

W I N T E R   N E W S L E T T E R   2 0 2 2  
I S S U E   T W E L V E



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*Jersey Development Company and Groupe Legendre wish all of  
our purchasers a very Happy Christmas and a successful 2023.*



Artist's impression

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# W E L C O M E T O H O R I Z O N ' S W I N T E R N E W S L E T T E R

*A message from Jersey Development Company  
and Groupe Legendre*

We are pleased to share our Winter 2022 Newsletter with you all. Within this issue you will find updates and exclusive offers for the new community of Horizon residents, along with the latest drone images.

In October we held the first of three 'Meet the Building Manager' events with our new Property Managers, Maillard & Co. For our residents of Horizon South and West, you can find out when your scheduled introduction meeting with Maillard & Co will be in 2023 on page 6. Both Maillards and JDC look forward to showcasing the development as we move each building forward to completion.

If you're already making plans to furnish your new home at Horizon, then you'll find plenty of inspiration with features and exclusive resident-only offers from MyPad on pages 10 and 11, and Home & Style on page 18. All this alongside an exclusive incentive from The Powerhouse and your very own personal voucher book from Romerils with offers to spend across their store.

In a special feature, Jersey's newest wifi and broadband supplier, Homenet.je explains how to ensure you can stay connected with their internet options for Horizon residents from page 19 onwards.

On page 12 and 13, meet Sam and Sean, two dedicated personal trainers from Fitness First, who give an insight into how best to make a healthy lifestyle part of everyday life at Horizon. To find out more about the benefits of having a personal trainer, scan the QR code on page 14 to book in your free trial.

As always, we hope you enjoy reading our newsletter, and we look forward to keeping you updated as Horizon continues to grow into a brand new waterfront community.

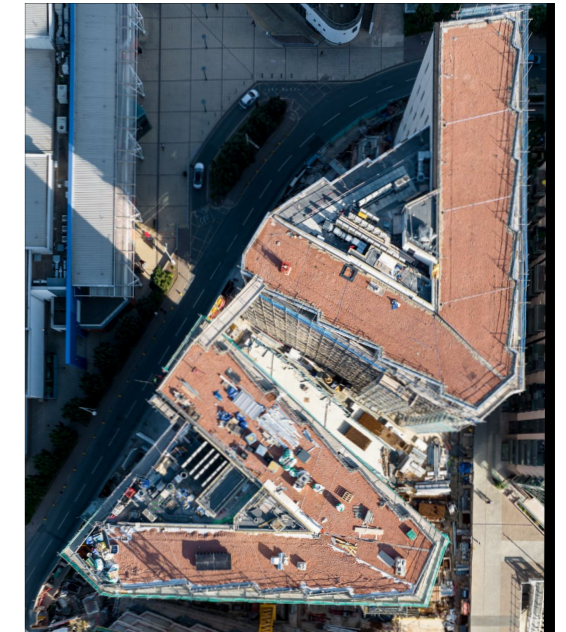
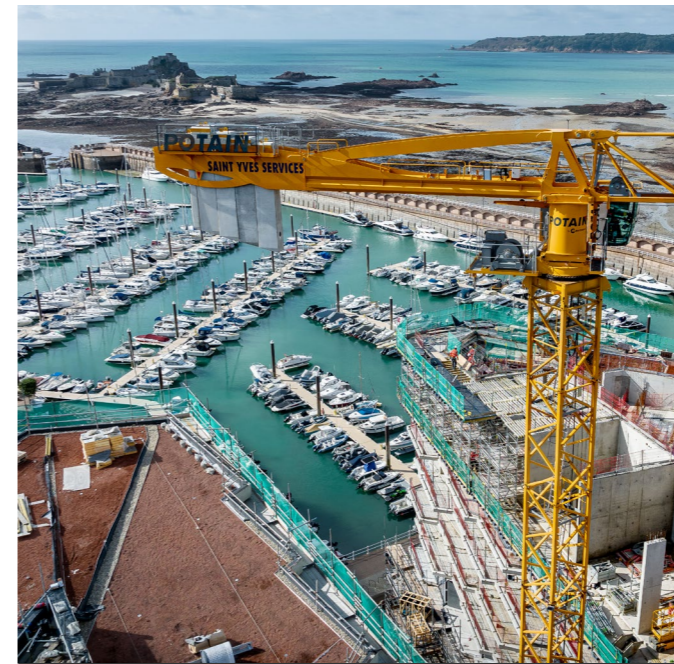
On behalf of the whole team at Jersey Development Company and Groupe Legendre, we would like to wish all our Horizon purchasers and their families a very Merry Christmas and a Happy New Year.

