



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 2, November 2003

HOME FRONT

JERSEY HOMES TRUST NEWSLETTER



JERSEY HOMES TRUST

'housing people'

## Jardin Fleuri leads the way

RESIDENTS of Jardin Fleuri in Grouville have become the first Trust tenants to set up an association.

The idea took root after several tenants got talking amongst themselves about a number of issues including traffic calming measures and the lack of a playground on the estate for smaller children.

Secretary Tracey Brockbank explained: 'A few of us thought that it would be a good idea to get together and we have since had several meetings. We get a good turnout, with most residents attending as well as the children.'

Since the association was formed some of the children have held fund-raising events to raise money towards the provision of a playground, and talks with the Trust's Managers have taken place with a view to replacing the 'sleeping policemen' on the estate, which are too high.

Concern was also expressed about children congregating on the estate at night and a self-imposed curfew has resulted in children being inside by 10 pm in the summer and 9 pm in the winter months. Youngsters are also encouraged to keep the estate clean by clearing up litter at weekends.

Mrs Brockbank said that consideration was now being given to starting a fund, into which residents would pay a weekly sum, which would help fund social events on the estate.

How do you go about setting up an association? 'First of all talk to some of your neighbours to see if there is any interest,' said Mrs Brockbank, 'then call a meeting. We also notified the Trust's Managers, who gave us a lot of encouragement.'

Stephen Van Neste of the Trust's managers, Brunel, said: 'We welcome this kind of initiative because it provides a forum through which the views of tenants and the managers can be aired and hopefully solutions found to any problems. Tenants' associations also help to generate pride in the environment on estates.' ■

## Rent Rebate changes

THE States have agreed the following changes to the Rent Rebate Scheme, which will come into force on 1st January 2004:

- A savings limit has been introduced. If you have £50,000 or more in savings, investments etc, you will no longer be eligible for rent subsidy.
- The proportion of income payable in rent will range from 18.01% at lower levels to 26.34% at higher levels (currently 16.67% to 25%). The minimum rent payable, regardless of income, will be £22.50 for a single person and £36.64 for a couple (currently £20.83 and £34.56).
- The charges made for non-dependent people living in your home will increase:
  - Child of tenant aged 18-25 - from £18 to £25.
  - Child of tenant aged 25+ - from £34 to £40.
  - Lodger remains the same as at present at £40.
- For the first time, part (one-third) of Invalidity or Disablement Benefit will be taken into account as income for assessment purposes. In 2005 and 2006 this will be increased by one-third each year until the whole is taken into account.

JHT tenants who have any queries about these changes should contact the Housing Department, who administer the scheme.

## New homes completed

ONE of a number of new JHT estates to be completed during 2003 is 5 St Clement's Road, which comprises ten flats.



# Number 500!

A MILESTONE in the history of the Jersey Homes Trust was reached in September with the allocation of the 500th tenancy to Emma Summers and Darren O'Connell. The couple, together with their six children - Shannon (10), Callum (8), Declan (5), Keenan (4) and twins Luke and Jake (2) - have moved into a five-bedroomed maisonette at Parkside, which is on the site of the former Town Park Hotel at West Park.

The family were previously living at Les Cinq Chenes at Five Oaks where they had a three-bedroomed property. 'With six children it was getting a bit squashed,' said Emma. 'We are thrilled to be here and the children couldn't be happier. Parkside is in a lovely area - we have the park opposite and the beach and Waterfront are nearby. We are also honoured to become the Trust's 500th tenant.'

Emma and Darren's maisonette is on the first floor of what was the original hotel. That building, together with an adjoining house, now comprises ten units of accommodation including

two with five bedrooms and one with four. A further nine homes are situated at the back of the building in Lewis Street.

The façade and many other original features of the hotel, including the balconies, were retained when the building was refurbished. The O'Connell/Summers home, for instance, benefits from high ceilings, larger than average rooms and several tall windows. 'We really love the character of the building,' said Darren.

To celebrate the milestone tenancy, JHT Chairman Michael Van Neste presented Emma and Darren with a bottle of Champagne, flowers and sweets for the children.

'The Trustees are delighted to be able to provide accommodation like this to Island families,' he said.

The second five-bedroomed unit at Parkside has been let to Les Amis. Their General

Manager, Carl Blackmore, wrote to the Trust to express their pleasure with their new home:

Dear Mr Van Neste  
We received the keys for our rental

**PARKSIDE IS IN A LOVELY AREA - WE HAVE THE PARK OPPOSITE AND THE BEACH AND WATERFRONT ARE NEARBY. WE ARE HONoured TO BECOME THE TRUST'S 500TH TENANT...**

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## Get in the swim

CALLING all swimmers! The Lions Club annual Swimathon is taking place on 10-14 March 2004. For the first time it is being held at Les Quennevais Sports Centre and Lions Club member Chris Clarke, who is also a Trustee of the JHT, has come up with the brilliant idea of JHT tenants taking over the pool for one of the sessions.

He said: 'I know that many of you will already be involved with this event through membership of various clubs and organisations. However, I wondered if JHT tenants could fill the lanes for at least one of the 55-minute swimming slots.'

Each team consists of six swimmers and one non-competing team captain/co-ordinator and there are eight lanes. This means nearly 60 participants for each slot.

