

## Try your luck!

The Wordsearch competition in the last issue of Home Front proved popular once again, so here is another one. 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 16th July will win £20 worth of book tokens.

1. What is the first name of the Lieut-Governor of Jersey?
2. The statue of King George ----- stands in the Royal Square?
3. Which two Jersey parishes do NOT have Saint (St) in front of them?
4. Which is the third largest Channel Island?
5. A pub named after a famous actress used to stand where Berkshire Court now is. What was the name of the actress?
6. The Battle of what takes place on Victoria Avenue every August?
7. Jersey Zoo has been renamed. What is the new name?
8. Which castle stands in St Aubin's Bay?
9. In which parish is Jersey Airport?

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10. Which animal is featured on the Jersey flag?

Well done to Mrs Marion Baldock of Belle Vue, the winner of the Anagram Competition in the last issue of Home Front. The correct answers were as follows: 1. Mont Felard 2. Ten 3. Insurance 4. Le Coie 5. Door 6. Hotel 7. Terry 8. Six 9. Rent 10. Site 11. Key 12. Garden 13. Peter 14. Le Roserie

## Building projects update

BY the time this newsletter is published tenants will have moved into Le Grand Clos at Mont a L'Abbe. The JHT has 54 units of accommodation on the estate, 40 of which are houses. Also on the site are first-time buyer homes. Two other JHT sites currently under construction are Field 690A at Maufant, where we will have 19 three-bedroomed houses, and Field 1370 at Mont-au-Pretre where we will have 13 three-bedroomed houses. ■



Le Grand Clos at Mont a L'Abbe



'housing people'



'housing people'

## JERSEY HOMES TRUST NEWSLETTER

## New rules on benefits

JERSEY is changing the way it gives financial support to those who need it. The new system is aimed at being simpler, fairer and targeted to meet people's needs.

During 2007 many of the benefits paid by the States and the Parishes will be combined into a single Income Support benefit. This benefit is made up of components and will help people and families with living costs, housing costs, medical care and childcare. The amount of benefit received will depend on the income and household unit.

There will be regular payments, as well as single one-off payments to meet larger costs. Income Support will be available from the Employment and Social

Security Department and from various Parish Halls.

The benefits which are affected and which will fall under the new Income Support scheme are:

- Adult Disablement Allowance (ADA)
- Attendance Allowance (AA)
- Child Care Allowance (CCA)
- Child Disablement Allowance (CDA)
- Disability Transport Allowance (DTA)
- Educational Allowance
- Family Allowance
- Health Insurance Exception (HIE)
- Home Study Grant

- Parish Welfare
- Rent Abatement
- Rent Rebate
- Residential Care Funding
- School Age Discount Scheme
- Subsidised Milk

Benefits NOT included under the new Income Support arrangements are:

- Old Age Pension
- Survivor's Benefit
- Short-term Incapacity Allowance
- Long-term Incapacity Allowance
- Incapacity Pension
- Invalidity Benefit
- Disablement Benefit

- Invalid Care Allowance
- Maternity Benefits
- Dental Benefits Scheme
- Television Licence Scheme
- Christmas Bonus
- 65+ health Scheme
- University Grant (off Island)

The exact rates of the new benefit are still being worked out and are expected to be published soon.

### Find out more

Further information about the new benefit system can be found:

- On the Social Security Department website at [www.gov.je/SocialSecurity/IncomeSupport](http://www.gov.je/SocialSecurity/IncomeSupport)
- By email at [income.support@gov.je](mailto:income.support@gov.je)
- By telephone on 445505 ■

## Coming home

For Maria Noel moving to her new home at Le Coie had an air of déjà vu because she worked at the hotel that used to stand on the site. A year after moving to Jersey in 1981,

Mrs Noel started working at Le Coie Hotel and stayed there for 17 years before leaving a year before it closed. Her and her husband Anthony's new flat overlooks the area



Maria and Anthony Noel on the balcony of their new flat

where the hotel swimming pool used to be. Mr and Mrs Noel are delighted with their new home. ■

- Le Coie official opening – see Page 2.

