

A message from our new Chairman

As the new Chairman of the Jersey Homes Trust I would like to pay tribute to my predecessor, Michael Van Neste, MBE, for his work and commitment over 27 years, firstly in setting up the Trust, and then guiding it into the organisation it is today - Jersey's largest independent provider of social rented homes.

The JHT was set up at a time when there was a severe shortage of housing in the Island and much of the existing housing stock was in a poor state of repair.

We now have 839 homes spread over 24 estates. Some are in St Helier but we also own and manage properties in many of the country parishes.

The JHT does not employ any staff. Management of the

properties and all maintenance and repairs associated with it are outsourced.

This ensures that costs are kept to a minimum thus providing a value-for-money service to the Island.

The majority of the JHT's Trustees have been with the organisation since its inception. I joined them ten years ago.

Providing homes of good quality has always been very much at the forefront of the Trust's mission and we have achieved that.

However, as the shortage of housing in Jersey continues to be a serious cause for concern, my Trustees and I are actively working towards developing new homes for the people of



the Island and I look forward to being able to tell you more in forthcoming newsletters.

There is no doubt that Michael is a hard act to follow, but with the support and help of our Trustees and our Managers, Brunel, I hope to continue his journey and for the JHT to flourish.

Philip Le Cornu
Autumn 2022

E-bikes and e-scooters: Safety guidance

As e-bikes and e-scooters become increasingly popular so does the danger of fire associated in relation to charging their batteries.

Most of these machines are powered by lithium-ion batteries which can be charged in the home, so it is important to ensure that you do so safely to avoid the risk of a fire. In addition, the incorrect disposal of these types of battery in general household and recycling waste can also lead to fires.

These are the key messages to remember when you buy an e-bike or e-scooter:

- Buy the machine and its charger and battery from reputable retailers only. According to the National Fire Chiefs' Council many fires involve counterfeit electrical goods. Items which don't meet British or European standards pose a huge fire risk and while

genuine chargers (or battery packs) may cost more, it's not worth putting your life and the lives of others at risk by choosing cheaper models.

Buying your e-bike or e-scooter

Charging

- Follow the manufacturer's instructions when charging and always unplug your charger when the battery is full.
- Check your smoke alarms regularly if you are charging your battery inside your home.
- Charge batteries whilst you are awake and alert so that, should a fire occur, you can respond quickly. NEVER leave batteries on charge while you are asleep or away from the home.
- Always use the manufacturer-approved charger for the product.

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Brightening up Berkshire Court



Carl Greier

As well as a major redecoration at Berkshire Court, which is still progressing, the estate's communal garden is being brightened up with the addition of a colourful selection of plants. The idea of making the courtyard area more welcoming was raised by tenants who responded to last year's survey.

'We considered it to be an excellent idea,' said JHT Chief Executive Steve Van Neste, 'so we said that we would cover the cost of the plants and suggested that tenants might like to be involved in the planting.'

Carl Greier rose to the challenge and has been hard at work ensuring that by next spring, the area will be a much more welcoming space for the tenants to meet together.

The 113 one-bedroom apartments were built in 2002 on the site of the former Berkshire Hotel (and Lillie Langtry pub) and La Motte Ford Garage. The apartments are arranged over three floors around the courtyard and their occupancy is restricted to people over the age of 65.

As part of a rolling programme of decoration and upgrading of JHT estates, this year was the turn of Berkshire Court. The work included the installation of all the front doors in a hard-wearing material, replacing the wooden ones which have been there since the estate was built. The new doors have been painted maroon to match the communal areas of the estate which are also being redecorating.



Berkshire Court resident Mrs Jan Berry

Smoking – a timely reminder of the rules

We would like to remind our tenants to be vigilant about the way in which they dispose of smoking materials. We would also like to remind you about your responsibilities with regard to smoking generally - both in relation to safety and also the effect that smoking may have on your neighbours.

It is clearly stated in your Tenant's Handbook and on the JHT website that smoking is not permitted on stairwells, landings and in corridors and lifts. It is also forbidden to smoke on balconies as the smell of smoke can be very distressing to your non-smoking neighbours above and below you.

A number of our estates have special bins for the disposal of smoking materials. These are usually situated near the front door of premises. Please do not clog these up with other rubbish. It is your responsibility to dispose of your smoking-related litter in the proper manner – please do not stub out cigarettes in the public areas around your home.

Meanwhile, the Fire Service has issued the following safety advice regarding both tobacco smoking and E-cigarettes:

Smoking materials

- Never smoke in bed or when you are drowsy and sitting in a comfortable chair - it's easy to fall asleep and allow your cigarette to set light to your bedclothes or furniture.
- Don't leave a cigarette burning in an ashtray - it can easily overbalance.
- Make totally sure all cigarettes are out before you go to bed. Don't empty your ashtray into the bin before going to bed; put water in them and empty them into an outside metal bin in the morning.
- Keep your lighters, matches and smoking materials out of the reach of children; child-resistant lighters or matchboxes are available.

