



MYPLACE

NEWSLETTER FOR TENANTS AND RESIDENTS OF HOME IN PLACE
ISSUE THIRTEEN

Home *in* Place



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YOU'RE INVITED

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A Message from Emma O'Hara

CHIEF OPERATING OFFICER | HOME IN PLACE AUSTRALIA

YOUR VOICE MATTERS

Tenant Satisfaction Survey coming soon!

We will soon be launching our biennial Tenant Satisfaction Survey, designed to help us understand how we're doing and how we can improve your experience as a tenant.

WHY IS THIS SURVEY SO IMPORTANT?

Your feedback helps shape the services we provide. By sharing your views, you help us identify what's working well and what could be better – from repairs and maintenance to communication and community support. The results guide our decisions and ensure we're meeting your needs.

HOW IT WORKS

To make it easy for everyone to take part, the survey will be delivered in two stages:

1. **DIGITAL SURVEY** You'll first receive a link by email or text, so you can respond quickly online from your phone, tablet, or computer.
2. **PAPER SURVEY** If you don't respond digitally, we'll send a paper copy by post a few weeks later, so everyone has a chance to participate.

WIN PRIZES JUST FOR SHARING YOUR THOUGHTS

To say thank you for completing and returning your Tenant Satisfaction Survey, we are giving away prizes every week to survey respondents.

Your feedback helps us improve the services and support we provide. The more responses we receive, the better we can understand what matters most to you – and you could win a prize just for taking part!

Tenant Events

Thank you so much to everyone who joined us at the mid-year Tenant Forums. It was wonderful to see tenants sharing ideas and talking with our staff about the things that matter most to you. Your feedback helps us improve the services and support we provide, and we are grateful for your time and input. You will also find some photos from the forums in this newsletter.

If you could not make it this time, we hope you can join us next year. The forums are a great way to connect with staff, meet other tenants, and learn more about the services and programs available in your community. They are also an important chance for us to hear directly from you so that together, we can build safer, stronger and more connected neighbourhoods.

With the holiday season just around the corner, we are also looking forward to our Christmas events. These gatherings are a chance to celebrate, enjoy some festive cheer, and connect with staff and neighbours.

You will find details in this newsletter and we hope you can join us to share in the festive spirit.



Changing of the guard at Home in Place

After more than two decades of dedicated service Greg Budworth has retired from his role as Group Managing Director. Greg has led the organisation with vision and integrity, guiding its growth from humble beginnings to one of the largest social housing providers in the region.

This growth has not just been about scale, it has been about impact. Greg's passion, vision and strong sense of social justice have helped transform Home in Place into the sector leader it is today.

While his executive responsibilities concluded at the end of June, Mr Budworth remains heavily involved with the organisation as a Non-Executive Director.

Reflecting on the past two decades Mr Budworth said it had been a privilege to lead the company through a period of extensive growth, and he felt the time was right to hand over to a new leader.

"It has been a privilege to lead this organisation and work alongside such a dedicated team. I'm incredibly proud of what we've achieved together," he said.

To ensure continuity and stability the Board has confirmed the appointment of Home in Place's Australian CEO Lyndall Robertshaw as Interim Group CEO.

Home in Place Chair Kwesi Addo said Lyndall was a highly respected and long-serving leader within the community housing sector who has played a central role in Home in Place's evolution and growth over the past two decades.

"Lyndall brings a wealth of experience to the role, embodies our values, and is ideally suited to helping Home in Place navigate this change smoothly."

Ms Robertshaw said it was an honour to step into the role at such a pivotal time.

"I want to acknowledge Greg's outstanding leadership over the past 20 years, and the support he has offered to me during our time working together," she said.

"We are incredibly fortunate to have his legacy as the foundation for the opportunities that lie ahead.

"My priority will be on maintaining momentum and focus. Home in Place's vision and mission remain unchanged and I am committed to making sure the incredibly important work we do continues uninterrupted."

Ms Robertshaw, and the Executive Team will lead the organisation with the full confidence and support of the Board, ensuring stability and continuity throughout the transition period.

Upcoming Rent Reviews: What you need to know

MARKET RENT REVIEW (NSW AND QLD)

This review compares rent levels for properties like yours with similar homes in the local area. It helps us make sure rents stay fair and competitive with the current market.

By law, we must inform you of any changes to your property's market rent, even if you receive a rebate. If you live in social housing and currently pay the full market rent for your property, and your market rent increases, we recommend contacting your Tenancy Relations Officer to see if you might be eligible for a rebate.

