



Wishing all our tenants a very Happy New Year! We hope you had an enjoyable and restful Christmas!

### **Voisin Hunter Limited – Your Contact Details**

Caroline Fernandes & Luca Celiberti are your primary contacts. Please see who manages your estate below:

**Caroline Fernandes:** Troy Court, Vale Court, Valley Court, Berry House, John Le Fondre Court, Clos Lempriere, Jardin de Haut.

**Luca Celiberti:** Leonard Norman Close, 6/7 St. Saviours Crescent, Westview, Perquage Court, David Moon House, Landscape Grove.

If they are not around please feel free to leave a message with another colleague. If you wish to speak with your property manager regarding a specific matter please do make an appointment before calling into the office as we cannot guarantee that your property manager will be available.

Voisin-Hunter Ltd's offices are situated at One Esplanade opposite the Pomme D'or Hotel. Office opening hours are Monday – Friday 8am –

5.00pm. Contact telephone number: 507777 and e-mail is [pm@voisinhunter.com](mailto:pm@voisinhunter.com).

### **Emergency Numbers**

If you have a maintenance emergency out of office hours you should call 507777 where you will be given a mobile number to call. Please do not contact contractors direct as you may be liable for the invoice.

### **Permission for Pets**

We wish to remind tenants that if you would like to keep a pet in your home then you need to apply for permission prior to acquiring your new pet(s). If you are thinking about getting a new pet please contact us for a copy of Les Vaux Housing Trust's Pet Policy and an application form. Alternatively you can download both of these from: [www.lesvauxhousingtrust.org.je](http://www.lesvauxhousingtrust.org.je) under the downloads section. **Please note that it is a breach of your Tenancy Agreement to acquire any pet(s) without seeking prior permission from the Landlord.**



### **Condensation**

In cold weather many of us suffer from condensation, which is often mistaken for damp. Damp occurs when water gets through from the outside or from a leaking pipe. Condensation

which often appears in the form of mould spores on the walls is down to built up moisture in the air inside the flat due to poor ventilation. This often occurs in winter when the building is cold and windows are opened less meaning that the moist air cannot escape. Below are a few simple ways to help in reducing the build up. It should be remembered that it is easier to treat the cause rather than the effects.

1. Install a dehumidifier.
2. Keep your flat warm – this will cut down condensation as moisture does not condense in warm air.
3. Leaving trickle vents / windows open.
4. After cooking or showering close adjoining doors and open the window to stop the air circulating to other rooms.
5. Leave windows open when drying your clothes as the moisture from the wet clothes has to go somewhere.
6. Try to make sure that all rooms are at least partially heated. Condensation most often occurs in unheated bedrooms. It is better to have a small amount of heat for a long period than a lot of heat for a short time.

If you do find mould forming, clean the affected areas immediately with a solution of household bleach.

### **Planned Maintenance**

Below is a brief summary of planned maintenance across our estates for 2017:

#### **Jardin de Haut**

External Redecorations

#### **Perquage Court**

Powerwashing and painting of external areas

#### **Landscape Grove**

External Redecorations

#### **David Moon House**

Internal Redecorations

#### **Vale Court**

Replacement of communal flooring

### **Lubricating Windows**

Please be reminded that you must lubricate with oil all moving parts in the windows every six months to ensure that the windows continue to open and close properly and do not seize up.

### **Smoke Alarms**

Tenants are reminded that they are responsible for installing their own battery operated smoke alarms to the property and to test these every six months to ensure they are in working order. For some of Les Vaux's properties where the smoke alarms are mains connected, it still remains the tenant's responsibility to check these are in working order and if not to contact the office in order that we can arrange for an electrician to attend.



### **Estate Inspections**

Inspections of all Les Vaux's estates are carried out on a regular basis by our managing agents. Tenants can contact Voisin-Hunter Ltd if they would like to meet on site to discuss any issues/suggestions or queries you may have.

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This newsletter has been prepared and distributed by Voisin-Hunter Ltd on behalf of Les Vaux Housing Trust. If you have any items you wish to be included in the next newsletter, please telephone 507777.