

S P R I N G N E W S L E T T E R 2 0 2 2
I S S U E T E N



◀ H O R I Z O N ▶

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

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





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

*A message from Jersey Development Company
and Groupe Legendre*



We have some very exciting updates to share with all of our Horizon purchasers in our Spring 22 Newsletter.

Discover the latest progress of the Horizon development and the benefits of living at this stunning waterfront location in our construction update on pages 4-5.

As this new neighborhood rises we are delighted to introduce your Property Manager, Maillard & Co. Turn to pages 6 and 7 to learn more about Maillard & Co and the role of a property manager.

Located on pages 8 to 11, Jersey Development Company and landscape architect specialists Gillespies present their landscape-led proposals to complement Horizon and create a vibrant Waterfront destination.

Let us introduce you to our unique property user guide system, Resi-Sense, the first of its kind in Jersey. The Digital Home User Guide that residents will love, you can read more about how Resi-Sense makes modern living easy on pages 12 to 13.

Create your own new home wish list with incentives from Romerils, offering you the opportunity to create your own personal profile in store, select a wish list and secure furniture in advance of completion, due to long lead in times. Turn to pages 14 and 15 to learn more.

Be in with a chance of securing a cash prize to spend at the Radisson by attending our Mortgage Event on July 23rd - discover more about this exciting event on pages 16 and 17.

We hope you enjoy reading the latest edition of our newsletter and look forward to keeping you updated as the new neighbourhood of Horizon rises.

On behalf of the whole team at Jersey Development Company and Groupe Legendre, we would like to wish all Horizon purchasers and their families a very happy and peaceful Easter.

Jersey Development Company and Groupe Legendre



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

Horizon is taking shape and we eagerly await the date when we can start welcoming homeowners to the waterfront.

The modern and light design is creating a sense of spaciousness throughout, and we are delighted to share the latest images showing the progress of the Horizon development.



Horizon Construction Update - March 2022

Building C

- Level 1: Final fix sanitaryware completed, pre snagging to start
- Level 2: Installation of hot water cylinder in progress
- Level 3: Final fix in progress
- Level 4: Flooring in progress
- Level 5: Vanity units installation in progress
- Level 6: Kitchen installation in progress
- Level 7: Doors and skirting installation in progress
- Level 8: Skimming in progress
- Level 9: Curtain wall installation in progress, M & E 1st fix in progress
- Level 10 (Roof) : Mansafe system and lightning protection completed. Brown roof to start
- JEC substation completed and live

Building B

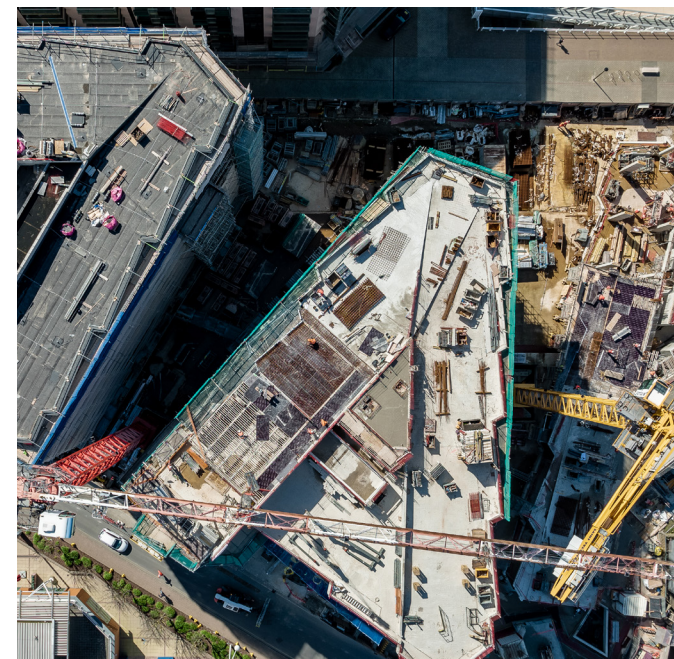
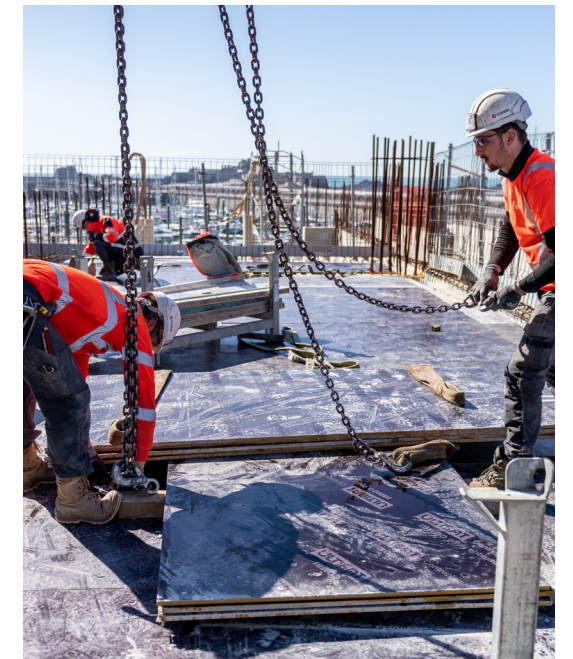
- Level 1: Kitchen installation started
- Level 2: Decoration in progress
- Level 3: Tiling in progress
- Level 4: Closing partitions and ceiling in progress
- Level 5: First fix in progress
- Level 6: Windows installation in progress
- Level 7: Concrete structure completed
- Level 8: Concrete structure completed
- Level 9: Roof slab completed
- JEC substation and infrastructure works in progress

