

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



◀ H O R I Z O N ▶

*Where urban living meets the sea,
a dynamic new destination at the water's edge.*

23RD JULY
2022

Join us on Saturday 23rd July, and you'll get
an opportunity to enter our competition to win
£500 to spend at the Radisson Blu
Waterfront Hotel - good luck!



· M O R T G A G E E V E N T ·

Whether you are gearing up for the completion of your new home at Horizon, or you are considering stepping onto the property ladder for the first time and want to understand your borrowing capabilities, gain an insight into buying off-plan and register for future residential developments, this free event is for you.

We look forward to seeing you on Saturday 23rd July!

1 0 A M - 3 P M

2 3 R D J U L Y 2 0 2 2

T H E R A D I S S O N H O T E L

*Purity and pristine architecture that reflects
the interplay between light and water, the sea
and the sky. A rhythm of form bringing living
spaces and lifestyle together.*





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

*A message from Jersey Development Company
and Groupe Legendre*



As Jersey moves into full summer, we are delighted to see the progress of your new home at the Waterfront. Horizon will raise the bar for contemporary living at the water's edge, and create a brand new neighbourhood and community of local residents, ready to enjoy all the convenience of this impressive location.

Keep an eye on progress with our construction update on pages 9-10, and see the latest images captured of the build progress, as Groupe Legendre and their teams bring your new home to life.

As living at Horizon draws closer to becoming a reality, we would like to extend an invitation to you all to meet your Property Manager, Maillard & Co. Find out more about what Maillard & Co will bring to their role and how to attend their series of introduction meetings on pages 11-12.

Don't miss our Mortgage Event on Saturday 23rd July, 10am - 3pm at the Radisson Blu Hotel where you can get the latest lending advice from a range of the island's leading mortgage professionals. With the chance to win £500 to spend at the Radisson Hotel, and a colouring competition for the kids, it promises to be a great day out!

Would you like to get your hands on a M&S Home voucher? Turn to page 16 to find out how you can take advantage of this fantastic offer for Horizon purchasers.

As a future resident of Horizon, we are sure you have appreciated the beautiful computer-generated images (CGIs) that bring the Horizon location to life. On pages 17-20, meet the 3D visualisation specialists who have worked on the Horizon project since the early days, and learn what it takes to bring these incredibly detailed CGI visualisations into existence.

Plus, discover news and offers from The Loving Chair Company, Bloom Flowers, Halo Concierge and HSBC as you get even closer to moving into your new home at Horizon.

From all of us here at Horizon, Jersey Development Company and Groupe Legendre, we wish you a fantastic summer and look forward to seeing many of you at the Mortgage Event on Saturday 23rd July!

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 how your new home is taking shape with the very latest images and stunning drone photography of the Horizon development, all shot in some glorious summer sunshine. Get more detail on progress with the Horizon Construction Update below.



Horizon Construction Update - July 2022

Building C - Horizon East

Level 1: Inspection of apartments in progress, finishes in corridor in progress
 Level 2: Snagging and cleaning in progress
 Level 3: Live tests in progress
 Level 4: Installation entrance doors in progress
 Level 5: Making good and finishes in progress
 Level 6: Installation hot water cylinder in progress
 Level 7: Flooring in progress
 Level 8: Kitchen installation in progress
 Level 9: Closing partitions in progress
 Roof : Installation of air conditioning plant completed

Building B - Horizon South

Level 1: Flooring in progress
 Level 2: Flooring in progress
 Level 3: Kitchen installation in progress

Level 4: Decoration in progress
 Level 5: Tiling in progress
 Level 6: Mist coat in progress
 Level 7: First fix and partition in progress
 Level 8: Windows installation in progress
 Roof: Roof membrane in progress

