

Competition



Try your luck!

The answers to all the questions in this Wordsearch can be found somewhere in the newsletter. Once you have worked out the answers to the questions, find the words in the grid, circle them and post your completed entry to Home Front Competition, Jersey Homes Trust, 48-50 New Street, St Helier, Jersey, JE2 3TE. The first correct entry to be opened after the closing date of 1st March 2008 will win a £20 gift voucher.

1. What is the name of Jersey's new benefits system?
2. Clos Le _____ is the name of the JHT's newest estate.
3. Once a year you should test the what in your smoke alarm?
4. A meeting to discuss Belle Vue was held where?
5. What have now been removed from Belle Vue estate?
6. Which creatures were making a mess at Parkside?
7. Managers have asked tenants not to remove their _____?
8. There is a temporary parking scheme in operation where?
9. What is the name of this newsletter?

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

10. How many new flats are to be added to Clement Court?

Well done to Mrs Le Marquand of 27, John Wesley Apartments, who was the winner of the general knowledge Wordsearch competition in the last issue of Home Front. She received £20.00 gift voucher from W H Smith. The answers to the questions were: 1. Andrew; 2. Second; 3. Grouville & Trinity; 4. Alderney; 5. Lillie Langtry; 6. Flowers; 7. Durrell; 8. Elizabeth; 9. Lion; 10. St Peter.

Issue number 8, Spring 2008

HOME FRONT

JERSEY HOMES TRUST NEWSLETTER 'housing people'

Income Support scheme launched

BY the time you read this newsletter, the Income Support scheme will be up and running. Income Support is the new system for paying benefits in Jersey. It is aimed at being simpler, fairer and targeted to meet people's needs.

The amount of benefit received will depend on the income and household unit. One of the

benefits which will fall under the new scheme is Rent Rebate, which many of our tenants receive.

There are a number of points that we would like to clarify for you:

1. Income Support will be paid weekly in advance (or four-weekly in the case of people of pensionable age). JHT rents

are paid in arrears, so you MUST ensure that you keep back enough money to pay your rent when it falls due at the end of each month.

2. If you would like the rental subsidy part of your Income Support to be paid directly to the JHT, you must first contact the Managers, Brunel Management, and then the

Employment and Social Security Department IN WRITING, to allow this to happen. The address to write to is: Income Support, Social Security, PO Box 55, St Helier, JE4 8PE.

3. If you have any queries, please contact our Managers in the usual way. ■

Shut that door!

HAVE you noticed how the interior doors in flats close automatically? This might seem a bit of a nuisance, but the mechanism that makes this happen could save your life!

Unfortunately, our Managers are finding that some tenants have removed or disabled the gadget that makes the doors close.

These concealed closers are there specifically to limit the spread of fire and draught throughout a home. The closer usually comprises a small chain anchored at one end to an end plate screwed to the door jamb and connected at the other end to a spring mechanism which is fitted into the door. When the door is released the spring acts through the chain to pull the



The door-closing mechanism could save your life

door closed again.

By removing or disabling the device you may not just be risking the your family's lives but, should a fire occur, you

may find that you are not covered by your insurance.

We would urge any tenant who has removed or disabled their door closers to get them put back in working order as a matter of urgency.

Unfortunately, once they have been taken out they are difficult to put back and you may need the services of a builder or carpenter. If, having read this article, you need advice, please contact our Managers. ■

Vandalism at Belle Vue

FOLLOWING a number of complaints about vandalism from residents at Belle Vue over a period of time, steps have been taken to address the problems.

As you may have seen in the media, the problems, which are largely petty incidents, are believed to be caused by youngsters, many of whom do not live on the estate. A meeting of residents was held

at Communicare at the end of last year when the points were fully aired.

Although the idea of removing the popular playground was discussed, it was agreed that it should be given a second chance. But in an effort to reduce the number of areas in which young people can "loiter", the gazebos in the gardens have been removed. In addition, several gates

have been erected around the estate to cut off the "runs" through which people can access and leave.

The problems are not restricted solely to the Jersey Homes Trust area of the estate, but also to the owner-occupied side. ■



The playground at Belle Vue has been granted a reprieve

Tenants urged to complete maintenance forms

EVERY time a tenant makes a request for repairs or maintenance to their home, the Managers send out a report form. The reason for this is two-fold. Firstly, our Managers are keen to know that they are responding in a timely and efficient way to requests. And secondly,

because everything that the JHT does is outsourced to the private sector, we need to keep track on the efficiency of the contractors we employ.

During 2007 our Managers dealt with over 250 maintenance requests. Ten per cent of the tenants

involved returned their forms and, of these, 95% stated that the manner in which their request had been dealt with was "excellent" and also that work involved was carried out in an "excellent" way.