*Jersey Development Company and Groupe Legendre*



# C O N S T R U C T I O N U P D A T E

*See the very latest drone photography of the Horizon development to get a closer view as it nears the final stages, and get more detail on the progress of your new home with our regular Horizon Construction Update (November 2022).*



### Building C - Horizon East

Level 1 - Level 8: First Inspection of apartments completed.  
Level 9: Kitchens and wardrobes installed, power on, final decoration in progress, final 5 apartments timber floors installed.  
Corridors & lift lobbies: Levels 1-7 completed ready for inspection.  
Staircase: Handrails fitted, decorated & floor finishes commenced.  
Roof: Testing and commissioning progressing well.  
Façade: Roof capping and fascia on site and being installed.  
Scaffold almost removed.  
Ground Floor: Sliding curved entrance door installed, tiling complete, decorative timber panelling being installed and final fix MEP.

### Building B - Horizon South

Level 1 & 2: Fit out complete awaiting power on for final works and snagging.  
Levels 3 - 6: Only flooring finishes and entrance door left to install before power on.  
Level 7: Kitchens and wardrobes being fixed.

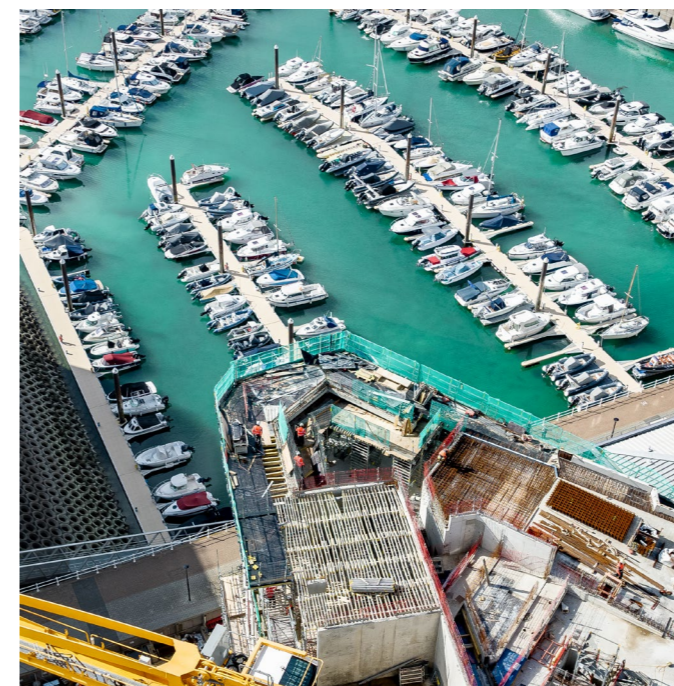
Level 8: Plastering and mist coat being applied.  
Roof: MEP Plant and equipment being fixed.  
Façade: Curtain Walling almost complete – Granite walls progressing.

### Building A - Horizon West

Structure: Roof slab complete and topped out.  
Level 1: Internal partitions built one side; MEP 1st fixed commenced.  
Level 2: Internal partitions built one side.  
Level 3: Windows progressing – internal partitions have commenced.

### Basement

Lower Basement: MEP complete and being commissioned – carparking has been white lined.  
Upper Basement: MEP final fix in progress and builders' clean.  
Block C lift lobbies ceiling and tiling complete.  
Doors fitting in progress.





M E E T Y O U R P R O P E R T Y  
M A N A G E R A T O U R  
O P E N E V E N T S E R I E S

*We were delighted to host a well-attended Open Event for Horizon East purchasers on 24th October. New residents were able to meet their property managers, Maillard & Co, and find out more about their role in managing the Horizon development and the process of moving into their new home. Read on to find out more about the Open Events for South and West purchasers.*



**Meet Maillard & Co - Horizon Open Events at St Paul's Gate:**

**Horizon South - 1st March 2023**

**Horizon West - 17th May 2023**

**What will these Open Events include?**

Our Open Events with the Horizon Sales Team and Maillard & Co are there to introduce you to the Maillard & Co team and give you the chance to ask any questions relating to service charge budgets and your new home. These Open Events are designed to be an opportunity for you to understand the moving-in process, and get a fuller understanding of the service charges, what they cover and respond to any questions you may have.