Building A - Horizon West

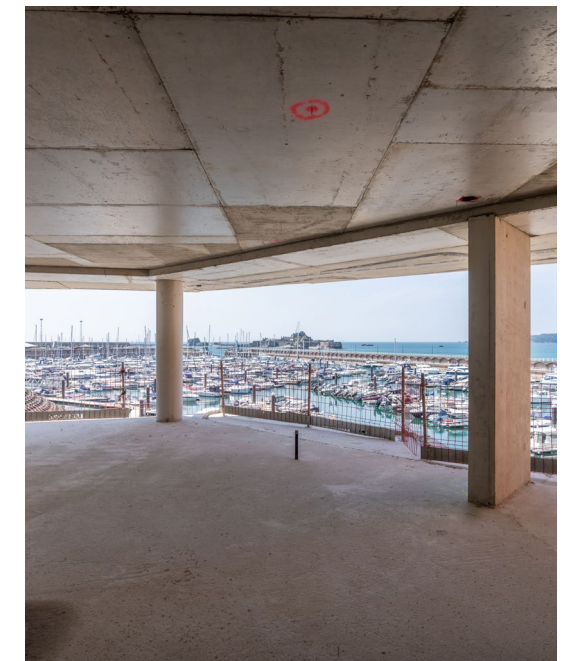
Fifth floor slab in progress
 Ground floor curtain wall in progress

Basement

M&E final fix in progress
 Connection switch rooms in progress
 Cold water tank completed



Internal Bathroom: Silver Specification



Internal Kitchen: Silver Specification



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

We are delighted to be able to invite all Horizon purchasers to a series of Open Events where you can meet our chosen property manager, Maillard & Co, and find out more about their role in managing the Horizon development, service charge budgets and moving into your new home.



Chris Marsh, Director of Property Management at Maillard & Co explains why you shouldn't miss out on this useful event to meet him and his team, and get all your questions answered.

What will these Open Events include?

As we move closer to completion, our team at Maillard & Co together with the sales team at JDC, will be holding a series of Open Events where we can introduce you to the team and give you an opportunity to ask questions relating to service charge budgets and your new home. This will be a great opportunity for you to understand the moving-in process and establish a greater understanding of the service charges, what they cover and answer any questions you may have.

What information will residents receive?

At our Open Events, we aim to provide you with more details on our role and responsibilities and present to you the updated budgets and service charges. We have a huge amount of experience in producing accurate budgets for new and existing developments and these are always a balancing act in ensuring that there are sufficient funds to maintain the building but keep costs under control.

Why is it important that Horizon residents attend?

The main aim of these meetings is to offer transparency, open up channels of communication and enable the Maillard & Co Property Management team to explain the service charges and how the Horizon building will be managed.

What will our roles include as Horizon's property managers?

At Maillard & Co, we deliver professionalism you can rely on. We will uphold and maintain the prestigious nature of the Horizon development, and act as the main point of contact for all residents. Our role as property manager will include regular inspections, management of all contracts, staff, budgets and accounts. We will also be responsible for any repairs and maintenance to the external areas of the property as well as common areas. Simply put, we will handle all the additional responsibilities that come with large developments.

How can a Horizon purchaser attend these Open Events?

Due to capacity, we are holding an Open Event for each building. The invitation with the date for the event will be sent to you from the Horizon Sales team. Each building will have its own event 4-6 weeks prior to occupation, due to capacity, and these will be held at St Paul's Gate.

On behalf of the whole Property Management team here at Maillard & Co, we look forward to meeting you, and answering any questions you may have.

Maillard &Co

Your property, in the best hands



With a history of property expertise dating back to 1928, Maillard & Co have adapted and evolved to become the Channel Islands' largest and longest-standing team of property professionals, all under one roof.

We are a unified team of property professionals with a single vision. Being ethical, honest and transparent comes first in everything we do.

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

Your invitation to your building's Open Event will be sent to you via email 4-6 weeks ahead of completion date.

M E E T L O C A L M O R T G A G E
E X P E R T S , A L L U N D E R
O N E R O O F

Join us on Saturday 23rd July for our Mortgage Event at the Radisson Blu.



Want to find out who's attending our Mortgage Event at the Radisson Hotel on Saturday 23rd July? We're delighted to be welcoming these local mortgage experts, who will be on hand to help you with free mortgage advice.