Picture by kind permission of the Jersey Evening Post

## JHT forced to evict

FOR the first time in 11 years, the Jersey Homes Trust has had to evict one of its tenants. Manager Steve Van Neste said that it was regrettable but the actions of the tenant had left them with no other option. "Evictions are complicated, expensive

and can cause considerable stress for everyone concerned," he said. "The decision to evict was not taken lightly and the Trust will always try to intercede before taking such action." In this case the eviction was necessary because of non-

payment of rent, which is a clear breach of the lease. Mr Van Neste said that managers accepted that people sometimes experienced financial difficulties. "But the rent on your home is the most important bill you will have

to pay and should be your number one priority," he said. "If people are having money difficulties then I would urge them to come to us immediately before it gets out of hand. If it is discussed with your estate manager in the early stages, then I am confident something can be worked out before it gets out of hand." A decision to evict someone may also be made. ■

## Safety first

MANAGERS are taking a tough line on the removal of items left in communal areas inside buildings. This includes anything parked underneath stairs such as bikes and buggies and any items found outside people's front doors such as shoes and rubbish bags. Manager Steve Van Neste said that anything found would be removed. He stressed that the reasons for this were based on safety. "Items left under stairs pose a serious fire risk," he said. "But that's not the only danger. Things left lying around in corridors could cause an accident if someone tripped over them which could then lead

to court action in addition to the injury caused to the person who tripped." Mr Van Neste also pointed out that should a fire break out on an upper floor and people had to evacuate the building at speed, items left outside people's front doors could prevent others from making a quick exit. ■



*Things left in corridors could pose a safety risk.*

## Working within the community

THE new development at Le Coie in Springfield Road demonstrates the Jersey Homes Trust's commitment to working with the community, said Chairman Michael van Neste at the official opening.

As well as 99 units of accommodation, the estate also houses the new headquarters of the brain injury association,

Headway, and a branch of Centrepont specifically for the 11 to 15 age group. Les Amis have a group home on the estate, one of a number in JHT developments. "The Jersey Homes Trust works in the community for the community," said Mr Van Neste.

The estate was officially declared open by the Constable of St Helier,

Simon Crowcroft, who said it was a "good place to live".

Also present were several tenants, the Housing Minister Senator Terry Le Main, Deputy Housing Minister Jackie Hilton, representatives of the charities involved on the site and members of the design team responsible for the construction. ■

## Vacating your home – your rules and responsibilities

WHEN vacating your JHT home there are some guidelines that should be followed to ensure that your deposit is returned to you with the minimum of deductions.

### All rooms

- Remove all picture hooks, nails etc from the walls and ceilings, fill holes and paint.
- All walls, ceilings and doors must be free of marks, stickers etc. If these cannot be cleaned off without damage they should be removed and the paintwork made good.
- All curtains and blinds should be removed (unless other arrangements have been made with the new tenant).
- Any extra light fittings must be removed and holes made good and the original pendants must be left (unless other arrangements have been made with the new tenant).

- Flooring must be removed except where it as provided by the Landlord (unless other arrangements have been made with the new tenant in which case signed confirmation of these arrangements should be given to the Managers by the new tenants).

- All woodwork, window frames, windows, doors and fittings must be cleaned.

- Any damage must be repaired.

### Kitchen

- Extractor fan and lift-up hood must be thoroughly cleaned and the filter should be changed.
- Ensure cooker connections are made safe after removal (wall plate fitted).
- If the washing machine and/or dishwasher are disconnected, pipe work must be "capped off" to avoid flooding.
- The inside and outside of all units must be cleaned.
- Flooring must be cleaned.

### Bathroom

- All fittings must be cleaned.
- All tiling must be cleaned, including grouting.
- If sealant is black or loose, it must be renewed.
- Flooring must be cleaned.

### Other areas

- Store rooms, sheds, garages, gardens and bin stores (where necessary) must be left clear, clean and tidy.