**What can residents expect from the Open Events?**

Maillard & Co, our Property Managers are there to introduce themselves and explain their role and responsibilities as well as presenting the updated budgets and service charges. Maillard & Co have a great deal of experience in producing accurate budgets for new and existing developments, always ensuring these are balanced to make sure there are sufficient funds to maintain the building but keep costs under control.

**What are some of the key benefits of attending an Open Event?**

As you get closer to moving into your new home at Horizon, these meetings offer transparency, open up channels of communication between you and Horizon's Property Manager, and enable the Maillard & Co Property Management team to explain the service charges and how the Horizon building will be managed. As Horizon's property managers, Maillard & Co will be acting as the main point of contact for all residents, as well as their roles of regular inspections, management of all contracts, staff, budgets and accounts. They will also be responsible for any repairs and maintenance to the external areas of the property as well as common areas.

**How can you attend your Open Event?**

Due to capacity, we are holding a separate Open Event for each building, 4-6 weeks prior to occupation, and these events will be held at St Paul's Gate. Put the dates opposite in your calendar, and the Horizon Sales team will send out an invitation to you direct via email, as a reminder a few weeks before the event for your building. We look forward to seeing you there!



# Residential Lettings

31-33 New Street, St Helier

01534 880 880

hello@maillardandco.com

As Horizon's Property Managers, Maillard & Co are offering all purchasers at Horizon a discounted fee to let your property...

## Tenant Find Service

- Property valuation
- Extensive property marketing
- Professional photography
- Independent condition report
- Accompanied viewings
- Collate tenant KYC
  - Registration card
  - Photo ID
  - Landlord reference
  - Employer reference
  - Proof of affordability
  - Credit check
  - Change of address form
- Provide feedback
- Lease agreement
- Standard fee: one month rent + GST

**YOUR DISCOUNTED FEE: 5% of annual rental price achieved**

## Management Service

- Dedicated property manager
- Property inspections
- First point of contact
- Receive rental payments
- Prepare + submit monthly statements of account
- Maintain and organise maintenance issues
- Provide feedback
- Rent reviews
- Lease renewals
- Arrears management
- Property re-marketing
- Annual inspections
- Administer parish property schedule
- 24/7 Emergency contact
- Standard fee: 7.5%

**YOUR DISCOUNTED FEE: Tenant find fee plus 6% of monthly rent**





Artist's impression



# GET A SHOW HOME LOOK YOU'LL LOVE

*Get a home that's ready to move into with MyPad's home interior offer and make moving in simple, stress-free and affordable.*



Exclusively for Horizon purchasers, MyPad's bespoke home interior offer has been sourced for a range of styles, budgets and home sizes and with a delivery team to deliver and assemble every item, you won't have to lift a finger.

Get inspired with a consultation with the MyPad interior designer and find your perfect hassle-free home furnishing solution with up to £500 discount.

*Contact us at [info@mypadci.com](mailto:info@mypadci.com) or call 01534 510742 and quote Horizon.*

### *MyPad Exclusive Offer*

Up to £500 discount when purchasing furniture for your new apartment

+

FREE interior design consultation

+

A choice of MyPad's luxury apartment interior packages from only £3,795





# BEGIN YOUR NEW LIFESTYLE AT HORIZON WITH FITNESS FIRST

*With the convenience of a gym just a few steps away from your front door, we caught up with Fitness First personal trainers Sean and Sam to discover how best to make a healthy lifestyle part of everyday life at Horizon.*



**Sam, you're a fitness instructor who is currently studying to become a personal trainer (PT), and Sean, you joined Fitness First at the end of last year, and are just starting to set up your PT business and take on clients - what made you both want to become PTs?**

**Sam:** I started working in the fitness industry and became inspired by those around me. I learnt so much, I decided I wanted to turn my passion into a profession. It's a place I love to be and would like to help others enjoy the gym and exercise.

**Sean:** I was introduced to the gym by my dad at a young age. I loved passing on my knowledge to others so decided to make it my job! I love how many different avenues you can take with fitness and how they help people gain better health.