Building A

- First floor slab and walls in progress

Basement

- Sprinklers are completed at Basement 2 and Basement 1 under C and B
- Electrical containment and drainage



M E E T Y O U R P R O P E R T Y M A N A G E R M A I L L A R D & C O

We are delighted to announce Maillard & Co as Horizon's property manager. Maillard & Co is the Channel Islands' largest and longest-standing team of property professionals, all under one roof. As Horizon's trusted property manager, and with almost a century of property experience, you are in good hands.



We met up with Chris Marsh, Director of Property Management at Maillard & Co, to find out more about their role as property manager for Horizon, and how they aim to make your move to Horizon as smooth as possible.

Tell us more about Maillard & Co and your property management team.

Maillard & Co brings together the Channel Islands' largest team of property managers, estate agents, and chartered surveyors, with many years of experience and a strong local and cultural understanding. We're a team of people who absolutely love what we do and always treat our clients with exceptional care, service and professionalism. Our goal as property managers is to ensure we align with our client's ambitions at every step of the property journey.

What can Horizon's purchasers expect from Maillard & Co as property managers?

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.

What will Maillard & Co bring to their role of property managers for Horizon?

We really care about local property, and have successfully managed many commercial and residential developments for years. As an accredited RICS-regulated provider, our team bring a reliable, trusted and highly experienced approach to all aspects of property management. We always have our client's best interests in mind, and we hold regular meetings and produce financials with a committee.

Is there a specific person who will be responsible for Horizon enquiries?

Yes absolutely. We will be appointing a dedicated Senior Property Manager for Horizon, with a support colleague that will be the main point of contact. We will announce more details of this appointment closer to completion.

Tell us more about how you will use Resi-Sense.

Resi-Sense provides a great way to engage and empower all Horizon's residents. After all, our role as property managers is to ensure that everything is running smoothly at all times. If any issues arise, Resi-Sense is a great touchpoint between us and all residents. With features such as real time messaging we will be able to supply news updates for the whole development without risking anything getting lost in your inbox. Resi-Sense will make it a very smooth process for those who wish to stay updated.

Maillard & Co

Open Events



As we move closer to completion, the team at Maillard & Co together with the sales team at JDC will be holding a series of Open Events to introduce themselves, provide information and an opportunity to ask questions relating to their services and your new home. An invite will be sent out prior to the event. 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.

*Maillard & Co opening times:
Mon-Fri: 9.00am – 5.00pm*

pm@maillardandco.com | +44 (0) 01534 880 880



S O U T H W E S T S T H E L I E R W A T E R F R O N T

In response to public feedback, plans have been submitted to regenerate South West St Helier Waterfront (SWSH) and JDC have commissioned landscape architect specialists Gillespies, to create the new landscape-led Visionary Framework for the Waterfront in line with the Planning Guidance set out in the SWSH Framework.

Working alongside landscape architect specialists Gillespies, Jersey Development Company have submitted plans to develop a prestigious new waterfront neighbourhood. The development is a response to public feedback and will be phased over a ten-year period. The Outline Planning Application proposes fundamental parameters on sustainability, biodiversity, connectivity, open spaces, uses, design, building heights and views.

The plans provide an amazing opportunity to enhance the Waterfront, improving connectivity between the Waterfront and the town centre via a new pedestrian and cycle crossing. The development includes a network of new streets reserved for pedestrians and cyclists, to aid permeability and support the Government's sustainable transport objectives.

JDC's ambition is for the Waterfront to be an environmental exemplar. It responds to Jersey's aims for carbon neutrality by 2030, with a focus on minimising the energy requirements of the completed development, as well as reducing in-built carbon.

