

## Editor's Welcome

Welcome to this latest edition of Home Front.

**T**his time, we're focusing largely on property updates - sharing what's been happening across our estates and what improvements you can expect to see over the coming months.

Looking after our homes is a constant process, and we know how important it is to keep you informed about the work taking place where you live. Every project is about making homes more comfortable, efficient and future-ready.

You'll also find some helpful information on saving energy at home. We're grateful to **Jersey Electricity Company** (JEC) for supporting us with practical advice that can make a real difference to comfort and household bills. With energy costs continuing to be a concern for many, small changes can often have a meaningful impact.

As always, if there's something you'd like us to cover in a future issue, do let us know.

*Rose*

## A Message From The Chairman

Last year, the Jersey Homes Trust marked its 30th anniversary - an important milestone that reflected three decades of providing safe, affordable and good-quality homes at rents below the private market. As we move forward, that core purpose remains unchanged.

**E**ach year, we review our rents to ensure we can continue maintaining and improving our properties while keeping them as affordable as possible. From **1st July 2026**, rents will increase by **2.8%** this year. All tenants will receive a letter confirming the exact change to their individual rent and when it will take effect.

We understand that any increase in household costs is felt, particularly here in Jersey. Island life brings many positives, including a strong and relatively safe community, but it also comes with higher costs for materials, services and imported goods. These are pressures housing providers face too, especially when maintaining and upgrading homes. Importantly, JHT rents remain capped at no more than 80% of market rent levels. That commitment continues to guide our approach. Rental income enables us to

maintain existing homes, invest in improvements and plan responsibly for the years ahead.

If you are concerned about your rent or experiencing financial difficulty, support is available. Income Support may be able to assist; they can be contacted on **01534 444444**, or more information can be found at: [gov.je/Benefits/IncomeSupport](http://gov.je/Benefits/IncomeSupport)

*Phil Le Cornu*

Chairman



## Property Focus

Working hard on improvements to your Jersey Homes Trust homes

**W**ith a huge programme of improvements happening at the moment, as well as our ongoing maintenance programme, we want to show you what's been done lately and share with you some exciting updates that are planned for our estates. We want to ensure your homes stay modern, cosy and looking their best.

**Here is the latest on the work coming to your neighbourhood:**

### Le Coie - a fresh new look

Work at Le Coie is about to get underway, and this one's a major external makeover. The existing wooden cladding has done a great job over the years, but it's time for a change. So, we'll be replacing it and also introducing a brand new colour scheme to brighten things up.

There's a practical bonus too. While the scaffolding is up, our teams will be able to properly access communal areas and tackle the water ingress issues - something we know residents will be glad to see resolved.



### Grand Clos & John Wesley

A fresh coat of paint can work wonders and at Grand Clos decoration is progressing well. This preventative maintenance, scheduled to be completed later this year, helps to protect the building from the weather and helps keep the outside of your homes in good condition.

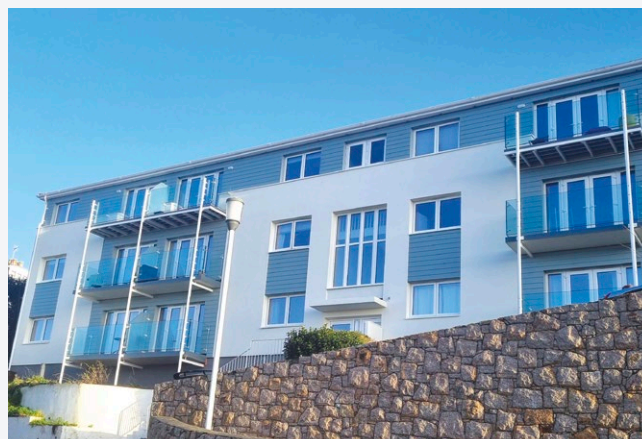
At John Wesley, planning is now underway for external decorations here too. The car park sprinkler system has been completed ahead of schedule.

This did cause some short-term inconvenience, with temporary restrictions on parking for health and safety reasons, but this upgrade is all about keeping residents protected. Thank you for your patience while it was done.

### La Folie Estate

The hugely successful refurbishment of Warren Court is complete. The building has been upgraded to provide well-insulated, energy-efficient homes designed to be comfortable and practical for everyday living. The outdoor areas are catching up nicely too as we finish the landscaping.

Looking ahead, we're also exploring the next phase of improvements: replacing kitchens at both La Folie House and Warren Court as part of our ongoing refurbishment programme.



## Kent Lodge & Brooklands

Energy efficiency remains a focus for the JHT. We're awaiting quotes for new windows and hope to fit them later this year. These will improve insulation and comfort and are designed to keep the warmth in and the cold out. Once installed, we'll follow up with external decoration to complete the work.



## Clos Le Gallais

These houses have been recently surveyed for new kitchens and works will commence shortly.

## St Paul's Gate

Things are moving along well here:

- The new windows are now installed, and the larger lounge openings really do let in much more light. The new zinc roof is also in place. It's durable, low-maintenance and built to last.
- Next, the new cladding will be finished with a protective outer layer (rendered). This seals the building against the weather and improves insulation.
- Internally, each flat has also been fitted with its own heat recovery ventilation system which provides fresh air efficiently and improves ventilation, without losing the warmth already in your home.
- We're on track to complete the works this summer - an important milestone in the long-term future of St Paul's Gate homes.



# Storm Goretti UPDATE

It feels a little strange to be writing about Storm Goretti when repairs from Storm Ciarán have only recently been completed. The good news is that JHT homes haven't suffered quite as badly this time around as we did two years ago.

**W**e've nevertheless been left with a significant workload, consisting mainly of damaged fencing and broken roof tiles.

If you've spotted any damage to your home or around your estate, please do let us know so we can add it to the list as our teams are already working through the repairs.

As with Storm Ciarán, it will take our contractors a little time to reach every estate, so we'd like to thank you in advance for your patience while the work is carried out.

## Refurbishments & Improvements



Look at what we've achieved over the last year:

**Decoration**  
 St Saviours Court, St Clements Rd & Victoria Place ✓

**KITCHENS**  
 Clement Court **18** ✓  
 John Wesley Apartments **25** ✓  
 Victoria Place **25** ✓

**BATHROOMS**  
 Brooklands **14** ✓

**SMOKE & FIRE DETECTOR UPGRADES**  
 Belle Vue **90** ✓  
 Clos Le Gallais **13** ✓  
 Clos du Ruisseau **19** ✓  
 Hameau de la Mer **21** ✓  
 La Roseraie **45** ✓  
 Le Jardin Fleuri **16** ✓  
 Victoria Place **59** ✓

**NEW WINDOWS**  
 Clos du Ruisseau, Hameau de la Mer ✓

# Moe's top energy saving tips are:



-  Know **your tariff** and make the most of **cheaper rates** where you can.
-  Turn your thermostat **down by just 1°** and **save on your heating bills**.
-  Set your washing machine to **eco mode** and run it at **30° or lower**.
-  Turn off appliances **at the plug** rather than leaving them **on standby**.
-  Keep pan lids on when **boiling water** and **heating food**.
-  Take **showers** rather than **baths** when possible.
-  Use a **microwave instead** of a **conventional oven** when you can.
-  Close your **curtains** at **dusk**.

## Manage your energy usage with the My JE app.

The **My JE app** is your insight into the energy usage in your home.



Manage your electricity usage at your fingertips. Download the My JE app.

Visit [moeknows.je](https://www.moeknows.je)

**je** Jersey Electricity