



Deposits to be Discontinued

Deposits will no longer be collected from Jersey Homes Trust tenants, Trustees have agreed. This decision will take immediate effect and all existing tenants will have their deposits refunded.

Currently, the deposits of those tenants who moved into JHT properties on or after November 2015 are held under the My Deposit scheme. Those tenants who joined the JHT prior to that date have their deposits held with The Jersey Homes Trust.

Commenting on the proposed change, the Chairman of the JHT, Michael Van Neste, said: 'The decision to cease taking deposits will bring the JHT into line with other local housing associations. The taking of deposits at the start of a tenancy and returning them when a tenant leaves is time-consuming and, we feel, unnecessary.'

The JHT will be writing to all tenants affected by this change and we anticipate refunding will commence during March 2020.

Power Safety Certificates

All gas and electrical installations in Jersey Homes Trust properties are inspected every five years. Registered engineers call at every property to check that boilers, wiring and any other associated equipment necessary for the provision of power to your home are maintained to a safe standard as required under the law.

Following the inspections, a certificate is provided to our managers at Brunel for each individual property. Under the terms of new legislation, tenants must be offered the opportunity to receive a copy of these certificates.

If you would like to receive the electricity and (where applicable) gas certificates for your home, please email our managers at jht@brunel.je and we will email them to you.

If you don't have an email address, please telephone our managers on 750200 and we will post the certificates to you.

Le Coie Roof Garden



Work is continuing to re-surface the roof garden at Le Coie in Springfield Road. Since the development opened in 2006 there have been problems with water leaking to communal areas below.

Previous attempts to rectify the problem have failed, so a decision was taken to completely remove the surface and replace it.

The roof garden has been closed in the meantime, but is due to be available to tenants in time for the summer.

Safety First



As your landlord the Jersey Homes Trust takes its health and safety responsibilities very seriously.

However, it seems that some of the rules and guidelines are viewed as restrictive or “over the top”, so-much-so that some people have shared their opinions on social media.

One issue which has been raised concerns the ban on any items being stored in communal spaces, particularly in blocks of flats. There are good reasons for this – fire risk. Clutter such as buggies, bikes, toys, and plants in communal areas can block fire escape routes for the people living in the property and/or prevent firefighters reaching a fire.

Items left under stairwells can also be the cause of a fire. Picture this: a stray cigarette end, thrown away as someone enters the hallway of a block of flats, could easily end up on a child’s buggy parked under the stairs.



The resulting fire could cause toxic smoke to spiral up the stairwell and along corridors.

People trying to escape would not be able to see and fire fighters would have difficulty finding their way through the building, particularly if they came across potted plants, bicycles and other items along the way.

We do not impose these rules randomly. They are there for YOUR protection and that of your family and visitors and are made on the advice of the Fire Service and also our insurers. So please, we would urge you to bear this in mind for the sake of your own families and those of your neighbours.

We would also like to remind you that not adhering to these rules could put you in breach of your tenancy agreement, so we would recommend that you have a thorough read of your agreement.

- To find out more about safety in the home, please go to the “Your Home” section of your tenant’s handbook which was recently updated and sent to all JHT tenants. Alternatively, it can be found on the JHT website at jerseyhomestrust.org.je. If you have not already done so we would urge you to read the handbook thoroughly.

Make life easier



Automatic doors are being installed at Belle Vue estate at St Brelade to make access to the apartment blocks easier, particularly for our senior occupants.

Residents, especially those with wheelchairs or walking frames, were experiencing difficulty opening the heavy external doors and those which lead to the lifts.

They have been replaced with doors which open automatically at the push of a button. Residents tell us that they are delighted that this issue has been solved.

Pictured at Belle Vue is resident Mrs Cheryl Whitley.

In Brief

Email addresses

Our Managers regularly have to communicate with tenants, either on an individual estate basis or to all of you. We are moving towards electronic communications but in order to do this we need all of your email addresses. We have a number of these already but if we don’t have yours could you contact our managers at jht@brunel.je. Don’t worry, we are not planning to stop paper communication just yet!

Downsizing

Is your current property too big for your needs? Maybe your children have left home and you have empty rooms. The Government of Jersey is encouraging people to downsize wherever possible. If this is something you are considering but don’t know what steps you need to take, please contact our managers at 750200 or jht@brunel.je for advice.

Water testing

We will be testing water samples from a selection of our properties during March to ensure that the quality meets legal safety requirements. If you would like your water to be included please inform our managers on 750200 or jht@brunel.je

Are you struggling

The cost of living in Jersey is high compared to some other places and people may find they struggle to cope with financial matters. But help is at hand. Both the Citizens Advice Bureau (www.cab.je) and the Community Savings Bank (www.communitysavings.org.je) are organisations who give free advice on financial matters.

Telephone List:

Jersey Homes
Trust Managers:
01534 750270

Jersey Water
01534 707300

Crimestoppers:
0800 555 111

Department of Employment
and Social Security
01534 445505

Health and Social Services
(all enquiries):
01534 442000

Jersey Gas (main switchboard):
01534 755500

Jersey Gas
(emergency 24 hour service):
01534 755555

Citizen’s Advice Bureau:
0800 735 0249

Jersey Electricity
(main switchboard):
01534 505460

Fire Service:
01534 445951

Jersey Electricity
(emergency 24 hour service):
01534 505050

JT:
01534 882882

HOME FRONT



**JERSEY
HOMES
TRUST**

'housing people'

JHT Development "highly commended"



An extension to Parkinson Drive, a Jersey Homes Trust estate at Mont Felard, was "highly commended" in last year's Jersey Design Awards.

The competition is run by the Jersey Architecture Commission (JAC), a group of experts who advise architects, designers, planners and the Planning Committee on architecture and design. The event is held every two years to recognise high quality designs submitted by architects, designers and developers.

The development was for three two-bedroomed houses on a piece of land within the Mont Felard estate.

Commenting on the success, JHT Chairman Michael Van Neste said: 'We were proud and honoured to receive this accolade and would like to thank our architects Barnes Colley Fischer and building contractors Houzé Construction Ltd for their involvement. As we are all aware, Jersey is struggling to find enough land for the development of social rented housing and, although small, this addition to the housing stock is welcomed.'

Maintaining Standards



Whenever any work needs to be carried out to a Jersey Homes Trust property, for instance to fix a plumbing or electrical problem, our managers will arrange for a professional to call.

All maintenance and repairs to our properties is outsourced to Island firms which keeps costs down. To help ensure that any work carried out is done efficiently and to a high standard our managers will send you a short questionnaire once the work has been completed.

Please help us by ensuring that you complete and return these forms as by doing this you will be helping us to maintain the high standards you expect from us.

Thank you.