Barclays
Butterfield
HSBC
Lloyds
Natwest International
Santander International
The Mortgage Shop

For those who are considering buying their first home, or simply want to get a clearer idea of their borrowing capabilities, this is an ideal event. As well as being able to speak with a range of mortgage providers, all under one roof, you can also register for future residential developments from Jersey Development Company, and learn more about first-time buyer incentives and buying off-plan.*

On the day, there will also be the chance to win £500 to spend at the Radisson Blu - don't miss out on entering our draw and good luck! We look forward to seeing you there!

*Subject to contract



**Maillard
&Co**

Real Estate Agents. Property Managers. Surveyors.
Your no-nonsense property experts.

ARE YOU LOOKING TO SELL OR LET YOUR APARTMENT?

We are here to help you at every stage of your property journey.
Our experience is your advantage.

Maillard & Co are the Channel Islands' largest and longest standing team of property professionals. Being ethical, honest and transparent comes first in everything we do.



Get in touch for a free valuation.

Call: 01534 880 880
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Web: www.maillardandco.com
Social: @maillardandco



ENJOY 15% OFF M&S HOME
Call into the Horizon Sales Office to collect your voucher

Come Home to M&S
This Summer



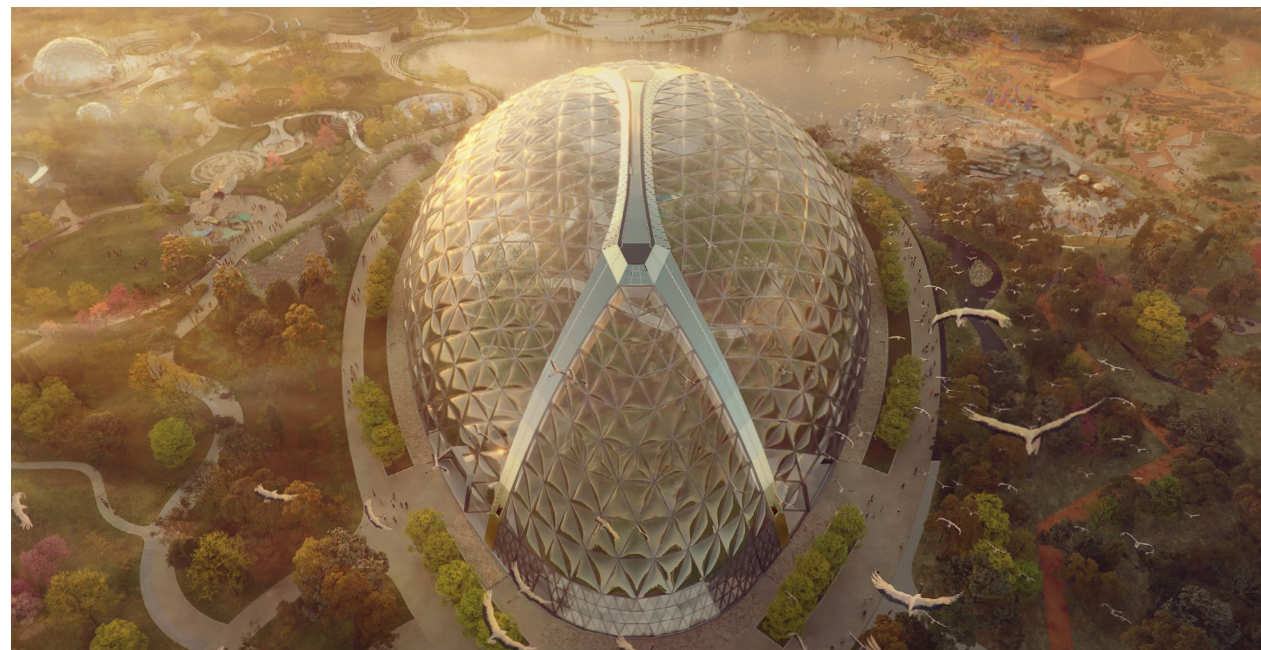
SCAN FOR
STORE OPENING TIMES

SHOP IN STORE AT KING STREET AND ST BRELADE

  @MarksandSpencerJersey

INTRODUCING HORIZON'S VISUALISATION PARTNER

Meet F10, the leading 3D visualisation studio which has brought Horizon to life through incredible computer-generated imagery.



