

# Competition



'housing people'

## Snap your way to a prize

THE snowfall this winter and the Christmas festivities will have produced some wonderful photographic opportunities. The competition for this issue therefore is all about photographs. Your entries must be taken on your estate and must have a winter theme. You can submit them as prints or electronically and they can be in colour or black and white. If you submit by email please send

your entry to: [admin@brunel.je](mailto:admin@brunel.je) If you would prefer to submit a print please post it to Home Front Photographic Competition, Jersey Homes Trust, 48-50 New Street, St Helier, Jersey, JE2 3TE. Don't forget to include your name and address. Please note that we will be unable to return prints and only one entry per household is permitted. The closing date for entries is Friday 25th March 2011

and the competition will be judged by a member of the Jersey Evening Post's picture desk. The winner will receive a £20 gift voucher. The winning photograph will be featured in the next issue of Home Front.

The winner of the Wordsearch in the last issue of Home Front was Mrs Carter of 35 Le Coie. ■

Issue number 10, Winter 2011

# HOME FRONT

JERSEY HOMES TRUST NEWSLETTER



'housing people'

## What do YOU think?

WE want to know what you, as tenants of the Jersey Homes Trust, think about your homes and the services provided by our managers so that any problems and concerns can be addressed. So included with this newsletter is a questionnaire which we hope you will all complete and return. A pre-paid envelope is provided.

The questionnaire covers everything from the cleanliness of public areas to the way we communicate with you.

There is also space on the form for individual comments.

"It is important that as many people as possible complete the questionnaire so that we can build up an accurate picture," said JHT chairman Michael Van Neste. "When we carried out similar surveys over 40% of tenants responded which is an extremely high return for an exercise of this sort. We take the views of our tenants very seriously and everyone who expressed

concern about a particular aspect of their tenancy or their estate was replied to individually by our managers."

If you wish you can complete the form anonymously although there is space for your name if you want to include it. However, it is important that you include the name of the estate on which you live in order to validate the survey.

Once you have completed the questionnaire please return it in the envelope provided by Friday 25th March 2011. ■

## Two new trustees appointed

TWO new trustees have been appointed to the board of the Jersey Homes Trust. Retired tax practitioner Frank Dearie became the first new trustee in the Trust's 16-year history when he joined in the spring of 2010 and lawyer Advocate Philip Le Cornu has replaced Advocate Steven Meiklejohn who stepped down at the end of 2010 after 15 years in the role of secretary of the Trust.

Mr Dearie has 35 years' experience in financial services in Jersey. He was head of tax at Abacus Financial Services and latterly a Private Client Director at Royal Bank of Canada. He holds a number of voluntary positions including director and trustee of Community Savings and Credit, Income Tax Commissioner of Appeal, member of the States of Jersey Complaints Panel and member of the Social Security Advisory Council. He also holds a number of non executive

director/advisor positions.

Commenting on Mr Dearie's appointment, the Chairman of the JHT, Michael Van Neste, said: "I am delighted to welcome Frank Dearie as a trustee. His is the first new appointment since the Trust was founded. We now have 744 homes under management and at a time of potential increased regulation his role within the team will be to focus on risk and compliance."

Mr Dearie said: "I feel genuinely honoured to be joining and am excited at being involved with the fabulous work of the Jersey Homes Trust."

Advocate Le Cornu, who is a partner at Ogier, was admitted to the English Bar in 1992 and the Jersey Bar in 2002. He joined Ogier in 2000, becoming a partner in 2007. In November 2009 he became a Group Director of Ogier Fiduciary

Services. He specialises in advising in the areas of trusts and real estate structures.

Commenting on Advocate Le Cornu's appointment, Mr Van Neste, said: "I am delighted to welcome Philip as a trustee. His legal knowledge will be of immense value to us. I would also like to take this opportunity to thank Steven Meiklejohn for his many years of service on the board."

Advocate Le Cornu said: "I am honoured and delighted to be joining the Jersey Homes Trust. The trustees have collectively done a fantastic job over the last 16 years. I have been made very welcome by them and I will do all I can to assist in continuing that good work."

The JHT is made up of a board of seven trustees all of whom are active professional people who give their time without charge. ■



Frank Dearie



Philip Le Cornu

## Out and about

THE Trustees make regular site visits to the various estates around the Island. These usually take place once a year and representatives of the Housing Ministry and other people involved in social rented housing are invited to accompany them.

These visits enable Trustees to see how new estates have progressed since tenants moved in and look at any changes

that have been made to properties, such as internal and external decoration. As well as viewing the external areas of properties, trustees are invited in to individual homes to meet and talk to tenants.

Commenting on the value of the site visits, chairman Michael Van Neste said: "This is an extremely valuable exercise which allows both trustees and others involved in the



The trustees visited several estates including Berkshire Court

provision of social rented housing in the Island to see for themselves the high quality of housing that the JHT has been able to provide for the people of Jersey."

The last site visit took place in September 2010, when trustees visited Victoria Place, St Saviour's Court, Clement Court, Berkshire Court, Le Coie and John Wesley Apartments. ■

## Welcome . . .

WELCOME to the tenth edition of Home Front, the Jersey Homes Trust newsletter. The publication is designed to keep you up-to-date with matters of interest concerning

your homes and tenancies and the work of the JHT. We hope that you will find the contents interesting and informative. If you have any ideas or comments please let us know either by post to Jersey Homes Trust, 48-50 New Street, St Helier, JE2 3TE, or by email to [admin@brunel.je](mailto:admin@brunel.je) ■

[www.jerseyhomestrust.org.je](http://www.jerseyhomestrust.org.je)

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## A "green" future for the JHT

NEW electrical fittings which, it is hoped, will reduce electricity usage and thereby save money are shortly to be installed at Berkshire Court and may eventually be rolled out across all Jersey Homes Trust properties.