The proposals will create a vibrant Waterfront destination and community, including approximately 1,000 new homes, arts and culture facilities, plus food, beverage and retail amenities. Proposed leisure facilities include a new indoor swimming pool, gym and children's aquatics centre, an outdoor lido, an indoor kids' zone and bouldering centre, outdoor play provisions, a designated cycle hub and vehicle and cycle parking facilities for public and residential use.

There was a high level of engagement in the three public consultations which took place between October 2020 and August 2021. Constructive contributions led to a reduction in height of corner buildings to eight storeys and brought the gateway building down from 16 storeys to a maximum of 12.

Feedback also highlighted the desire for increased areas of leisure across the site, including more open spaces to play, enhanced public realm, additional water features and more opportunities for art and culture. New facilities for alternative modes of transport, including a 400-space bike hub, will also encourage healthy lifestyles and support wellbeing.

The plans have been submitted with a deep understanding of the importance of Jersey's unique character and identity, focusing to provide the island with a Waterfront that is a real destination.

Turn to the next spread to see more details of the enhanced South West St Helier Waterfront neighbourhood.

Follow Jersey Development Company on LinkedIn and Instagram to stay up to date with the latest news and announcements.



The Framework

Framework Concept
Framework Plan



The Park

- 1. New castle ticket kiosk animates the West Park Gateway
- 2. Proposed new slipway alignment
- 3. Garden rooms
- 4. Extended promenade to the north of the German casemate
- 5. German casemate retained and celebrated
- 6. Bus stop and bus priority lane
- 7. Two-way cycleway connecting to the Esplanade and Castle Street
- 8. Landscape mounding
- 9. Park playground
- 10. Flexible flush lawn space
- 11. Pool kiosk, cafe and toilet amenities
- 12. 25m long, 4 lane Lido
- 13. 10m wide waterfront promenade
- 14. Existing revetment retained

Mixed-use Waterfront

- 15. Flexible waterfront square with tree grove, water animation and public art
- 16. The Central Square is animated by an arthouse cinema and the cycle hub
- 17. Esplanade Square acts as an outdoor exhibition space
- 18. The Pocket Square offers a quiet retail spill-out area anchored off of the lane
- 19. Uplifted streetscape with planted central median and street trees
- 20. Pedestrian lane
- 21. Pedestrian arcades
- 22. Private communal courtyard
- 23. Hopper bus drop off
- 24. Marina Gardens play hub with cafe and amenity kiosk
- 25. 1st floor residents amenity podium garden
- 26. Pedestrian connection to Trenton Square
- 27. Landscape interface to Trenton Square
- 28. Bus gate
- 29. Extension of Esplanade cycleway
- 30. Access to Leisure Building





R E S I - S E N S E , Y O U R D I G I T A L H O M E U S E R G U I D E

Horizon has been designed to make your lifestyle easy. That is why we're introducing Resi-Sense, your new digital home user guide, which will provide all the information you'll need for your new home.



Jersey Development Company is raising the bar for our Horizon residents by delivering Resi-Sense, an online portal which streamlines how the development will be run, whilst hosting all of your individual apartment information.

So what is Resi-Sense? It's a digital portal we've chosen to use in order to continuously deliver value to all Horizon residents. Resi-Sense is more than just a handbook. It includes many features such as facility booking and defect reporting, making it easier and quicker for all residents to communicate with the property manager.

“Accessed online, anytime, from any device. Putting property knowledge in the palm of your hand. Our solution reduces print costs, does away with bulky paper-based manuals and makes future updates hassle free.”

Resi-Sense is stored entirely in the cloud, where residents can access beautifully presented digital home user guides from anywhere on any device. Helping you to make the most of your home, Resi-Sense is simple to access and provides streamlined communication between owners/occupiers and the property manager.

Resi-Sense provides simplified communication tools, creating a seamless experience. With a clear and simple user interface, it will be easy for residents to navigate quickly to the information they need.



Along with the contemporary design of our homes, we aim to ensure that your experience of living at Horizon can offer a level of convenience that suits modern lifestyles.

Through Resi-Sense you will be able to message the concierge, track parcels and deliveries, report any issues, and stay up to date with community news. It is a system that has been designed to make everyday life easier, and will contain every piece of vital documentation for each and every apartment.