Eden Qingdao – Grimshaw + Event omm + Eden Project

There are two things that all images on this page share. Firstly, they are all computer-generated. And secondly, they are all the work of F10, the 3D visualisation specialists who have brought the Horizon development to life through computer-generated imagery. F10 was established in 2008, and this Brighton-based team of 3D visualisers, designers and creators have worked with Jersey Development Company for several years on Horizon, College Gardens and other JDC projects.



We caught up with F10 Managing Director Nick Homer and Studio Manager Catherine Adsett to find out more about the work that goes into creating the high tech visualisations that bring Horizon to life.

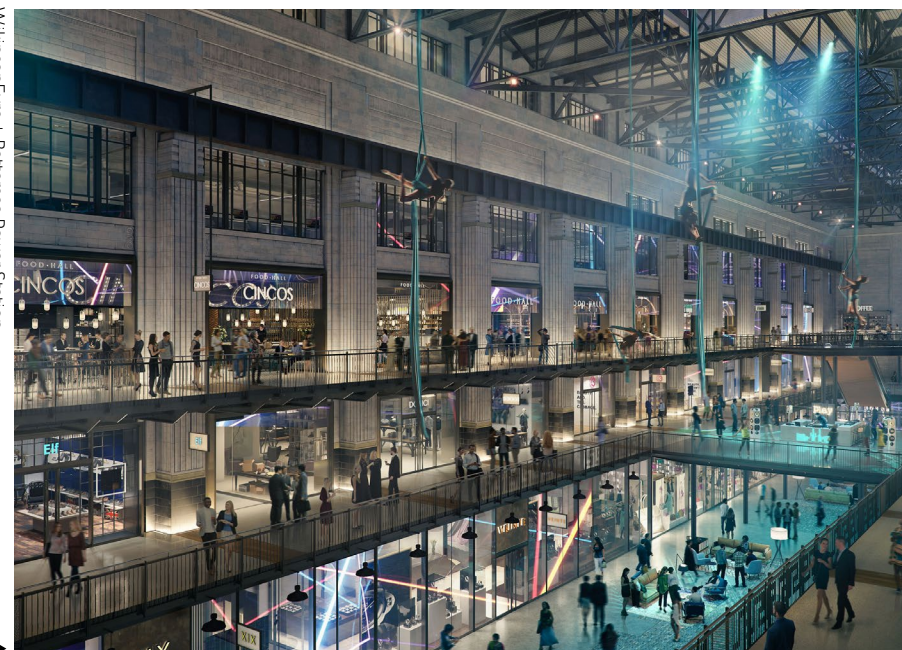
How does a project go from idea to finished visualisation?

It all starts with points in a 3D space that connect to triangles, it's all triangles and polygons underneath it all. But it does get very complicated very quickly, and the unique thing about visualisation is that you have to understand so many things. One minute, you're learning Latin names for plants, and then understanding construction, architecture and interior design - it's vast.

Successful visualisations combine many skills from photography and composition to real world physics, so how light bounces around, and using things like shadows,



WilkinsonEyre + Battersea Power Station



reflections and caustics creatively, all while showing the design off in, what is literally, its best light. We also work on a very wide range of software, so any visualiser requires a real mix of skills from design, modelling and post-production, to attention to detail and organisation.

Normally, you'd begin with a brief or reference images from the client, architect or interior designer, and then we'd put things together that will work in the space. If it's an interior visualisation that requires styling, then we'd create a 3D mood board. Because we begin with a model, with different cameras inside that model, we can arrange objects and figure out where the best positioning is, which is much better than reference image moodboards and discovering a sofa doesn't fit!. A lot goes into those early stages, either modelling bespoke objects or sourcing models and information and materials.

Portoon – Interior styling / BU Architects + Peabody



Visualisations would look very flat without any texture or depth, so a lot of time goes into creating the textures of materials in particular. You do have to have a creative eye, because you're having to recreate everything in different light - daylight, or evening light, and make it look as real as possible.