### What benefits do people get from going to a gym?

**Sam:** Physical and mental fitness improves when going to the gym. This can help you become happier day-to-day. The gym is also a healthy social space for many people.

**Sean:** The benefits are endless! In general it improves your quality of life, from being able to get about and play with your kids or grand kids, to reducing the risk of illnesses, such as heart disease and osteoporosis, to simply feeling good and looking better! I could go on...

### How can I get the most out of my gym membership with Fitness First?

**Sam:** Create a workout plan that works for you and that you enjoy, and that will keep you motivated to use the gym. Classes can also be a great tool to socialise and gain inspiration/motivation for the instructor and others in the class. We have a sauna and steam room for recovery and you can also train with a friend for free on a Friday!

**Sean:** Utilise all the facilities we have on offer, from a free induction to the equipment to the sauna and steam rooms. Treat yourself once a month to a trip to St Brelade's Bay gym with a view and a pool.

### What's the best age to go to a gym?

**Sam:** Any age! Being more active and exercising at any age will bring benefits.

**Sean:** Whatever age you are, whether you see life as short or long, why not go through it healthier and able to do more?

### I've never been to a gym before - how do you advise I get started and how can I prepare?

**Sam:** Come for a free trial and if you feel more comfortable bring a friend too. Perhaps try a class so you have an instructor to help guide and motivate you? Everyone that signs up is offered a free induction so make sure you sign up for this!

**Sean:** Book a free trial and induction to the kit. Try to get a plan together of what you want to do, the internet has a lot of free content (just be careful not to believe everything on there). If you want advice specific to you and for your technique to be checked, then invest in a personal trainer.

### What is one key thing people should know about going to a gym?

**Sam:** Starting out in a gym can be intimidating but remember, people want to see you do well and at Fitness First, we're always here to help.

**Sean:** Don't be afraid to ask questions. Everyone started somewhere and probably had the same goal, to improve themselves.

### What else is available at Fitness First?

**Sam:** We offer various classes for all levels of fitness, from yoga and pilates to our signature classes Shred and Trax which mix weights and cardio at high intensity! Members can take advantage of one visit per month to our sister club at St Brelade's Bay Hotel, where we have a sauna and steam room to help recover from that workout or that stressful day. Bring a friend to train on a Friday to keep you motivated. We also have an in-house masseuse and a number of PTs (personal trainers) that you can book in with at an extra cost.

### Is working with a PT crucial for fitness success?

**Sam:** It's not crucial but it can be very beneficial. If you have a goal in mind they will be able to help you get there. Sometimes having that accountability and someone there to motivate you on an off-day can make all the difference.

**Sean:** No, but it definitely helps, I was training for years before I got a PT and then learnt more in the space of two years than I had in the previous eight! Working alongside other PTs has also help me develop my knowledge.

### When will I start seeing results?

**Sam:** That's a million dollar question. If the result you're looking for is to feel better then this could happen almost instantly. For muscle growth or fat loss, this can take a little longer and will depend on a number of factors.

**Sean:** Yes body recomposition can take time, commitment and consistency, but starting to feel better about yourself and the energy exercise can bring you can be almost instant.

### What else can I add to my lifestyle to reinforce the benefits of going to the gym? ?

**Sam:** Make sure you put in exercises that you enjoy, as this helps you keep to the program to get those results. Enjoy the feel good factor.

**Sean:** Good nutrition, move more day-to-day, do more steps or cycle rides etc. Get some good rest to help recover and try to reduce stress.

*Fitness First opening times are 06:00 to 21:00 Monday to Thursday, 06:00 - 20:00 on Friday, 07:00-18:00 on Saturday, and 08:00-16:00 on Sunday.*

*Tel: 01534 752400. [www.fitnessfirstjersey.com](http://www.fitnessfirstjersey.com)*





**DISCOVER ST HELIER**  
*Put your Fitness First*



In partnership with Horizon,  
Fitness First St Helier are offering new  
residents a discounted gym membership.

Our doors are open, come in...

**TRY US  
FOR FREE**



Please scan the QR code for a free trial.  
We will discuss your exclusive rate and PT session with you.



