

Competition



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First time lucky!

SHARON O'Connell (pictured), who lives at Parkside, was the lucky winner of the Wordsearch competition in the last edition of Home Front. It was the first competition run in the newsletter and Sharon, who admits to receiving some help from her son, Kevin, was delighted with her prize of £20-worth of book tokens. There were an encouraging number of entries for the first competition so we have decided to run one in every issue of Home Front. To win this competition you have to identify the six Jersey Homes Trust estates at which these photographs were taken. Send your entry, together with your name and address and best contact telephone number, to Jersey Homes Trust, 48-50 New Street, St Helier, Jersey, JE2 3TE. The first correct entry to be opened after the closing date for entries, Monday 2nd May 2005, will win the prize. The name of the winner will be published on the JHT website at www.jerseyhomestrust.org.je and in the next newsletter. ■



Competition winner
Sharon O'Connell

Don't get caught without cover

MOVING into a new home can be a costly business and people often overlook the one thing that could actually save them money in the long run – home contents insurance.

While your landlord, the Jersey Homes Trust, insures the actual building in which you live, it is not responsible for damage to the things that belong to you, how ever that damage may be caused. If, for instance, a pipe bursts and your home is flooded, the Trust (or its insurers) will pay for the repairs to the pipe and any damage caused to the structure of the property, but it is not responsible for damage to your carpets, furniture, belongings or decorations – that's down to you.

The cost of insurance need not be a burden as many companies have policies that can be paid for monthly or even fortnightly in some cases, spreading the load. Home contents insurance will usually protect you against fire, theft, vandalism, water damage and other household

risks. Some policies include cover for deep freeze contents and emergency accommodation.

To find out more, you will find a list of insurance companies in the Yellow Pages. To help them calculate how much it will cost you, work out how much it would cost you to replace everything in your home. Put together a list in each room as follows:

- Sitting room: Television, video, DVD, satellite box, suite, carpets, curtains, ornaments, lamps.
- Kitchen: Cooker, washing machine, fridge, microwave, freezer, toaster, kettle, floor covering, vacuum cleaner.
- Bedrooms: Beds, carpets, curtains, blinds, light fittings, jewellery, games, computer.
- Garage/shed: Gardening equipment, mower, tools. ■

Competition winner
Sharon O'Connell

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Issue number 4, March 2005

HOME FRONT

JERSEY HOMES TRUST NEWSLETTER



Survey: It's time to have your say

WE want to know what you think! The Trustees and Managers of the Jersey Homes Trust are keen to ensure that tenants are happy with all aspects of living in a JHT home. So, from time to time, we conduct surveys. Enclosed with this issue of Home Front is a questionnaire, which we would be grateful if you could complete and return.

This is the second time we have carried out such a survey – the first

time was three years ago and since then the number of homes owned by the JHT has risen by almost one third to 530, making the Trust the second biggest landlord in Jersey.

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 any extra comments or concerns you may have that are not covered by the questions. The Trust will endeavour to

address all of these on an individual basis.

It's important that as many people as possible complete the questionnaire so that we can build up an accurate picture. Please complete the form and return it, in the pre-paid envelope provided, by Friday 29th April 2005.

The results of the survey will be published in a future edition of Home Front. ■

Message from the Chairman

WELCOME to the fourth issue of Home Front. Since we began publishing the newsletter, the number of homes under management by the Jersey Homes Trust has grown considerably and now stands at 530. There are several new developments in the pipeline, either under construction or at the planning stage, which, once completed, will bring the total up to around 750. This makes the JHT the second biggest landlord in Jersey.

With so many new tenants it is probably a good time for me to explain how the JHT operates. The Trust was set up ten years ago to provide affordable rental accommodation for Island residents who need it. Although

the waiting list has reduced considerably during that time, it still stands at over 200 and more are being added all the time. Many of these are families with young children.

Funding for projects comes from the private sector. The Trust is able to borrow money to purchase and build properties, which means that more homes can actually be provided. The money is borrowed over 25 years and all the land is protected by covenants, so that it remains the property of the Island and will always be used for social rented housing. There is some subsidy from the States relating to the interest rates payable by the Trust and in some cases capital grants

towards site acquisition or development costs where these are particularly high.

Tenants of JHT properties currently enjoy the same rent as those set by the Housing Committee for equivalent properties. Eighty per cent of JHT tenants are drawn from the Housing Committee's waiting list and the other 20% are people who apply direct to the Trust.

The JHT is run by a board of six trustees, all of whom are active, professional people who give their time without charge. The JHT has no offices and does not employ staff. Everything it does in relation to the management of the estates is outsourced,



Michael Van Neste

which means that the Island and our tenants are getting the best possible value for money. ■

Issue number 4, March 2005

HOME FRONT



New association goes down a treat



Helen Birrell

A FLEDGLING Residents' Association has been formed at Victoria Place. It all started just before Halloween in

October 2003 when, knowing that some people were not too keen on the idea of children 'trick or treating', a group of parents got together to try and find a way of keeping everyone happy.