Entry forms will be available soon and should be submitted by February at the latest. Any JHT tenant interested in taking part should contact Chris Clarke by telephone on 879262 (work) or 639948 (home) or by email at [chrisclarke@rga.co.je](mailto:chrisclarke@rga.co.je)



Chris Clarke



Emma Summers and Darren O'Connell with their family

## Number 500! continued from page 1

property on the Parkside development today and I write to express our great pleasure and gratitude in and for the house, which is fantastic.

The property is about to become home to five adults with learning difficulties, whose lives will change dramatically in this home and who can only benefit from the superb location and proximity to such a wide range of community facilities. The quality of the finish in the place and the character and style are wonderful and we are thrilled to be part of this development. I have thanked Mr Jim Bailey (JHT Contract Administrator) in person for all his efforts, but please pass on our gratitude as an organisation for all the work done by you all collectively.

Yours sincerely  
Carl Blackmore



The original façade of the former hotel and several other features of the building have been retained at Parkside

## Condensation - the causes and how to avoid it

AS autumn and winter approach, conditions inside the home become more conducive to the production of condensation. Condensation occurs when moist air comes into contact with cooler air or a colder surface forming droplets of water usually on non-absorbent surfaces such as windows or tiles.

Unless the cause is tackled or the areas regularly wiped down, mould can occur which is both unsightly and eventually damaging. The Trust's managers regularly receive calls from tenants who believe they have rising damp - when they investigate they find that it's not damp at all, it's the effect of condensation, which can be prevented.

Two reasons condensation is more likely to occur during the colder months is because people are less likely to open windows and are more likely to dry washing indoors. Steam created in unventilated kitchens and bathrooms will also create condensation. Modern building methods - double glazing and increased insulation - are also to blame because there is nowhere for the steam to escape.

But there are ways to minimise condensation - without freezing in the process!

- Leave interior doors open so that the temperature throughout your home remains constant.
- If you don't have a drying space for clothes use a tumble drier (but remember to attach a ventilator).
- When cooking, close the kitchen door and open the windows. Use an extractor fan if you have one. The same goes for the bathroom when bathing or showering.
- If moisture does build up on surfaces, wipe it down regularly to avoid mould.
- Consider a dehumidifier if necessary.

Condensation can be a problem, but its effects are fairly easy to alleviate. ■

# Living on the Waterfront

DESPITE the delays, which have been well documented in the media, the new apartments on the Waterfront are now being let. The Jersey Homes Trust owns Victoria Place, while apartments in the other block, Albert Place, are being sold.

Victoria Place comprises 78 units, mainly one and two-bedroomed flats. The majority of the apartments have a balcony. There is lift access, underground parking and secure stores. The apartments have been constructed around a spacious paved courtyard area where children are able to play.

Views from the apartments are spectacular. Some overlook the Marina, while others look out over the Waterfront development and St Aubin's Bay.

One of the first JHT tenants to take up occupation was Irene Liddy. Irene, her partner Sean Roche and their daughter Megan (6) previously lived in private sector accommodation in Trinity.

Irene is delighted with her new home. 'The flat is really spacious, it's lovely and warm and comfortable and the neighbours are very nice,' she said. 'It's brilliant for Megan because she can go outside to play with other children and I can see her from the balcony.' The family are pleased to be in St Helier because they can save on parking charges by walking to work and all the amenities they need are close by. Despite being on the Waterfront, Irene is surprised at how quiet her new home is.

Megan has continued to attend Trinity School and the couple are expecting their second child early in the New Year. ■



Irene Liddy is delighted with her new home at the Waterfront



Most of the apartments have a balcony



The new development at Ann Street

## Seeing the sites

THE President of the Housing Committee, Deputy Terry Le Main, and several members of his Committee accompanied the Trustees on their annual site visit during the summer. The party saw four developments: John Wesley Apartments and Parkside, which were in the final stages of completion; Berkshire Court, which was complete; and Ann Street, which is a development of 32 flats due for completion later this year. ■

## In Brief

**New doors**  
DISCUSSIONS are ongoing to find a solution to problems with the front doors at Berkshire Court, which warped shortly after they were fitted.

**Chairman's appointment**  
THE Chairman of the JHT, Michael Van Neste, has become a member of the Community Living Sub-Group of the Joint Secretariat. This is a working group comprising representatives from Housing, Health & Social Services and Mencap, which discuss special needs housing provision.

**Berkshire amenity**  
PLANNING permission has now been granted for the commercial amenity within the Berkshire Court complex. Estate agents Sarre & Company are seeking suitable tenants.

**New face**  
THERE is a new face in the offices of Brunel Management, the Trust's managers. She is Sue Farrar and she is an Estates Manager.

**On the Web**  
THE Jersey Homes Trust website is now live at [www.jerseyhomestrust.org.je](http://www.jerseyhomestrust.org.je) The site contains information about the origins of the Trust, its Constitution, the Trustees and Trust properties. The Tenants' Handbook is available, as are news releases and newsletters.

**TV OK**  
WORK to upgrade satellite television systems at Belle Vue has now been completed.

**Stuck in a lift?**  
IF you've ever had the misfortune to get stuck in lift you'll know that it is not the most pleasant experience. Upgrading of the lifts in older JHT properties will be taking place soon to fit an 'auto-dial' facility to enable you to make direct contact with someone in the unlikely event of the lift getting stuck. Newer estates already have this technology.

**Clear passage**  
KEEPING corridors and stairways clear of obstruction is vital from the point of view of fire safety. If this is a problem on your estate, please contact the Managers.