How has the world of 3D visualisation changed since you began in 2008?

Hugely. The whole market has grown in quality and technology improves so fast. It's quite funny to look back at the things we were proud of a decade ago, and see the difference with what we're able to achieve now. More people are aware of the need for CGIs now, and while in the early days, our clients were mainly architects, now we work with many more international developers and marketers. People tend to call on us when they need to take things to the next level and really communicate that vision.

“Excellence in visualisation comes from combining the technical brief with open creative collaboration and understanding the inspirations behind the vision.”

Nick Homer,
Managing Director, F10



SWSH + Gillespies + Heta + JDC



Horizon + SOM + JDC

When you're working on a project, you have to understand the concept at a deep level to be able to communicate that vision through our visualisations. It's always a pleasure when you see the level of thinking and consideration the architects have put in, and find those levels of detail that are so clever, and then bring them through into the final images.

The Battersea Power Station development from WilkinsonEyre and the new Eden Project in Qingdao, China from Grimshaw Architects have been particularly exciting to work on recently. For the new Eden project, we worked on CGIs and also an animation. This was a huge masterplan, and bringing what will be the world's largest indoor waterfall to life is always a highlight!

Coming back to Jersey, we have been working closely with Jersey Development Company on their engagement with the public for the regeneration of the St Helier Waterfront (top image on this page).

It is great to be able to illustrate how an area can really be brought to life with a new concept and landscaping.

Can you tell us which has been your favourite 3D visualisation to produce for Horizon, and why?

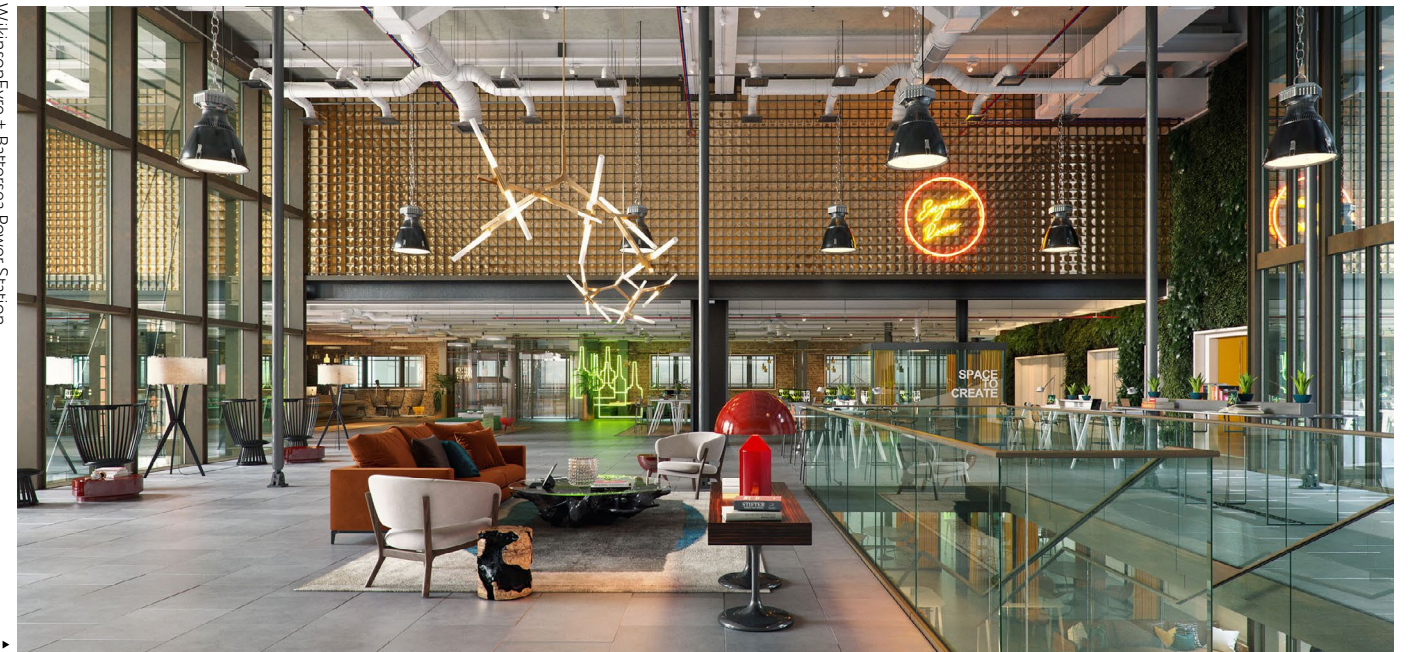
We personally love the main shot of all three blocks of Horizon. It's really stunning and has so much detail, but also we know how much work went into that image.