# Exclusive Horizon Offer

## Free Delivery & Installation on Washer Dryers

Show in-store or use online voucher code **HORIZONWD**

If you spend over £500 across the store get £25 off | voucher code **HORIZON25**

If you spend over £1000 across the store get £100 off | voucher code **HORIZON100**

Offer only valid for owners of Horizon apartments  
Delivery must be made to an address within the Horizon development  
Excludes Apple products  
Valid until 31/10/23



Queens Road St. Helier JERSEY JE4 8NY  
Tel: 01534 505240 Web: [Powerhouse.je](http://Powerhouse.je)  
Open Mon - Sat 9am - 7pm, Sun 10am - 4pm  
[f /powerhouse.je](https://www.facebook.com/powerhouse.je) [t /powerhouseje](https://twitter.com/powerhouseje)  
Powerhouse is a trading division of Jersey Electricity plc



# HORIZON EXCLUSIVE VOUCHER BOOKLET

Receive a voucher booklet worth £500 to be used at Romerils Home Interiors, in addition to in-store promotions.

Discounts on multiple departments including: Sofas, Beds, Rugs, Washer Dryers, TVs, Lighting, Bistro Sets, Kitchen Appliances and more.



Collect your booklet from the Horizon Sales Office from  
**Friday 25th November**

Dumaresq Street, St Helier, Jersey  
[www.romerils.com](http://www.romerils.com)  
[enquiry@romerils.co.je](mailto:enquiry@romerils.co.je)  
T: 01534 738806





MAKING YOUR HOME A HAVEN  
WITH HOME & STYLE

*A home should be more than just a place to live - it's a place in which you feel relaxed and nurtured. At Home & Style, we'll help you enhance your Horizon home with premium furniture that will exceed your expectations.*



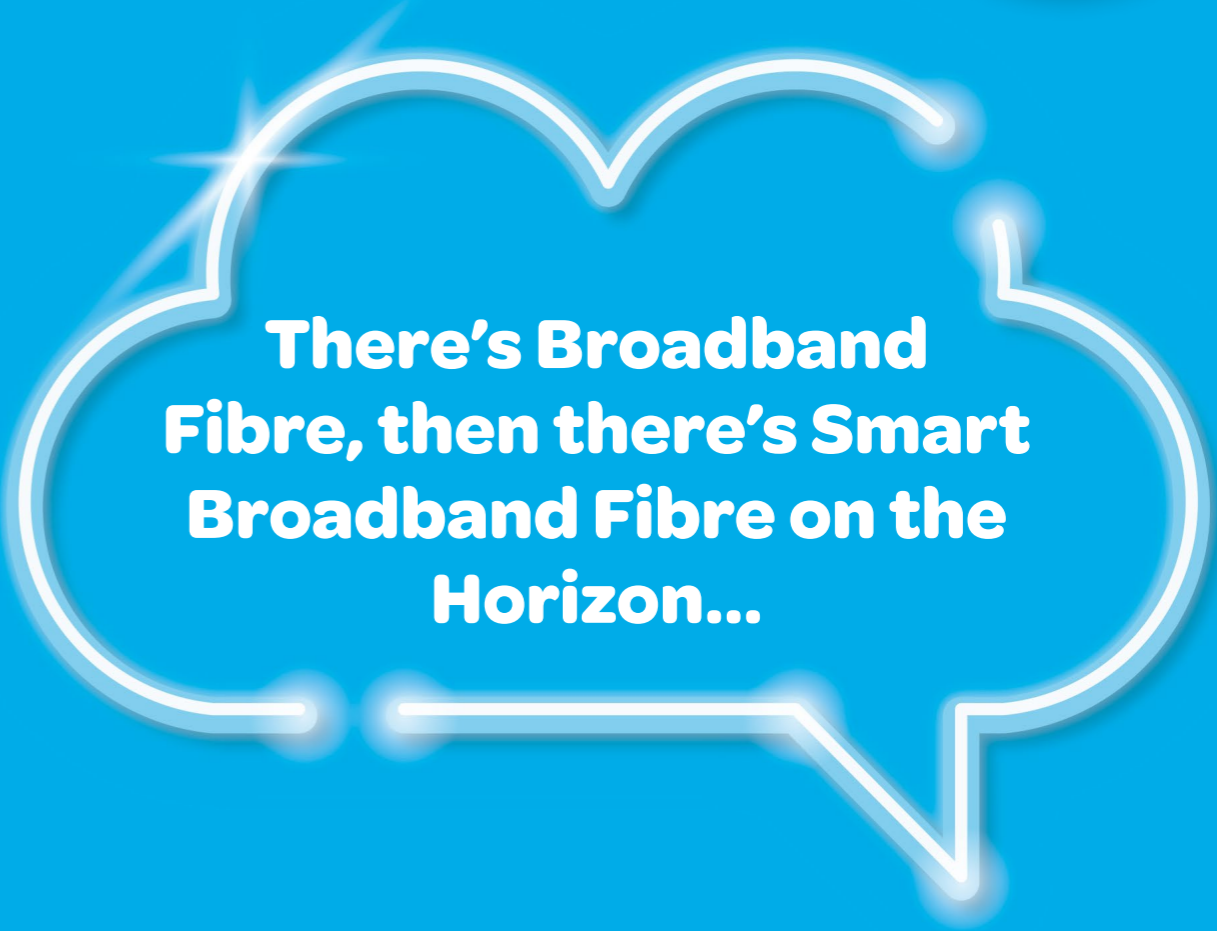
Exclusively for Horizon purchasers, Home & Style are delighted to offer a 10% discount on all sofas ordered until 31st January 2023. Terms and conditions apply, ask in-store for details.