PERIODIC RENT REVIEW (NSW)

This review happens twice a year and adjusts rents based on factors like CPI increases and policy changes.

You will receive a letter asking for updated income details for all household members aged 18 or over.

It's very important to return this information by the date requested to avoid your rebate being cancelled.



Green Thumbs

Our first Green Thumbs Grants program was a great success, with more than 100 tenants receiving support to create personal or shared gardens in the first round.

From veggie patches to flower beds and community spaces, gardens are already taking shape and bringing colour and life to our neighbourhoods.

The second mini round of Green Thumbs has also wrapped up, giving more tenants the chance to refresh their outdoor spaces this spring.

READ MORE homeinplace.org/latest-news

Recognition at Brighter Future Awards

Home in Place is proud to have received three top honours at the 2025 AHI NSW/ACT Brighter Future Awards.

Out of nine categories, our people and initiatives took home awards for:

- Outstanding Achievement – **Kent Chalmers**, Group Chief Technology Officer
- Future Leader – **Christy Gillin**, Tenancy Relations Officer
- Leading Community Engagement Practice – **The Bushland Estate Action Team**

These remarkable achievements highlight the depth of talent and innovation across our organisation. Winners will now go forward for consideration in the national awards later this year.

We also celebrate our other nominees whose work was recognised, including Lisa Evans, the ICT Team and our Support Coordination Team. Each plays an important role in supporting tenants and strengthening communities.

This success follows on from our recent recognition in New Zealand, where Building Manager Vansh Bagga won the Leading Asset Management Award.





A life of giving and a new chapter at 77

At 77, Robert is adjusting to life with Parkinson's disease while reflecting on a lifetime of responsibility, compassion and action.

When his father died, Robert became head of the household at just 17. He raised his younger sister and brother, even helping put his brother through university.

That early responsibility shaped his view of the world. If you can help, you do.

Over the years, Robert has lived by that principle. He volunteered in search and rescue, once diving into rough surf to save a man's life. As a bus driver, he often slipped a few dollars to struggling passengers.

"If you are in a position to help other people, do it. That is how I look at it," he says.

A keen cyclist, Robert once rode 900 km from Newcastle to Brisbane to raise money for breast cancer research, helping collect \$41,000 with a small group of riders.

"Some days it poured rain, but you got up and rode," he recalls. "You did it for the people sharing their stories every night."

After almost fifty years of working, retirement did not go as planned. Parkinson's and personal struggles

left him in a difficult place. Moving into a Home in Place property gave him a chance to reset and rebuild. With support from staff like Michael, who helped him access care and set up a new routine, Robert found hope and direction.

"I have always been independent. When I got here I thought, right, this is my little house now and I am going to work to keep it really nice. Not because I own it, but to show respect and gratitude for getting it," he says.

Robert has not been back on the bike yet, but he stays active, visiting the shops, meeting friends and setting up a reading and writing space.

"I may not be able to ride like I used to, but I have still got a story to tell."

Looking back, Robert says he is grateful.

"I have had a good life. I have always given to others. And when I needed help, it came. What goes around comes around. That is something I will never forget."

YOU CAN READ MORE OF ROBERT'S STORY, AND OTHER TENANT STORIES AT [HOMEINPLACE.ORG/STORY](https://homeinplace.org/story)



It's time to celebrate!

Christmas is almost here and Home in Place is bringing the festive spirit to our communities. This year we will be holding a mix of celebrations, with events at our hubs, a big day out in Newcastle and a special lunch in Brisbane.

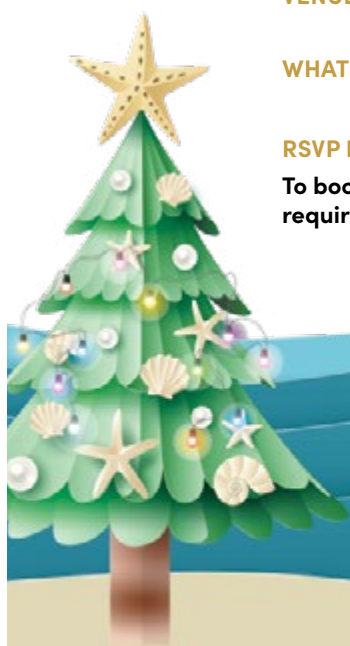
Keep an eye on our socials for updates and details on all the Christmas fun still to come.

