

### ***The JHT Turns 30 - Share Your Memories & Win!***

Join us in celebrating 30 years of the Jersey Homes Trust (JHT)! From a shared vision to provide affordable rented homes for islanders, the JHT now owns and manages 835 homes across 24 residential communities. We're proud to play a key role in Jersey's housing story.

#### **Enter Our Photography Competition!**

As part of our celebrations, we want to feature your stories and images of life with the JHT. Whether it's a stunning sunset, a snowy scene, a community event, or before-and-after shots, share what makes your home and its residents special!

#### **How to Enter**

- ✓ Send your photos via email (admin@brunel.je), post, scan, or drop them off at **Brunel Management offices**.  
(We will return originals if you bring them in. We cannot take responsibility for photos if they are posted).
- ✓ Archive or recent photos are welcome.
- ✓ Include your name, where you live, and please give us permission to reprint them in Home Front.

#### **Great Prizes to Be Won!**

1st Prize: **£300** | 2nd Prize: **£200** | 3rd Prize: **£100** (vouchers for local retailers)

No photo? No problem! Enter our '**Special Interest**' category by sharing a story about your home instead.

**Deadline: Friday 30 May 2025**

We'll also be sending out two surveys soon – our regular **Tenant Survey** and another in partnership with the government, who are exploring future housing needs and 'right sizing' in Jersey.

*Rose*

### ***2025 average rent increases less than 1%***

We are pleased to announce that this year's rent increases will be below 1% on average across Jersey Homes Trust homes. Rental increases come into effect in July each year.

You know that we're committed to providing affordable social housing for Islanders and to keeping rents at a maximum of 80% of market rate. That's still our goal and we've managed to keep this year's rent increases to a minimum.

#### **What this means for you**

- ✓ Many tenants won't have any increase at all.
- ✓ The highest increase will be 3% - the average of all increases will be 0.95%.
- ✓ You'll receive a personal notification – we'll be writing to each tenant individually with full details.

This adjustment helps us to continue investing in, maintaining and improving homes, ensuring we provide safe, quality housing while keeping rents as affordable as possible.

## Managing Condensation and Mould in Your Home

Condensation and mould are common in homes, especially in kitchens and bathrooms. Simple daily habits and proper maintenance can prevent these issues. We inspect properties regularly and offer advice, but proactive steps can help keep your home fresh and dry.

### Understanding Condensation

Condensation forms when warm, moist air meets cold surfaces, often on windows, walls, or ceilings in poorly ventilated areas. If left unchecked, it can lead to damp and mould growth.

### How to Reduce Condensation

The best prevention is keeping your home warm and well-ventilated. Try these tips:

- **Extractor fans:** Ensure bathroom and kitchen fans are working, clean, and switched on. Replace kitchen filters regularly.
- **Ventilate:** Open windows after cooking or showering, and use trickle vents if available.
- **Cooking lids:** Use pan lids to reduce steam.
- **Close doors:** Keep doors shut while cooking or showering to stop steam spreading.
- **Wipe surfaces:** Dry windows, walls, and tiles to prevent mould.
- **Grout & silicone care:** Clean tiles with mild detergent to avoid mould buildup.
- **Consistent heating:** Maintain a steady, lower temperature instead of turning heating on and off.
- **Draught excluders & curtains:** Use these to retain warmth.
- **Dry clothes properly:** Use a tumble dryer, dry clothes outside, or ventilate rooms when drying indoors.

### Keep Extractor Fans **ON** at the Isolator Switch

Recent inspections show some tenants are switching off bathroom extractor fans at the isolator switch.

Please avoid this - extractor fans prevent condensation and mould by removing moisture from the air.

### Dealing with Mould

Prevent mould by reducing moisture and condensation. If mould appears:

- Clean with fungicidal wash (following instructions).
- Monitor for regrowth and clean again if needed.
- Shampoo or dry-clean mouldy fabrics (don't brush or vacuum).
- Use fungicidal paint when repainting.

If you have concerns, we're happy to offer advice during property inspections.



## £60 million in Funding

In the last issue we announced a new, £60 million funding arrangement to keep improving our existing homes and plan for the future.

It's part of our commitment to providing affordable, quality social rented housing for Islanders, not just today, but for years to come.

### What does this mean for you?

You, our tenants, won't see any changes to your current agreements.

### This new funding helps us to:

- ✓ Continue refurbishing and modernising homes – We will keep improving the quality and comfort of our properties.
- ✓ Invest in new housing opportunities – We are planning for future developments to provide more affordable homes in Jersey.
- ✓ Maintain stability for tenants – There will be no changes to existing rental arrangements or tenancies.