An increase in electricity consumption together with a rise in the number of faults being reported about the light fittings in the public areas at Berkshire prompted our managers to commission a survey. It was found that a significant number of the light fittings on the landings and in the car park were faulty and would soon need replacing. It

was also found that many lights were remaining on all night every night and at other times when they were not required.

All light fittings in these areas will now be replaced with low energy fittings which have a seven-year guarantee and a 48,000-hour lamp life. Sensors will ensure that only those lights which are needed will come on. The sensors will activate when a person comes within a set range and the lights will remain on for a prescribed period.

Commenting on the project, JHT chairman

Michael Van Neste said: "We strive to keep costs down as much as possible. In this way we are able to invest in the continued maintenance of the Trust's high standard of social rented housing for the people of Jersey. The new lighting will also reduce the carbon footprint of the property, which is a win-win situation for everyone."

Once installed, the efficiency of the new light fittings will be closely monitored and, if the project is found to be successful, similar schemes may be introduced at other JHT properties. ■

## Safety first

IT is vitally important that corridors and stairwells in apartment blocks are kept free of clutter. These areas are escape routes that you might need one day should a fire break out in the building. A second, but by no means less important, reason for keeping public areas clear is personal safety. People could easily trip over items left lying around and injure themselves.

Things such as bicycles, buggies and toys should never be "stored" in these areas. Remember, when you share a building with other families, your safety and theirs depends on everyone co-operating.

Commenting on this issue Richard Liron, Community Safety Officer with the States of Jersey Fire and Rescue Service, said: "It's easy to forget that stairways and corridors in apartment blocks are also designed to act as 'Escape Routes'. The dimensions of these escape routes are individually calculated according to the characteristics of the building (number of occupants etc.) and careful consideration is paid to ensure that all of the materials used to construct these areas are fireproof. As soon as any items are left or stored in these areas, all of the safety design-features are undone and the building cannot be considered as safe as it was designed to be.

"It's true, a bicycle leaning against a wall does not take up a lot of room; however, during escape these items could be knocked over in the panic causing people to trip and fall, an awful predicament to be in if the escape route is filling with smoke. Arsonists have also been known to target prams, buggies and large toys that have been left out in stairways; the smoke and fumes produced by these objects are highly toxic and can fill a stairwell in seconds, preventing anyone from escaping.

"Of course, the Fire and Rescue Service will also be using these escape routes to gain access to the apartment involved, people's lives may depend on how quickly they get in. By this time the escape route is likely to have become filled with smoke, firefighters will find their way to the affected apartment by touch; it helps tremendously when the route is clear."

"Our managers issue frequent reminders about this issue to individual estates and periodical inspections are carried out, however problems are still occurring," said chairman Michael Van Neste. "As landlords it is our responsibility to ensure that our properties are kept free from hazards to the health and safety of our tenants. Items left in the public areas may have to be removed by our appointed contractor and the tenants responsible will be held liable for any costs incurred." ■

## JHT – a responsible landlord

AS a landlord of social rented housing, the Jersey Homes Trust is acutely aware of its responsibilities towards people in all sectors of society.

Several JHT homes are specially adapted for people who have individual living requirements. These can range from fairly minor things such as wide doors to enable wheelchair access to specially constructed units for people with severe disabilities.

A representative from JHT managers Brunel Management recently gave a presentation to occupational therapists at the Health Department to explain exactly what is

available and how the Trust can help.

Homes within the JHT portfolio fall into four categories: those with no adaptation; "lifetime homes" – those that have been specially built to allow for some adaptation, for instance with raised electric sockets; homes that can be adapted – i.e. fitted with strengthened beams; and homes that have been considerably adapted.

In addition to these adapted homes, four JHT properties are leased by Les Amis which allows their clients to live in the community. And two homes are leased by Health and Social Services for people under their care.

One estate where all the flats are designated "lifetime homes" is Berkshire Court in La Motte Street. Restricted to people over the age of 50, all the apartments have full wheelchair access. In response to the needs of the residents, secure facilities have now been provided in the basement area where residents can charge their mobility scooters free of charge.

Commenting on the range of provision within the JHT portfolio, trust chairman Michael Van Neste said: "All these facilities enable people to live in their own homes, something which must surely be the aim of all responsible communities." ■



## News from the estates

THE Jersey Homes Trust runs a rolling programme of upgrading and maintenance on all its estates and several have been decorated in the last year. They are Berkshire Court, St Saviour's Court, Victoria Place, Kent Lodge and Brooklands. In addition, the stair carpets at Victoria Place have been replaced.

### Other news from around the estates:

- Extra parking is to be created at Grand

Clos following a decision not to develop the community centre there. The parish of St Helier will then take over responsibility for the maintenance of roads on the estate.

- New gardeners have been employed at Belle Vue.
- A secure bike shed has been provided in the garage at Berkshire Court following requests from tenants on the estate. ■

## Telephone

## List:

Jersey Homes Trust Managers:  
01534 750270

Jersey Water  
Company:  
01534 707300

Crimestoppers:  
0800 555 111

Department of Employment  
and Social Security:  
01534 445505

Health and  
Social  
Service  
(all enquiries):  
01534 442000

Housing Department:  
01534 445510

Jersey Gas Company  
(main switchboard):  
01534 755500

Jersey Gas Company  
(emergency 24 hour service):  
01534 755555

Citizens' Advice Bureau:  
0800 735 0249

Jersey Electricity Company  
(main switchboard):  
01534 505460

Fire Service:  
01534 445951

Jersey Electricity Company  
(emergency 24 hour service):  
01534 505050

Jersey Telecom:  
01534 882882