Brisbane Tenant Christmas Lunch

DATE	THURSDAY 18 DECEMBER 2025
TIME	11:30AM – 2:30PM
VENUE	MT GRAVATT BOWLS CLUB 1873 LOGAN RD, UPPER MOUNT GRAVATT
WHAT'S ON	BBQ BUFFET, FESTIVE FUN, ACTIVITIES AND PRIZES

RSVP ESSENTIAL BY 5 DECEMBER 2025

To book your place, call the Brisbane team on 1300 333 733 or email your numbers and any dietary requirements to adminqld@homeinplace.org





Home in Place MerryFest 2025

DATE	MONDAY 22 DECEMBER 2025
TIME	11AM – 3PM
VENUE	CAMP SHORTLAND - NEWCASTLE FORESHORE Pasha Way, Newcastle East
WHAT'S ON	RIDES AND JUMPING CASTLES, ENTERTAINMENT AND MUSIC, A DELICIOUS BBQ LUNCH, PLUS FESTIVE FUN FOR THE WHOLE FAMILY.
TRANSPORT	FREE COACHES RUNNING FROM MULTIPLE LOCATIONS. Seats must be booked in advance. Details on pick-up times coming soon.

BUS ROUTES

- BUS 1:** Tuggerah, Lake Haven, Morisset, Teralba
BUS 2: Gosford, Tumby Umbi, Toukley, Swansea, Charlestown
BUS 3: Rutherford, East Maitland, Beresfield
BUS 4: Cessnock, Weston, Kurri Kurri, Wallsend
BUS 5: Muswellbrook, Singleton
BUS 6: Forster, Tuncurry
BUS 7: Taree

IMPORTANT!

All kids under 18 must be supervised by an adult.
Extra guests may be possible, but priority goes to Home in Place tenants.

QUESTIONS?

Call Home in Place on 1300 333 733 or email communityevents@homeinplace.org.

GOT TALENT?

Register for the **Tenants Got Talent** competition!

We know our tenants are full of hidden talents, and now's your time to shine!

At this year's MerryFest we're hosting a talent competition for anyone keen to get up and share their gift!

Singing, dancing, music, comedy, poetry, magic tricks or something completely unique - all talents are welcome.

Simply sign up when booking your tickets to secure your spot on stage.

RSVP ESSENTIAL!

Call 1300 333 733 or book through Humanitix
<https://events.humanitix.com/merryfest-2025>



ICED VOVO ETON MESS Serves 10

INGREDIENTS

900ml thickened cream
20 pink and white marshmallows, halved
10 pack of large meringue nests
210g packet Iced VoVo biscuits
3/4 cup raspberry jam

STEPS

1. Whip cream until soft peaks form, then fold in the jam with a quarter of the marshmallows, meringues and biscuits.
2. Spoon one-third of the mixture into a large bowl and sprinkle with another quarter of the marshmallows, meringues and biscuits.
3. Repeat twice more, finishing with the remaining marshmallows, meringues and biscuits on top.

MANGO ICE CREAM SLICE Serves 8

INGREDIENTS

2 large ripe mangoes peeled and chopped
500 ml vanilla ice cream, softened
250 g packet plain sweet biscuits
125 g butter, melted
2 tbsp honey

STEPS

1. Line a slice tin with baking paper.
2. Crush biscuits and mix with butter. Press into base and chill.
3. Blend mango until smooth.
4. Mix with ice cream and honey.
5. Spread over base and freeze until firm. Slice to serve.

Cooking Corner

Festive food made easy

These simple summer recipes use just five ingredients, plus the basics like oil, salt and pepper. Perfect for sharing with family and friends over the festive season!

RECIPES ADAPTED FROM taste.com.au

HONEY-SOY SALMON WITH CORN SALSA Serves 4

INGREDIENTS

4 salmon fillets
2 tbsp honey
2 tbsp soy sauce
2 corn cobs
Juice of 1 lime

STEPS

1. Mix honey, soy and lime to make the glaze.
2. Brush salmon with glaze and grill until cooked.
3. Grill corn, cut off kernels and mix with lime juice.
4. Serve salmon topped with corn salsa.

ROASTED PUMPKIN AND FETA SALAD Serves 4-6

INGREDIENTS

1 kg butternut pumpkin, chopped
200 g feta, crumbled
2 tbsp olive oil
1 tbsp balsamic vinegar
Handful fresh mint leaves

STEPS

1. Preheat oven to 200 °C. Toss pumpkin with oil and season.
2. Roast 25-30 min until caramelised.
3. Transfer to a serving bowl, sprinkle feta and mint.
4. Drizzle balsamic before serving.

