 5 minutes.
3. Using a slotted spoon, arrange soaked bun bases in a large greased (about 4-5cm deep) baking dish.
4. Dip the cut-side of the hot-cross bun tops into the egg mixture and arrange cross-side up in the dish.
5. Pour the remaining egg mixture around the bun tops.
6. Loosely cover with foil and bake for 15 minutes. Remove foil and bake for a further 10 -15 minutes or until custard has set.
7. Enjoy!