Please remember to inform the following agencies that you are moving:

Jersey Electricity Company, Jersey Water Jersey Telecom, Jersey Gas & Parish Rates Department

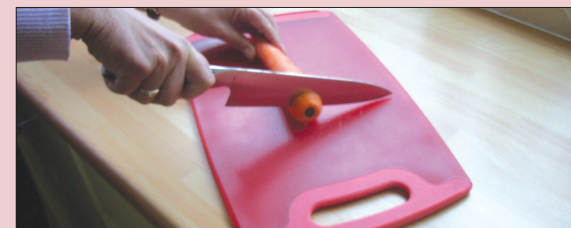
And . . . remember not to cancel your standing order for the payment of rent immediately as rent is received in arrears. ■

## What is "fair wear and tear"?

We are often asked to explain what constitutes "fair wear and tear". These are just a few examples to clarify the term:

- If tiles come off the wall in bathrooms or kitchens, their repair is the responsibility of the Landlord (the JHT). However, if the problem is not reported and water leaks down behind the bath or sink, the damage caused is the responsibility of the tenant. Similarly, if mastic or sealant around a bath becomes worn, report it immediately to our Managers, as it is the responsibility of the Landlord to fix it. If, however, it is not reported and water gets behind it and causes damage, then this is down to the tenant.
- If water dripping on to the doors of kitchen units is not wiped up, this can cause the door to "blow". This damage is the responsibility of the tenant.
- Any damage to kitchen work surfaces, for example by cutting or chopping on them, or burning them with hot pans, is the responsibility of the tenant.
- Beware of some of the very strong cleaning fluids that are coming on to the market. They can cause damage to some surfaces, so read the instructions carefully before use, as any damage caused will be your responsibility to put right.
- If you decorate your home with dark coloured paint, take care not to get any on the ceiling, as this would constitute "damage" and would have to be put right before you vacate the property. When tenants leave a property we would normally decorate before new tenants move in. However, we would expect dark colours to be painted over with white paint.

By paying attention to these points you can minimise any deductions from your deposit when you leave. ■



*Use a board when cutting or chopping as damage to kitchen worktops or surfaces is YOUR responsibility*

## In Brief

### Fire alarms – be warned

A RECENT fire in a JHT property has highlighted the importance of maintaining a functioning fire alarm. The family concerned were alerted to the danger they were in when the fire alarm went off. They were able to escape and damage to the property was minimal. The majority of our homes are fitted with alarms, but unfortunately some people disconnect them. DON'T! An alarm saved the life of this family. Don't risk your family and home just because the sensitive alarm goes off when you burn the toast!

### Media power

WE have several homes that have been specially adapted for disabled people, and one of these was recently vacated. Our managers were having difficulty finding suitable tenants and it was feared that the premises might have to be converted for use by an able-bodied family, a move that would have proved costly. However, following an appeal on BBC Radio Jersey, a family with a disabled member came forward and have been able to move in. So thanks BBC – we are very grateful for the publicity.

### All together now

WE are keen to encourage tenants who wish to set up residents' associations. Our Managers are always available to give advice and guidance to tenants wishing to set up such groups. Give them a ring on 750270 if you are interested.

### Did you know?

IF YOU wish to contact our Managers you can do so by email at [jht@brunel.je](mailto:jht@brunel.je) as well as by letter or telephone. Increasing numbers of questions and queries are coming in electronically.

### Television work

WORK to upgrade satellite television equipment at a number of JHT properties will be taking place soon. Those estates affected are Victoria Place, Berkshire Court, John Wesley Apartments and Clement Court. Tenants will be notified individually nearer the time.

### Pat on the back

STATES of Jersey Housing Minister Senator Terry Le Main attended a recent meeting of the Trustees together with members of his department. Several matters of mutual interest were discussed and the Minister said that he was very supportive of the work undertaken by housing associations in the Island.

### Shared equity

YOU may have read or seen in the media of a plan being considered by the States that would allow States tenants to buy their homes under a shared equity scheme. Please be assured that the plan under discussion concerned States of Jersey Housing Ministry properties only and will not affect homes owned by the Jersey Homes Trust.

### Annual benchmarking

THE Jersey Homes Trust is performing well in comparison with similar housing associations in the UK, according to the results of an annual benchmarking exercise. Commenting in his annual report, JHT Chairman Michael Van Neste said: "The benchmarking exercise is total confirmation that the operational costs of the Trust represent excellent value for money and are lower than equivalent costs of UK housing associations." Mr Van Neste's annual report can be found on the JHT website at [www.jerseyhomestrust.org.je](http://www.jerseyhomestrust.org.je)

## 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**