



JERSEY HOMES TRUST MANAGERS

750270

CITIZENS' ADVICE BUREAU
0800 735 0249

CRIMESTOPPERS

0800 555 111

DEPT OF EMPLOYMENT AND SOCIAL SECURITY

280000

EQUIPMENT MAINTENANCE (LIFTS)

888975

FIRE SERVICE

737444

HEALTH AND SOCIAL SERVICES (ALL ENQUIRIES)

622000

HOUSING DEPARTMENT

884422

JERSEY ELECTRICITY COMPANY MAIN SWITCHBOARD

505000

JERSEY ELECTRICITY COMPANY EMERGENCY 24HR SERVICE

505050

JERSEY GAS COMPANY MAIN SWITCHBOARD

633400

JERSEY GAS COMPANY EMERGENCY 24HR SERVICE

729999

JERSEY NEW WATERWORKS COMPANY

509999

JERSEY TELECOM

882882



JERSEY HOMES TRUST

'housing people'

Issue number 3, August 2004

HOME FRONT

JERSEY HOMES TRUST NEWSLETTER



JERSEY HOMES TRUST

'housing people'

Win a prize!

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

FIND the names of the Jersey Homes Trust's 16 estates in this Wordsearch and win a £20 book token. Ring the names and 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 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. ■

Who's who?

EACH of our estates has a particular member of management staff assigned to it. These are as follows:

Mrs P De Vai (Tricia), Senior Estates Manager: Belle Vue, Cherry Grove, La Folie, La Roseaie, Maison de St Nicholas, Parkside.

Mrs M Hayden (Michaela), Estates Manager: Berkshire Court, Kent Lodge, St Clement's Road, Victoria Place.

Mrs S Farrar (Sue), Estates Manager: Brooklands, Clement Court, John Wesley Apartments, Le Jardin Fleuri, St Paul's Gate, St Saviour's Court

When contacting Brunel Management, please ask for the relevant member of staff. This will help us to help you. ■

On the Home Front

This is the third issue of Home Front, the Jersey Homes Trust newsletter. We hope you find it useful and informative and would welcome your comments or ideas for future issues. You can let us have your thoughts by post to Jersey Homes Trust, 48-50 New Street, St Helier, JE2 3TE, or by email to jht@brunel.je

Official opening of newest estate

CLEMENT Court, the JHT's newest development, was formally opened in February by former Olympic hurdles champion David Hemery. Mr Hemery is a descendant of Clement Hemery, after whom the estate is named.

anniversary of the Spartan Athletic Club and was delighted to be asked to perform the ceremony. He had previously opened Hemery Row, an office development in La Motte Street.

When naming estates, the Trustees are keen to find an historical link. The Hemery family were substantial St Helier landowners in the 19th century and many of their properties were in the Ann Street area, where Clement Court is situated. Ann Street, Charles Street and Peter Street were all named after members of the family.

“ WHEN NAMING ESTATES, THE TRUSTEES ARE KEEN TO FIND AN HISTORICAL LINK. ”

Clement Court is now fully let. The £4m development comprises 26 flats and a basement car park, which is situated underneath a courtyard garden. The opening was also attended by the Trustees and representatives from the main contractors, Charles Le Quesne, architects Axis Mason and everyone involved in the construction.

Mr Hemery, a former 400m hurdles world record holder, was in the Island for the 25th

The opening of Clement Court brings the number of homes under management by the JHT to 540. ■



David Hemery declares the estate officially open

Keep things clear

FOLLOWING recent checks by the Fire Service the Managers have been informed that items should not be left in corridors and under stairwells. In future, any items found in these areas will be removed and should you wish to retrieve any item an administration fee will be levied.

This rule might sound strict, but the fact is that items left under stairs pose a very serious fire hazard. Bikes, toys, etc left in corridors and on landings are not only safety hazards, but they could delay emergency services should they be called out. Most of our estates have secure allocated storerooms where bulky items can be left.

This rule is effective immediately. If you find that your property has been removed please contact our Managers on the number listed in your Tenants' Handbook.

The Trustees would like to thank you for your co-operation in this matter.

La Folie gets a makeover

WORK is progressing on the redevelopment of part of La Folie Estate at Mont Felard. The rear of the site is the wall of an old quarry and is currently being stabilised prior to the construction of 14 new homes.

The Jersey Homes Trust acquired La Folie in 1997. At that time it comprised a lodge house converted into a one bedroom unit, seven two bedroom houses, Warren Court, which comprised six two bedroom flats and the original La Folie House and stable block, which had been converted into nine flats.

La Folie House was in a very poor condition and when surveyed was found to be unsafe to house tenants. A planning application to demolish the house and stable block and rebuild with 14 units of accommodation was first submitted in 1999 and permission was granted early in 2003.

The new development will provide 11 two-bedroom flats and three one bedroom flats. There will be a semi underground car park and terraced paved areas. There are also plans to refurbish Warren Court, to include another two flats and a pitched roof.