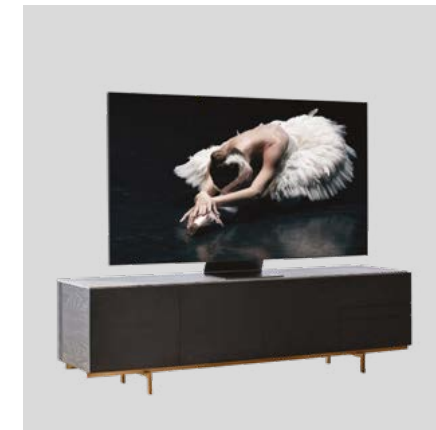
“Life at Horizon has been designed for those who want to enjoy all the convenience of a contemporary lifestyle, and Resi-Sense certainly makes your life just a little bit easier!”

We look forward to being able to keep you updated on the features and functionality of Resi-Sense over the next few months, and introduce you to the digital solution designed to make everyday life at Horizon as smooth as possible.



Create Your Own Horizon Wish List

Stunning interiors for your new Horizon home.



Take advantage of the exclusive Horizon Apartments discounts on selected ranges at Romerils.

Visit our store and create your own personalised online profile to help you furnish and design your new Horizon home.

Make payments as and when you choose, or allow your family and friends to purchase house warming gifts for you.

Visit www.romerils.com/horizon-form to make an appointment.



R O M E R I L S
home interiors

SOFAS / BEDS / TELEVISIONS / BALCONY FURNITURE / LIGHTING & MIRRORS / APPLIANCES / HOUSEWARES

St Helier | T: 738806 | enquiry@romerils.co.je | www.romerils.com
Open Monday - Saturday 8.00am - 5.30pm



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 event is for you.

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

Right at home.



Mortgages,
by **BUTTERFIELD.**

Everyone deserves a home they love; one that's a sanctuary of calm in our busy world and a source of pride and security.

To make your dream a reality, we offer a range of mortgage products. Our streamlined application process and on-island lending team means decisions are made locally, and we can respond to your mortgage application within a few days.

What's more, if you're purchasing a Horizon apartment, we will waive the arrangement fee.

Let's have a conversation about how Butterfield can help.

E-mail CIMortgages@Butterfieldgroup.com or call us on 843 300.



butterfieldgroup.com



0420-08MAR2022

Your property may be repossessed if you do not keep up with repayments on your mortgage. To apply, you must be 18+ and resident in Jersey. All mortgages are subject to status and valuation. The maximum amount you can borrow will depend on your individual financial situation, your other circumstances, the property you wish to buy and the type of mortgage you choose.

Butterfield Bank (Jersey) Limited ("BBJL") is regulated by the Jersey Financial Services Commission to conduct deposit-taking business under the Banking Business (Jersey) Law 1991 (as amended), and investment business, fund service business and money service business pursuant to the Financial Services (Jersey) Law 1998, (as amended). BBJL is registered under the Data Protection (Jersey) Law, 2018 and is registered with the Jersey Registrar of Companies for the purpose of the Companies (Jersey) Law 1991 (as amended). Registered office address: St. Paul's Gate, New Street, St Helier, Jersey JE4 5PU. Company registration number 124784. Terms and Conditions can be obtained from our website and copies of the latest audited accounts are available on request. BBJL is a wholly-owned subsidiary of The Bank of N.T. Butterfield & Son Limited.

CP INTERIORS TOGETHER WITH HORIZON

Add your own style and character to your Horizon home with window dressings from CP Interiors and enjoy preferential rates and early installation after you have completed.



Discover the vast range of window dressings available to Horizon purchasers and take advantage of a free design consultation with CP Interiors. Choose from options for all budgets, from simple solutions to luxury options and both manual and electric window dressings and blinds.

CP Interiors will have all of the measurements for your apartment windows on record, so you can enjoy the hassle-free solution of having your windows dressed within days of getting your keys. Visit the CP Interiors team and you'll be able to view the various choices for window dressings, offering you convenience and choice as you move into your new home at Horizon.

*The show room located at Rue des Pres Trading Estate is now open - our opening times are:
Mon-Fri: 8.30am – 5.30pm | Sat: 10.00am – 2.00pm*



ADVANTAGES OF WINDOW DRESSINGS

- + ADDING STYLE AND RETAINING YOUR VIEW
- + PRIVACY
- + TEMPERATURE AND GLARE CONTROL
- + LIGHT CONTROL
- + ENERGY SAVING

WHY CHOOSE CP INTERIORS?

- + PREFERENTIAL RATES FOR HORIZON PURCHASERS
- + EARLY INSTALLATION - POST COMPLETION
- + UNBEATABLE PRICE PROMISE
- + A VAST RANGE OF WINDOW DRESSINGS
- + INTEREST-FREE CREDIT AVAILABLE



With CP Interiors, you can benefit from a free consultation to discovery which window dressings will be best for your apartment, as well as advice on furniture, wallpaper, rugs, mirrors and more.

info@cpinteriors.je | +44 (0) 1534 768141

W W W . C P I N T E R I O R S . J E

Expect more from your money, we do.