'We sent a circular around to all the residents asking whether they were happy to participate or whether they would prefer not to be disturbed,' explained the chairman, Helen Birrell. The residents who did not wish to be troubled put a notice on their door so the children did not call. 'It all went down a treat!' says Mrs Birrell.

The following year, the parents organised an open air Halloween party, which was also very well received. 'We budgeted for £1 per child and enjoyed hot dogs, music and games such as blindfolded crab apples, on the communal play area at the complex,' said Mrs Birrell. 'Fortunately, the

weather was on our side, and we all had a really good time.'

But the Victoria Place residents' association is not all about Halloween. Having read in Home Front about the association that has been set up at Jardin Fleuri, a meeting of residents was organised, which was well attended and included two representatives from the Trust's Managers. This took place in September 2004 and since then a committee of five people discussed issues such as security, bin stores and water rates. 'We have also investigated the possibility of a 'neighbourhood watch' scheme to stamp out any nuisance activity before it spoils people's enjoyment of their homes,' adds Mrs Birrell.

'It's important that tenants take some responsibility for looking after the environment and reporting any issue,

no matter how trivial it may seem, to the committee to enable us to deal with it accordingly,' says Mrs Birrell. 'Our aim is to bring people together without compromising anyone's right to privacy.'

Any Victoria Place resident who has an issue to raise or ideas for social events is asked to contact a member of the committee, who are: Helen Birrell, No 18; Bernie Cruikshanks, No 32; Angie Forbes, No 53; Andy Chevalier, No 69; and Elizabeth Flinders, No 7.

Meanwhile, the Jardin Fleuri Residents' Association continues to flourish with the children getting involved as well as the adults. Chairman Tracey Brockbank said that the youngsters now had a bank account and had organised fund-raising events in order to buy playground equipment for the Grouville estate. The committee have also successfully lobbied the Managers to

have one speed hump lowered and two more installed near the entrance to the estate. 'We have also had some signs put up informing people that it is a private estate and that no turning is allowed,' said Mrs Brockbank. 'The idea of having an association works very well. It is a good opportunity for people to get together and air their views.'

Anyone interested in forming an association on their estate should contact the Managers by email on jht@brunel.je or write to 48-50 New Street, St Helier, JE2 3TE. ■



Trick or Treat fun



Halloween led to the formation of a Residents' Association at Victoria Place



Daniel Birrell and baby Cameron Chevalier enjoy the fun

Electricity: Waste not, want not!

ACCORDING to reports in the local media, the cost of electricity is set to go up in the next few years by an estimated 15%. This is quite a hike and will have an effect on everyone. But there are steps you can take to cut down on your usage of power and save money. Some of these can be introduced immediately; some can be achieved in the longer term. But they will all save you money!

- When buying new electrical appliances look for the energy rating. This is denoted by stars – the more stars there are the more energy the appliance uses. So look for items with just one or two stars.
- If you are able to, turn down your heating thermostat by just one degree. This can reduce your heating bill by £15-£20 per annum.
- Keep doors to unused rooms closed to stop heat

'escaping' into them.

- On sunny days, open the curtains to let the sunlight in to warm the room.
- Keep lampshades clean – you may then be able to use a 60 watt or 75 watt bulb rather than 100 watts.
- Don't light up the whole room if you don't need to. Use lamps to light only the part of the room you are using.
- Turn off lights when they are not in use.
- Turn off appliances such as computers, microwave ovens and televisions at the socket when not in use. The little green or red warning lights on these items burn electricity needlessly.
- Have a shower instead of a bath – you'll use less

hot water that way.

- Don't rinse dishes under hot running water.
- Defrost your fridge and deep freeze regularly as a build up of ice causes them to run less efficiently.
- Make sure food is chilled before putting it in the fridge or freezer as hot food can increase running costs.
- If possible, install your fridge or freezer out of sunlight.
- Freezers run more efficiently when they are full. If yours is running low, stock it up with sliced bread or bottled water.
- Use saucepans that are the right size for the hob and steamers that fit on top of saucepans.

- Ensure the seals on your oven are in good condition and not allowing energy to escape.
- If you have a dishwasher use it only when it is full. Use the lowest possible heat setting.
- Try to use your washing machine only when you have a full load. If you have to wash small loads, set the controls accordingly.
- If possible, dry your clothes outside rather than using a tumble dryer. Clean the filter on your tumble dryer regularly to ensure that it runs as efficiently as possible.

By implementing some or all of these tips you will not only save yourself money, but you will be helping to protect the planet too! ■

In Brief

Rent in arrears

AS a Jersey Homes Trust tenant you actually pay your rent in arrears. As time goes by this is a fact that people may forget. But it is something that is worth remembering, particularly if you intend giving up your tenancy. A number of people have had a bit of a shock when they come to leave their property and find that they owe rent.

10th anniversary

THE Jersey Homes Trust was formed ten years ago. To commemorate the occasion the Trustees will be planting a tree on one of the estates. Further details will be included in the next issue of Home Front.

Safe and sound

NEW bolts and locks have now been fitted to all the front doors at Berkshire Court as part of the final checks that take place before a new building is signed off.