E-cigarettes

- Never leave e-cigarettes on charge unattended for long periods.
- Don't mix components of different e-cigarettes.
- Only use the charger supplied.
- Ensure the e-cigarette carries CE certification.

In Brief

MBE for former JHT Chairman

The former Chairman of the Jersey Homes Trust, Michael Van Neste, was appointed MBE in the Queen's Birthday Honours in recognition of his work in setting up the Trust.

Finding it tough?

Citizens Advice Jersey offers free, confidential, and impartial advice to any Islander, whatever their concern. They offer advice and support to those experiencing financial hardship and they have a Money Advice Service specifically for those with debt(s). They are always happy to help and can be contacted on freephone 0800 735 0249; email: advice@cab.org.je or drop into their office at St Paul's Gate between 10am and 4pm.

Corridors

Despite several reminders, our Managers are still having to arrange for the removal of items from corridors and stairwells. Anything left in these areas poses a fire or accident risk. Please respect the rules which are clearly stated in your Tenant's Handbook and on the website at jerseyhomestrust.org/je.

Wanting to move?

If your home is bigger or smaller than your current needs and you are looking to upsize or downsize, contact your Manager who will help you to explore the possibility of moving. Any move is, of course, subject to the availability of a suitable property either with the Jersey Homes Trust or another provider.

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- Do not cover chargers or battery packs as this could lead to overheating or a fire.
- Do not overload sockets or use inappropriate extension leads.
- In the event of an e-bike, e-scooter or lithium-ion battery fire – DO NOT try to extinguish the fire – get out and call 999.

For more advice and guidance on this issue please use the following link: nationalfirechiefs.org.uk

The Jersey Homes Trust would like to thank the Jersey Fire and Rescue Service for their assistance in providing the information for this article. This guidance also applies to mobility scooters.

Condensation: What is it? How can you prevent it?



Wiping down windows every day will prevent the accumulation of condensation

‘My home is damp.’ ‘We have mould on our walls.’ These are two phrases that our managers hear from tenants. The likelihood is that your home is not damp but may be suffering from a build-up of condensation which has been allowed to settle and has formed mould. The good news is that condensation can be easily prevented and mould can be washed off.

Tell-tale signs of condensation are drops of water collecting on windows and walls and damp or wet window frames. If not wiped away the problem will worsen leading to peeling wallpaper and a damp smell. After the formation of the droplets and dampening of surrounding walls caused by condensation, mould can start growing as small black dots. These speckles of mould can be easily removed with soap and water or mould remover.

But what causes it? Condensation happens when homes become too humid and warm air hits cold surfaces. This leads to the air cooling quickly and forming droplets on surfaces such as walls and windows. Increased humidity can be caused by the weather but it is more often the result of the day-to-day activities that take place within your home.

It’s best, therefore, to prevent condensation forming in the first place. As condensation happens when warm air hits a cooler surface, such as a window, a way of preventing this from happening is to keep your home’s temperature consistently warm. This will warm the surfaces of your home and assist in reducing condensation. Rather than keeping your heating on full every day, just leave it on in the background to make sure that there are no sudden drops in temperature.

Ventilation can stop moisture being trapped and leading to condensation. There are several ways you can increase ventilation.

- Open the windows.
- Try and avoid placing furniture against an external wall. External walls are naturally colder than internal walls. If furniture is placed against that wall, it can trap moist air which reacts with the cold wall and result in condensation and mould growth.
- Leave a gap between furniture and walls so that air can circulate throughout the room. It’s surprising how much condensation is produced on a daily basis that can add more moisture to the air in your home.
- Two active people in one day - three pints of moisture produced.
- Cooking/using the kettle - six pints of moisture produced.
- Bathing/showering - two pints of moisture produced.
- Washing clothes - one pint of moisture produced.
- Drying clothes - nine pints of moisture produced.

Total amount of moisture in one day: 21

This is why it’s so important to ventilate your property when carrying out an activity which produces a lot of excess moisture.

If you can’t dry your clothes outside, here are some precautions you can take:

- Dry your washing in the bathroom with the door closed and the window open.
- If you have an extractor fan, use it.
- If you use a tumble dryer ensure that the vent tube leads to the outside of your property.
- If your only option is to dry clothes inside, open windows to allow the moisture to escape.
- When showering or cooking, open the window and/or use an extractor fan if you have one.

What about the management of condensation? The preventative measures mentioned above are the first steps to making sure that condensation doesn’t settle in your home. You should ensure that windows are cleared of condensation every day by wiping the surfaces down. This will stop the production of mould.

Combining this daily task with the above long-term measures should, over time, help prevent condensation within your home.