

Date of meeting	Horizon discussion summary
5 October 2020	<ul style="list-style-type: none"> • The site has been closed due to Covid-19 for 4 and a half months between March and July. • Government of Jersey has allowed the overseas contractors to return and work on the site. • In addition, prior to Covid, a six-month delay was incurred due to below ground obstructions encountered. • Estimated completion is phase 1 Q4 2022, phase 2 Q1 2023 and phase 2 Q1/Q2 2023.
8 December 2020	<ul style="list-style-type: none"> • Construction is progressing well following the return of the French workers. • The first-floor slab should be poured before Christmas and, from the New Year, it is expected a new floor per month will be added.
9 March 2021	<ul style="list-style-type: none"> • The Horizon development continues to be challenging due to Covid and the primary contractor being based off Island, with workers travelling home every fortnight resulting in a 7-day isolation in France, but it is moving forward. • The Contractors report that France imposes a 7-day self-isolation period for all inbound travellers, regardless of where their journey originated. • Horizon purchasers are being kept informed of the delays on a six-monthly basis. • At the end of September 2020, a 5-month delay was reported and there were no objections received. • Currently there are a further 41 days of delay to the end of February 2021, which is being assessed independently and further delays in March to be communicated to purchasers in April.
24 May 2021	<ul style="list-style-type: none"> • A focus for Horizon is on reviewing the design to conform with the latest emerging fire regulations in the UK post-Grenfell. • There were still delays on site due to the French workers working for two weeks before returning to France and then having to isolate for a week. • The first building has reached the fourth floor and should be ready for occupancy by the end of 2022.
14 July 2021	<ul style="list-style-type: none"> • The building has now almost reached the height of Castle Quay with a further 3 or 4 floors still to be constructed. • The delays due to Covid continue as expected and the completion dates are unchanged from the last meeting.
18 October 2021	<ul style="list-style-type: none"> • It was noted that the French workforce are now fully vaccinated, so the site has returned to the pre-Covid travel cycle. • Barring further unforeseen delays, the Practical Completion dates for the development are: East block Q4 2022, South block Q1 2023 and West block late Q2 / early Q3 2023.
24 January 2022	<ul style="list-style-type: none"> • The workforce is back at full complement following the Christmas and New Year break and completion of the first building is expected in October 2022.
10 May 2022	<ul style="list-style-type: none"> • Discussions are taking place between the Contractor and the JDC team regarding exactly when the first building will be complete, however it should be within Q4 2022. • The Ukraine war is impacting the supply of aluminium coming from that region, so alternative suppliers are being sourced.

3 October 2022

- JDC wrote to Purchasers on 29 September 2022 to notify them that the Practical Completion of Horizon East has been delayed from 30 November 2022 to 13 January 2023.
- The reason for this delay is that the Island is currently experiencing a labour shortage which is impacting all industries, including the local construction industry.
- The situation has been exacerbated on the Horizon project due to the fact that there are a number of construction projects nearing completion at the same time, including the developments at Ann Court, Bath Street, Hotel de France and La Collette Low Rise, with skilled workers in high demand.
- Legendre Contractors, the main contractor, is obtaining additional labour from the UK and Europe to achieve the Practical Completion date for the Horizon development.