We were talking earlier about the laws of physics, but in that image, we actually had to raise the tide which was quite a job! And then you come to all the details in all the windows - it may just look like a window at first glance, but when you zoom in and see how much detail is in that window, that's when you begin to understand the level of work for us that is involved in each image!

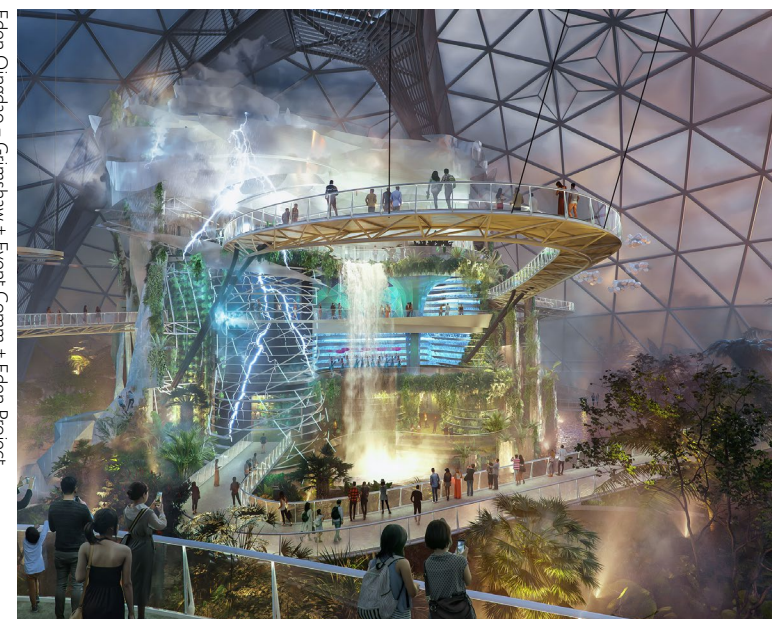
Something we really enjoyed was bringing the Horizon development to life at all of the times of day when new residents will experience it. So from the wide image of the main pedestrian walkway in full sunlight, right through to the duskier sunset images of the development, and then the really close up images, where you can see into the apartments through the windows, and adding little elements like Christmas lights and people inside.

That's where we really get excited about being able to use our creativity to make it start to feel like a real environment.

WilkinsonEyre + Battersea Power Station



Eden Qingdao - Grimshaw + Event Comm + Eden Project



How does it feel to visit a completed project?

Well we are involved right from the concept and planning stage, so it's often several years until those projects actually exist in real life. Twelve years ago, we worked on the i360, a really statement 'vertical pier' viewing tower for Brighton, designed by architectural company Marks Barfield, which also designed the London Eye, and when it opened, we were able to go up it on its opening day and experience it in real life.

The Battersea retail development will be opening later this year, so we'll be able to get a tour and compare it with our CGIs. And we have to say, being able to visit the Eden project in China when it's completed, is definitely on the list!

Many thanks to Nick Homer and Catherine Adsett. See more of F10's work at f10studios.co.uk



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Rooms

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Tailor your room style with a choice of fabrics, finishes and trimmings.

Be the designer with expert guidance to create stylish spaces that reflect your personality and tastes. All pieces are made just for you at an affordable price, with finance options available.

Step 1

Book your in-store consultation over the phone or via our website. Completing a short questionnaire that will give our designers an idea of your personal taste and needs.