The team at Home & Style look forward to working closely with you!

*Interested in finding out more?  
Contact Home & Style at  
sales@homestyleci.com or  
call 01534 509048.*

*Visit the Home & Style showroom at  
12 La Motte Street, St Helier.*

Only  
**£26.99**  
per month



**There's Broadband  
Fibre, then there's Smart  
Broadband Fibre on the  
Horizon...**

Choose our Smart fibre and you'll be connected to our own broadband network without needing a landline. No shared access with others, no nonsense and true value for money.

**Discover how  
making the Smart  
move to HomeNet  
benefits you**



**Smart Fibre. Smart Speeds.  
Smart Prices. From Smart HomeNet.**



# So, why choose Smart Fibre?



HomeNet is a local private telecommunications company who entered the market in the early 2000's and have a proven track record as a challenger brand to our competitors. No other telecoms company on Jersey can offer an alternative fibre broadband service like we do - they all just effectively 'piggyback' from JT.

Our primary focus is to provide affordable, smart fibre broadband without the need for a landline. Just smart, simple and affordable broadband fibre.

There are many other developments within St. Helier who utilise our network - we have complete broadband provision in Castle Quay, Victoria Place, Albert Place, Spectrum and Century Buildings, with other developments using our networks soon.

We are also the reigning 'speed king' of local broadband providers with the only option for independent fibre broadband that offers reliable speeds backed up with a reputation for excellent customer service and support.

**“ No other telecoms company on Jersey can offer an alternative fibre broadband service like we do ”**

Customers online security is our responsibility and keeping your data secure is our main priority. We ensure all our customers feel safe and confident when using our service.

Our team of local engineers maintain our network and also provide friendly, professional advice on how to get the best from our network, so that you don't have to worry about it.



# Smart Home. Smart Fibre. Smart Move.



*Now, that is smart!*



## There are a lot of smart reasons why you should choose HomeNet. Here's a few to get started:

### ✓ Direct fibre connection into your apartment

We have our own fibre network. So, unlike others, your fibre connection isn't shared with anyone else.

### ✓ Most affordable broadband packages in Jersey

With the lowest prices in Jersey, you'll be saving money without compromising on quality or service.

### ✓ Super-fast speed and reliable connection

With our own fibre connection, you get reliability and speed they can trust all the time.

### ✓ Excellent customer support and service

We're always available to talk to you to provide support and service when you need it.

## Sign up now and get **FREE** connection and **FREE** local and UK landline calls



*Scan the code to sign up now!*



27 Beresford Street, St. Helier | T: 666660  
E: switchandsave@homenet.je | [www.homenet.je](http://www.homenet.je)







◀ H O R I Z O N ▶

*May we take this opportunity to wish you all a wonderful Christmas  
and all the very best for 2023.*

*Monday & Friday - 10:00 - 16:00*

*Tuesday & Thursday - 10:00 - 17:00*

*For appointments outside these hours, please email [info@horizon.je](mailto:info@horizon.je)*

*CHRISTMAS CLOSING TIMES*

*Our Sales Office closes at 12pm on 23rd December and  
reopens on 3rd January 2023 at 10am.*

*01534 721097 | [info@horizon.je](mailto:info@horizon.je)*

*[www.horizon.je](http://www.horizon.je)*