PRAWN AND AVOCADO LETTUCE CUPS Serves 6

INGREDIENTS

300 g cooked prawns, peeled and chopped
2 ripe avocados, diced
1 small red onion, finely chopped
Juice of 1 lemon
12 small lettuce leaves (cos or iceberg)

STEPS

1. Combine prawns, avocado, onion and lemon juice in a bowl.
2. Season with salt and pepper.
3. Spoon mixture into lettuce leaves.
4. Serve chilled as a light starter or party snack.

Puzzle Time

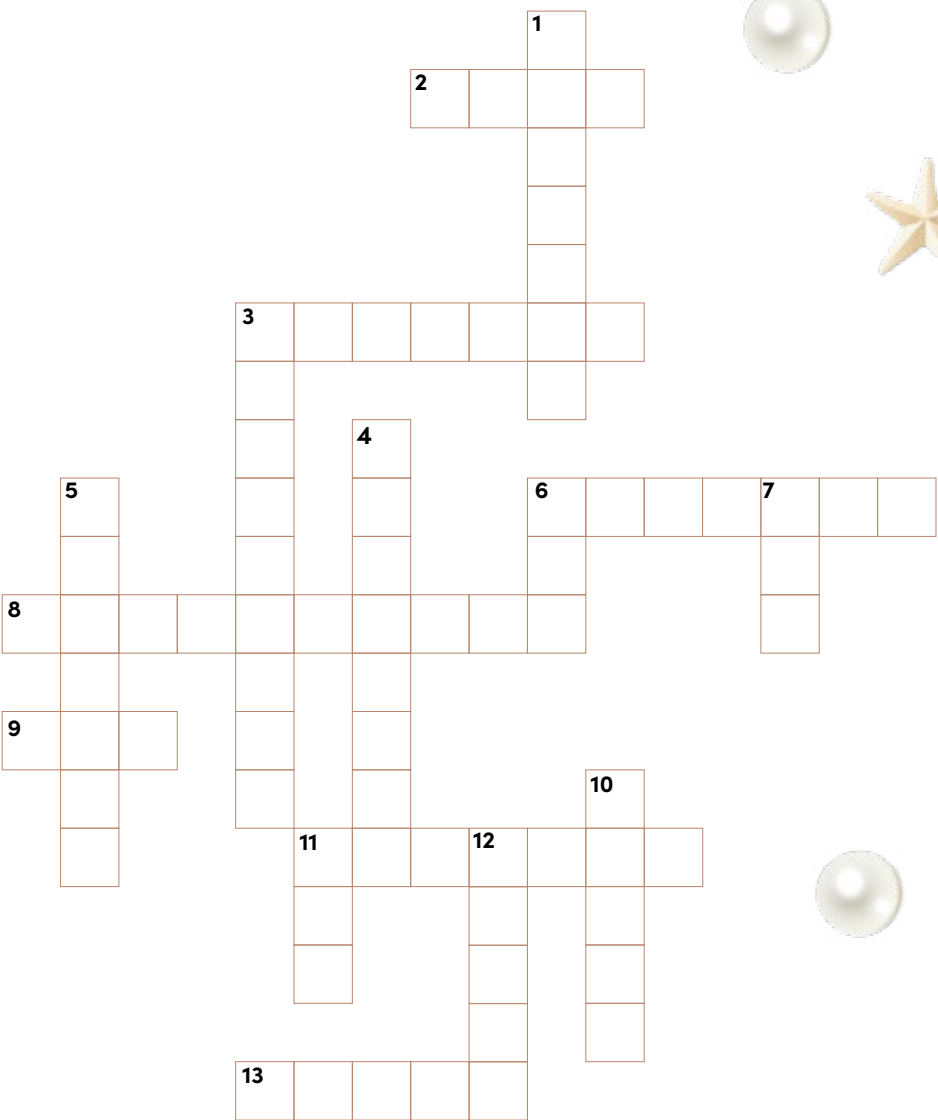
Crossword

ACROSS

- 2. Skip, slop and what?
- 3. Popular Australian beach sport
- 6. BCF Store – Boating, Camping What?
- 8. Classic hot-weather fruit with red flesh
- 9. Bright ball in the sky
- 11. Sport played on ovals and the beach in summer
- 13. Summer flying pests

DOWN

- 1. Great outdoors accommodation
- 3. Protection from the sun
- 4. Month when summer begins in Australia
- 5. Bird often seen swooping for hot chips
- 6. Appliance used to create airflow in the heat
- 7. Cools down your drinks
- 10. Where land meets the sea sometimes
- 11. Useful headwear on sunny days
- 12. Foam waterproof clogs with holes



Word Scramble

Festive Edition

Things you might see on the lunch table at Christmas.