While the number of people responding is not large, we

can only assume that the 90% who did not respond were happy with the result or they would have contacted the Managers.

We would urge everyone who has repairs or maintenance carried out to complete and return their forms. In this way, we can maintain the high standards on which we pride ourselves and make any improvements where necessary. ■

Issue number 8, Spring 2008

HOME FRONT



Jersey Homes Trust reaches target of 700 homes

TWO more Jersey Homes Trust estates were opened during 2007, which means that we are now landlord to 718 households in 20 estates, says

the Chairman, Michael Van Neste, in his annual report. The two new developments are Le Grand Clos at Mont a L'Abbe, where there are 40 houses and



Pictured at Clos Le Gallais are (from left to right): Rupert Myers, MD of Mercury Construction; Jim Bailey, Assistant to JHT Chairman; Michael Van Neste, JHT Chairman; John Bouteloup and Damian Maher of G R Langlois



Clos Le Gallais at Mont-au-Pretre is the latest JHT estate to be completed

14 one-bed flats, and Clos Le Gallais at Mont-au-Pretre where there are 13 houses. All the homes were let very soon after completion. The only other estates under development are at Maufant, where 19 houses are being built, and at Clement Court

where five flats are being added to the development.

"The original objective of the Trust on its formation in 1995 was to reach 700 units of affordable accommodation," says Mr Van Neste. "It is pleasing that this significant

contribution has now been fully achieved."

In thanking successive Housing and Finance presidents and the current Housing and Finance Ministers for their support over the years, Mr Van Neste adds: "The delivery of new and affordable housing on this scale is of great credit to the government of the Island." However, he goes on to say that once the estate at Maufant is completed, the JHT will have no further projects in the pipeline. This due to a moratorium on further developments pending the results of a review into social rented housing provision. However, given the progress that has been made in recent years to alleviate the shortage of affordable housing, Mr Van Neste expresses the hope that

new developments will not be delayed for much longer.

Commenting on proposals to turn redundant office accommodation in town into housing, Mr Van Neste expresses the view that this might be a solution for single people and childless couples.

"However, it is my view that redundant office buildings, with the best will in the world, will never convert into decent family accommodation offering the essential amenities. This is not a solution for the housing of families or for social fairness or harmony in our community," he says. ■



Photographs by the Jersey Evening Post

In Brief

Parking at Le Grand Clos

A TEMPORARY legal problem is holding up the allocation of parking spaces at Le Grand Clos at Mont a l'Abbe. A temporary parking scheme is therefore in place. The JHT hopes to finalise this as soon as possible and tenants will be notified in due course.

Pigeon problems

AS A result of pigeons nesting on the buildings at Parkside, several complaints were received from tenants about the build-up of bird droppings and the threat of health problems. Our Managers have placed this matter in the hands of a professional pigeon trapper.

Have you checked YOUR smoke alarm this year?

According to statistics, you are twice as likely to die in a fire at home if you haven't got a smoke alarm. But it is important to check the device regularly to ensure that it is working correctly. A common fault is that the batteries are flat and need replacing.

All JHT properties are fitted with smoke alarms but it is the responsibility of the tenant to ensure that these are working correctly. Just follow these simple steps:

- Once a week test each alarm by pressing the test button till the alarm sounds.



- Once a year change the battery (unless it's a ten-year alarm).
- Twice a year open the case and gently vacuum the

inside using the soft-brush attachment to remove dust from the sensors. If it doesn't open, vacuum through the holes. ■

Wooden floors outlawed because of noise issue

TENANTS who live in homes situated above other residential accommodation are reminded that they are not permitted to lay wooden or other types of hard flooring. Everyone has the right to peaceful enjoyment of their homes and hard flooring causes serious noise issues for the families living below.

Although Jersey Homes Trust leases prohibit the laying of hard flooring in upper-storey flats, we have recently had to insist that wooden flooring be removed from some homes. This has caused distress and expense for the tenants concerned which could have been avoided had they studied their lease properly.

If you are planning to have new flooring laid in your home we strongly advise you to seek guidance from our Managers beforehand. ■

Telephone List:

Jersey Homes Trust Managers: 01534 750270

Jersey New Waterworks Company: 01534 707300

Crimestoppers: 0800 555 111

Department of Employment and Social Security: 01534 445505

Equipment Maintenance (lifts): 01534 888975

Health and Social Service (all enquiries): 01534 445506

Housing Department: 01534 445510

Jersey Gas Company (main switchboard): 01534 755500

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

Citizens' Advise Bureau: 0800 735 0249

Jersey Electricity Company (main switchboard): 01534 505460

Fire Service: 01534 633506

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

Jersey Telecom: 01534 882882