A new entrance to the estate on Mont Felard is being created as part of the re-development to avoid access to and from the busy junction opposite Rue du Galet. ■



The rear of the site is being stabilised

Get it together

THERE have been recent media reports about small pockets of trouble on some local housing estates. Unfortunately, our managers have also received similar reports about some Jersey Homes Trust estates.

It appears that in some areas a small number of children are spoiling people's enjoyment of their homes. While the managers respond to every such report, they are unable to do anything unless people are prepared to give statements to the police about what they have seen, heard or experienced. 'We are anxious that the problems should not escalate and would ask for everyone's co-operation to ensure that the situation does not get worse,' said Stephen Van Neste, of Brunel, the JHT's managers.

The Trustees are keen to develop a spirit of co-operation and neighbourliness on Jersey Homes Trust estates. One way of achieving this is through the formation of residents' associations, which, it has been shown, can go a long way towards minimising trouble where large numbers of people live together in close proximity.

Whenever a new estate opens it can take some time before it feels like a real community. It is unlikely that residents will know anyone else and so the move also means making friends with new neighbours as well as settling into a new area. Joining a residents' association is a good way to achieve this.

The formation of residents' associations has to come from you – the residents. All it takes is for three or four of you to get together. There are lots of different things that residents' associations can get involved in, such as clubbing together to hold social events such as barbecues. Some associations form 'neighbourhood watch' schemes, children can be encouraged to pick up litter and so on.

Remember, the environment you live in belongs to you – do your bit to keep it as you would like it.

If you would like more information, speak to a few of your neighbours to see whether they would be interested, and then write to the Trustees c/o 48-50 New Street, St Helier, JE2 3TE. ■

Is your call-out necessary?

BEFORE reporting an electrical fault ensure that it is not your appliance that is faulty. The JHT is not responsible for power failures caused by fuses that have blown because of faulty equipment so it's best to check first otherwise you might find yourself with a hefty bill!

There are two sorts of fuses – the little ones inside plugs and the big ones inside the fusebox.

If you think the main fuse box may be at fault you should immediately turn off heaters, the stove and all other heating appliances to reduce the risk of fires being caused by the power being restored unexpectedly. Most modern homes have circuit breakers, rather than fuses. If there's too much current on the circuit a button on the main fuse box will pop out. Unplug the appliances and flick the circuit breaker button or switch back on.

To avoid the same thing happening again, plug in at least one appliance elsewhere. Switch things back on one by one - this will indicate if there is a bigger problem with a particular appliance if it trips the circuit again. In this case, the appliance is likely to be faulty. Before rushing to the telephone to call an electrician check the fuse in the plug of any appliance that is connected to the power supply.

Most fuses are easily accessible under a cap at the back of the plug. Simply remove the fuse, insert a new one making sure that it is the same amperage (amp) and switch on again. If the appliance still won't work, the chances are it's something else that is wrong.

There are some simple safety rules to follow:

- Switch off appliances and remove plugs when not in use.
- DO NOT have too many items plugged into one socket.
- Make sure plugs are wired correctly and have the correct fuse.
- DO NOT join two pieces of flex or cable.
- Use a longer piece of flex.
- NEVER take mains electric appliances, such as hairdryers, into the bathroom.
- DO NOT run wires under carpets.
- NEVER touch electrical sockets or appliances with wet hands. ■

JHT praised by Housing Committee President



The party visited La Roseraie at Mont Millais

THE Trustees were joined by the President of the Housing Committee, Deputy Terry Le Main, members of his committee and officers from the Housing Department for their annual site visits at the beginning of July. The group visited Victoria Place on the Albert Pier, La Folie, Kent Lodge, Brooklands, La Roseraie and John Wesley Apartments. During the visit, Deputy Le Main paid tribute to the work of the Trustees. 'Since the JHT was established we have been able to greatly increase the number of homes for rental,' he said. 'This could not have happened without the hard work and dedication of the Trustees.' The Trustees would like to thank all those tenants who kindly allowed the party access to their homes.

In Brief

Skateboarding

'NO skateboarding' signs have been put up at a number of JHT estates. This is not only to safeguard residents but also to limit damage to walls and other surfaces. Please respect the rule and encourage your children to use designated skate parks.

Berkshire Court facility

THE shop at Berkshire Court has been let to a hairdresser and residents of the estate are able to take advantage of a discount when they have their hair done there. The new community room next door to the hairdresser is now open as well and residents can meet to enjoy tea and coffee and watch satellite television together.

Kent Lodge

THE exterior of Kent Lodge is to be redecorated. Work will start later this year or in the spring of 2005.

We're on the net

THE Jersey Homes Trust website can be found at www.jerseyhomestrust.org.je. The site contains information about the history of the Trust and how it is run. You can download the Tenants' Handbook, the Chairman's annual report and other documents and you can contact our Managers.