Step 2

Meet with your design consultant in-store, who will share some initial ideas from your notes to start creating some interior magic together.

Step 3

Choose your whole room style. Touch and feel real samples of fillings, fabrics and test models in-store to select your colours and finishes.

Step 4

Receive your chosen design and quote via email with a digital, colourised mood board and detailed product list for your package, plus any additional products of your choosing.

Step 5

Approve the quote and await delivery, with personalised updates from our factory along the way.

Bedrooms from £1,900

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STRESS - FREE CONVENIENCE WITH HALO CONCIERGE

Ever wished there was someone on hand to take care of all the jobs you just don't have time to do? Thanks to a brand new local business, Halo Concierge, that dream can now be a reality. Halo Concierge's founder, Hayley, explains why she wants to make a difference in people's day-to-day lives.



The idea to set up a concierge business was always in the back of my mind during my very early days as a qualified NNEB nanny. As with all my nannying positions, once the time came for my little charges to flee the nest and start pre-school, my job would become less childcare-focused and more errand runner, food shopper, dog walker, gift buyer etc... and it was this part of the role that I always enjoyed, being organised and getting out and about, so I thought why not try and make a business of it!

Covid also spurred me on to make a change and try something new. After a staycation with friends and a lot of chatting, I bit the bullet and set up Halo Concierge in August 2020 to focus on providing a bespoke concierge service that would help ease the pressure on people's daily lives and chores.

Two years down the line, I have built the business up and developed a lovely, local client base that also includes several new residents to the Island. I have helped them with lifestyle services; including event planning, pet services and food/gift shopping, home management; organising tradespeople, research into and purchasing of white goods, sourcing nannies/housekeepers, interior/exterior decorating for the festive period and personal concierge; wardrobe decluttering, administration and delivery collection. The list goes on and can include everything from the everyday to the exceptional. I'm just a phone call away so if I can take some of the burden off your shoulders then please get in touch!

CLIENT STORY

"Returning from holiday having taken quite poorly, with a complete rest recovery period ahead of me of several weeks, moving into a new house and facing Christmas in 3 weeks was extremely daunting. At one point cancelling Christmas seemed the only option, that was until we were introduced to Hayley and her company, Halo Concierge.

From the first visit, getting to know each other and discussing our requirements, nothing seemed to be a problem. Our list was long and varied, Christmas present shopping and wrapping, Christmas decorating inside and out of the house, including the purchase of a stunning Christmas tree, Christmas Decorations and floral arrangements, organising the purchase and installation of outdoor Christmas lighting, organising

the professional hanging of our art collection, and finally providing introductions to a domestic cleaning company. Halo listened to the brief, completely understood our needs and fulfilled these in excess of our expectations all within a ridiculously short timescale. The attention to detail, the commitment to complete and going the extra mile seem to be the standard qualities of service that Halo offer. They rescued our Christmas back from the brink and we cannot begin to recommend them highly enough.

We are continuing to use Halo for an event in January and are hugely confident that this will be another successful event, also we know that it will be fun working with them."



Halo Concierge

Helping you ease the challenges of daily life, by taking some of the burden off your shoulders.

- Running errands
- Dog walking/Puppy pop in
- Gift buying
- Decluttering your home
- Grocery/Personal shopping
- Organising dinner parties
- Meeting tradesmen

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pick your plan

for you or a gift?

classic or deluxe?

weekly, fortnightly or monthly?

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on your chosen start date in a beautifully presented bloom box

you can pause, skip or cancel at any time

you arrange

we will give you handy tips on how to arrange your bunch every week

pop over to our facebook or instagram page to see how



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Horizon is designed to make your lifestyle easy. From sophisticated lobbies individually designed to reflect the marina setting, to a choice of restaurant and retail destinations all on your doorstep. Welcome to your new neighbourhood.

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The Horizon Marketing Suite is now operating
with our Summer opening hours:

Monday 10am - 4pm
Tuesday - Thursday 10am - 5pm
Friday 10am - 4pm
Saturdays - by appointment only.

Horizon Marketing Suite | 01534 721097 | info@horizon.je

WWW.HORIZON.JE