### Why is this important?

As Jersey's largest independent social housing provider, JHT has almost 840 homes across the Island. The loans we originally took out to develop these properties are maturing, so we've taken steps to ensure we can continue supporting our tenants and investing in the future of housing in Jersey.

## What's Happening in 2025?

**Le Coie**  
**St. Clement's Road**  
**St. Saviour's Court**  
**Warren Court**  
**St. Paul's Gate**

External decoration is being planned, with work expected to start this summer. Redecoration is now complete. Redecoration work starting soon. Extensive development has just begun. Major works starting in April; we are working with tenants and Andium to secure alternative accommodation, and relocations have begun.

**Bathroom replacements** - We will be starting bathroom replacements over the year. As we carry out refurbishments, we will be putting in the latest extractor fans and equipment.

**Kitchen Upgrades** - Continuing our renewal programme in older properties.

**Smoke & Fire Alarms** - Full upgrades expected to be completed by year-end.

### Keeping Communal Areas Safe

To ensure safety and compliance, we have appointed new contractors to remove all items from corridors. Tenants will be liable for the cost of removal and disposal of any items left in communal areas. Please help us keep shared spaces clear and hazard-free.

**Thank you for your cooperation as we continue to improve and maintain your homes. If you have any concerns or require assistance, please don't hesitate to get in touch.**

## Property Update: Keeping Your Home Safe & Well-Maintained

We are dedicated to ensuring that your home remains safe, comfortable, and well-maintained.

As part of our ongoing property maintenance programme, we continue to carry out inspections, repairs, and upgrades across our properties.

### A Look Back at 2024: Key Improvements

Over the past year, we have made significant improvements across our housing portfolio, including:

- ✓ 34 front doors replaced for improved security and insulation.
- ✓ 176 units upgraded with new smoke and fire alarms.
- ✓ 40 hot water cylinders replaced for better energy efficiency.
- ✓ 130 kitchens renewed to enhance tenant living spaces.
- ✓ Fire risk assessments completed for all flats, with recommended works well underway.

## *An Eye on Government*

Minister for the Environment, Deputy Steve Luce, recently spoke at the Chamber of Commerce about key Island issues, including waste, water strategies, and a possible offshore wind farm.

He emphasised how important the Planning process is to the Island's economy and the delivery of homes.

As part of a '**framework for improvement**,' he outlined plans to simplify and speed up the process – something we fully support as it helps us provide affordable social housing for the local community.



© Jersey Chamber of Commerce - Deputy Steve Luce

## *Working from Home: Safety, Comfort & Consideration*

With more of us working from home than ever before, creating a safe, comfortable, and productive environment is essential. Whether you work remotely full-time or just a few days a week, here are some useful tips to help you get the most out of your home workspace.

### **Set up a dedicated workspace**

Even if space is limited, try to establish a specific area for work. A small desk or table in a quiet corner can help you stay focused and separate work from home life.

### **Stay safe with electrical equipment**

JHT properties are well-equipped with sockets, but extra work equipment can increase the risk of electrical hazards.

- Avoid overloading sockets – Plugging in too many devices can be a fire risk.
- Use extension leads safely – Keep them tidy to prevent trip hazards.
- Turn off unused equipment – This helps save energy and reduces overheating risks.

### **Keep comfortable & healthy**

- Use a supportive chair and position your screen at eye level to prevent neck and back strain.
- Take breaks to stretch and move around throughout the day.
- Ensure good ventilation and natural light – Open windows when possible to boost focus and well-being.

**Manage noise & distractions** – If you live with family, set clear work boundaries to minimise interruptions. Headphones or soft background music can also help block out noise.

### **Check your insurance coverage**

JHT insures the structure of your home, but your belongings are your responsibility. If you have extra work equipment such as a laptop or printer, check that your insurance policy covers them. If the equipment belongs to your employer, they may cover any additional insurance costs.

### **Be considerate of your neighbours**

Even if you're not working from home, others in your community might be. To help create a positive living environment:

- Keep noise levels down, especially during working hours.
- Ensure shared spaces are clear of hazards, particularly if using extra cables or furniture.

### **Keep energy costs in check**

With increased home working, you might notice higher electricity use. To manage costs:

- Use LED bulbs and switch off devices when not in use.
- Keep a steady lower temperature, don't turn the heating on and off.

### **Stick to a routine**

Try to maintain a regular start and finish time to create structure. Avoid working late into the evening and make time to switch off and relax.

**By making small adjustments, you can create a comfortable, efficient, and safe work-from-home setup while being mindful of your neighbours.**