- 1. **KERCACSR**
- 2. **MAH**
- 3. **VLOPAVA**
- 4. **NSPARW**
- 5. **RYTEUK**
- 6. **DSAAL**
- 7. **ESHRRIEC**
- 8. **PPERAWOCNRNS**
- 9. **KSOJE**
- 10. **GNPIDUD**

Cracker Jokes

Q: What do you call a reindeer that tells jokes?
A: A COMEDI-DEER.

Q: Why did the turkey join the band?
A: BECAUSE IT HAD THE DRUMSTICKS.

Q: What do you get if you cross a snowman and a dog?
A: FROSTBITE.

Q: Why are Christmas trees bad at sewing?
A: BECAUSE THEY ALWAYS DROP THEIR NEEDLES.

Q: What does Santa do at the beach?
A: HE GOES SURFING IN HIS "SANDY" SUIT.

ANSWERS
CROSSWORD
ACROSS 2 SLAP 3 SURFING 6 FISHING 8 WATERMELON 9 SUN 11 CRICKET 13 FLIES
DOWN 1 CAMPING 3 SUNSCREEN 4 DECEMBER 5 SEAGULL 6 FAN 7 ICE 10 BEACH 11 CAP 12 CROCS
WORD SCRAMBLE 1 CRACKERS 2 HAM 3 PAVLOVA 4 PRAWNS 5 TURKEY 6 SALAD 7 CHERRIES 8 PAPER CROWNS 9 JOKES 10 PUDDING

Photo Gallery Tenant Forums

Did you join us at one of our tenant forums this year?

Guests enjoyed delicious food, information from Home in Place and other services, activities, prizes and games.

We're working on the details for the 2026 events - stay tuned!







Farewell Tom

A decade of dedication to tenant voice

For more than ten years, Tom Hall has been a passionate advocate for tenants at Home in Place, helping to shape services through his leadership, insight and persistence.

His retirement from the Tenant Reference Group (TRG) and Our Voice Panel marks the end of an extraordinary contribution.

A Central Coast tenant since 2012, Tom brought practical experience and a solutions-focused approach. After careers in architecture, sales management and the NSW Police Force, he and

his wife became the first tenants in a Compass-managed property in Gosford before moving to Wyong.

Tom joined the TRG in 2019 and later chaired the Our Voice Panel from 2022. He championed improvements such as the tenant portal and a local call centre, strengthening links between tenants and senior decision-makers.

At his farewell lunch, colleagues praised his clarity, tenacity and empathy. Former Board Chair Paul Johnston said he could "take a problem and find a solution," while CEO Lyndall Robertshaw commended his "incredible effort and lasting impact".

Tom was humble, encouraging more tenants to get involved.

"When there are six and a half thousand homes being looked after in New South Wales, and only a few people putting their hand up, you're not getting the full input," he said. "You just have to take over and hope you get it right."

Though stepping back from formal roles, Tom remains active in his community.

Home in Place thanks Tom for his service, leadership and care for others.

THE TRG IS A GREAT WAY TO GET INVOLVED IN THE WAY SERVICES ARE DELIVERED AT HOME IN PLACE. CONTACT YOUR LOCAL TRG REP OR BRANCH FOR MORE DETAILS ON JOINING YOUR LOCAL TRG!

Lunch for the Stars raises \$38,000!

Generosity, music and powerful stories filled the room on the 12th of September at Noah's on the Beach in Newcastle for Home in Place's fifth annual **Lunch for the Stars**.

With the help of sponsors and supporters, more than \$38,000 was raised to support young people through the Grow a Star program.

Guests were moved by singer and author Clare Bowditch, who shared her personal journey and performed two acoustic sets.

Scholarships were awarded to para-athlete Archie Le Quesne and student musician Javad Khalili, both working hard to achieve their dreams.

Since 2012, Grow a Star has awarded over 700 scholarships valued at more than \$460,000, helping young people overcome barriers and thrive in education, sport and the arts.

Do you have a young person in your life who could benefit from extra support to chase their goals? Applications are open now.

FIND OUT MORE AND APPLY AT growastar.org

Stay in Touch

HOME IN PLACE CUSTOMER CALL CENTRE 1300 333 733

BUSINESS HOURS FOR ALL GENERAL TENANCY ENQUIRIES OR 24/7 FOR EMERGENCY TENANCY AND MAINTENANCE ISSUES.

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