We are here to help guide you financially.

HBFS is an independent, regulated advisory company with extensive expertise and knowledge in financial planning and services.

Now is the ideal time to review your finances and take action on the simple steps that will have the greatest impact on your future.

Book your free consultation today.



T. 00441534754444
www.hbfs.co.je

INVESTMENTS
SAVINGS
RETIREMENT PLANS
LIFE COVER
CRITICAL ILLNESS
MORTGAGES
BUSINESS PROTECTION



HBFS Independent Financial Advisers is a trading name of Homebuyer Financial Services Limited who are regulated by the Jersey Financial Services Commission under the Financial Services (Jersey) Law 1998 for the conduct of investment business. Reg 72030.



◀ H O R I Z O N ▶

Horizon’s façade is inspired by the natural beauty of the surroundings and the floor to ceiling glazing captures the light of the sun moving across the bay. Learn more about the next steps you will need to follow in order to complete the buying process within this contemporary waterfront development.

Mortgage Provider:	Telephone:	Email:
Barclays	812957	xranewmortgageenqui1@barclays.com
NatWest	282262	mortgagecentrejersey@rbsint.com
Lloyds	07797 720 733	jerseymortgages@lloydsbankinternational.com
Skipton	509501	jerseyenquiries@skiptoninternational.com
Santander International	885000	mortgages@santanderinternational.co.uk
Butterfield	843333	jersey@butterfieldgroup.com
HSBC	606616 / 606505	mortgage.jsy@hsbc.com

Mortgage Broker:	Telephone:	Email:
The Mortgage Shop	789830	info@mortgageshop.je
Cherry Godfrey	711666	mortgages@cherrygodfrey.com

Additional Fees

Your conveyancing fees are paid by Jersey Development Company. If you are obtaining a mortgage there will be a charge to cover your lawyer's correspondence with your chosen mortgage provider. Please obtain these costs from your lawyer.

ENTITLED First Time Buyers will receive reduced Stamp Duty costs for any property under the value of £500,000.
LICENSED First Time Buyers are responsible for paying Stamp Duty at the normal rate.

STEP BY STEP GUIDE
TO THE
COMPLETION PROCESS

- 01. *Sign up*

▶ Sign contracts and pay the 10% deposit.
- 02. *Practical Completion date confirmed*

▶ The Practical Completion (PC) date is the date from which the building can be occupied. We cannot permit any access until we have received the legal PC certificate.

JDC will notify you in advance of the expected PC date. This is the time to make contact to secure your mortgage, if you have not already done so.
- 03. *Apply for your mortgage*

▶ Approach your chosen mortgage provider/broker to initiate borrowing. As mortgage approval can take up to 2-3 months, we advise starting the process as soon as you receive a PC date from JDC.

There are six lenders on the island as follows: Lloyds, Santander, Barclays, Skipton, HSBC, Natwest and Butterfield. Contact details are opposite.
- 04. *Valuation*

▶ If you are securing a mortgage, a valuation by an independent surveyor is required. The mortgage provider will arrange a valuation directly with Jersey Development Company, there is nothing you will need to do to organise this. Note this does not happen until after PC.
- 05. *Offer letter*

▶ Upon successful completion of your valuation and mortgage application, you will be provided with an offer letter and loan documentation which will be sent to your lawyers.
- 06. *Inspection*

▶ As the completion date nears, our team will book you in to view your apartment, this will not take place until after PC. You may bring one contractor with you during your viewing should you wish to measure anything internally.
- 07. *Instruction to proceed*

▶ Notify your lawyers that you are happy to proceed with completion and instruct them to draw down on the funds provided by the mortgage provider. If you are supplementing the borrowing with your own additional funds, we advise that you transfer these directly to your lawyer in advance of your inspection so that it does not delay the completion process.
- 08. *Transfer of funds*

▶ The funds provided by your mortgage provider will be transferred by your lawyer to our lawyer – this process can take up to 24 hours.
- 09. *Collect your keys*

▶ Once our lawyer has received your completion funds, your contract is fulfilled and we will invite you to collect your keys to hand the apartment over to you.

· H O R I Z O N ·

May we take this opportunity to wish you all a wonderful Easter.



Monday & Friday - 10:00 - 16:00
Tuesday, Wednesday & Thursday - 10:00 - 17:00
Saturday - 10:00 - 13:00

EASTER CLOSING TIMES
The Sales Office will be closed
from the 15th - 25th April.

01534 721097 | info@horizon.je
www.horizon.je