

[REDACTED]

From: [REDACTED]@gov.je>
Sent: 27 June 2023 09:30
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Name on The Laurence Lease

Morning all- I've spoken to [REDACTED] - I believe we are all in agreement on this as outlined below. [REDACTED] will confirm shortly and will ensure the lease is signed etc.

Many thanks

From: [REDACTED]
Sent: Tuesday, June 27, 2023 9:22 AM
To: [REDACTED]
Cc: [REDACTED]@gov.je>; [REDACTED]@palladiumgroup.co.uk>; [REDACTED]
[REDACTED]@gov.je>; [REDACTED]
[REDACTED]@palladiumgroup.co.uk>
Subject: Re: Name on The Laurence Lease

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear [REDACTED], we need a definite confirmation of our figures in this email chain no later than 11am today as we will not have time to send the leases out.
Kind regards.

[REDACTED]

On Tue, Jun 27, 2023 at 8:48 AM [REDACTED] wrote:

Hi [REDACTED]

I hope you are well

As per my email below yesterday -

The agreed amount is [REDACTED] per month a blended amount doesn't actually work to that exact figure nor does it help with any renewals next year for example should The States wish to renew 2 with parking & 4 with out etc the figures will all be wrong. This way the figures are correct & you pay exactly [REDACTED] per month.

Many thanks

8:45

◀ Trello

[REDACTED] is an organisation of separate partnership form, each established with a name from the jurisdiction of the shareholders and directors of any



me Jun 26

to [REDACTED]

Hi [REDACTED]

On Tue, Jun 27, 2023 at 8:41 AM [REDACTED]@gov.je> wrote:

Morning all

Apologies- I believe the rent below outlined by [REDACTED] is incorrect? We have agreed to pay the sum of £[REDACTED] per month per unit- not £[REDACTED]. Presumably the pro rata rent (£[REDACTED]) needs to be amended to reflect this?

Many thanks

[REDACTED]

From: [REDACTED]@palladiumgroup.co.uk>

Sent: Tuesday, June 27, 2023 6:43 AM

To: [REDACTED]>; [REDACTED]@gov.je>

Cc: [REDACTED]>; [REDACTED]@gov.je>; [REDACTED]@palladiumgroup.co.uk>

Subject: RE: Name on The Laurence Lease

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]

This looks fine to me .

Please get the leases out for signature.

[REDACTED]

CHAIRMAN



Palladium Group | Bourne House | Francis Street | St Helier | Jersey | JE2 4QE

www.palladiumgroupci.com

Mobile: [REDACTED]

Work: [REDACTED]

From: [REDACTED]
Sent: Monday, June 26, 2023 7:43 PM
To: [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>
Cc: [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>; [REDACTED] <[\[REDACTED\]@palladiumgroup.co.uk](mailto:[REDACTED]@palladiumgroup.co.uk)>; [REDACTED] <[\[REDACTED\]@palladiumgroup.co.uk](mailto:[REDACTED]@palladiumgroup.co.uk)>
Subject: Re: Name on The Laurence Lease

I have amended the lease for the pro-rata rent. Please let me know if this is suitable wording or you would like any changes. If you could come back to me first thing in the morning that would be helpful as we are on a tight turn around!

1.1 Rent: the sum of £[REDACTED] Pounds, is to be paid in advance for the rent due between [REDACTED] - [REDACTED] and thereafter the sum of £[REDACTED] payable monthly in advance on the first day of every calendar month starting on [REDACTED]; payment ref: [REDACTED]

2.2 The Tenant shall pay to the Landlord the Rent to [REDACTED] for the rent due between [REDACTED] as shown in 1.1 for the sum of £[REDACTED] and into the account number [REDACTED], sort code [REDACTED], and thereafter £[REDACTED] by standing order, the Rent payable in advance in equal monthly instalments and for value on the first day of each calendar month during the Term, the first of such payments to be made on the [REDACTED], and thereafter monthly in advance as aforesaid.

Please let me know if this is OK with you or you would like it written another way.

Kind regards.

[REDACTED]

On Mon, Jun 26, 2023 at 1:04 PM [REDACTED]@gov.ie> wrote:

Good Morning [REDACTED]

I have reviewed the lease sent by DocuSign and have the following comments :

Agreed Terms 1.1 Rent

By [REDACTED] email of 25th May, it was agreed that the total agreed rental figure for the 16 apartments and 8 car parking spaces of £ [REDACTED] pa would be applied by way of a blended rental figure of £ [REDACTED] per calendar month per apartment

Clause 2.2

As noted above, the rental figure should be £ [REDACTED]

Clause 3.3

It was agreed that the words " fair wear and tear excepted " should be included after the word "decoration" in line 2. This has been included as agreed in Clause 3.14.

I would be grateful if you would amend as above and then forward me the updated lease for signature.

Kind regards.

[REDACTED]

[REDACTED]

Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey

La Collette Depot | [La Route de Veulle | St Helier | Jersey | JE2 3NX](#)



Infrastructure and Environment

From: [REDACTED]
Sent: Monday, June 26, 2023 12:22 PM
To: [REDACTED] [@gov.je](#)>
Cc: [REDACTED] [@gov.je](#)>; [REDACTED]
Subject: Re: Name on The Laurence Lease

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thank you, [REDACTED] the first lease has been sent to you and to [REDACTED] to sign via docu sign for the signing on behalf of [REDACTED]

Once it has been confirmed by you and by [REDACTED] n that you're happy with that lease, the rest will follow please can you read and sign as soon as possible.

All the best as ever

On Mon, Jun 26, 2023 at 11:32 AM [REDACTED]@gov.je> wrote:

Hi [REDACTED]

It is - The Public of the Island of Jersey c/o Jersey Property Holdings.

Many thanks.

[REDACTED]

[REDACTED]

Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey

La Collette Depot | [La Route de Veulle | St Helier | Jersey | JE2 3NX](#)



**Infrastructure
and Environment**

From: [REDACTED]
Sent: Monday, June 26, 2023 11:23 AM
To: [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED]
Subject: Name on The Laurence Lease

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED] and [REDACTED]

I hope you had a good weekend.

We have been given the name - Jersey Property Holdings (JPH) for the leases

[REDACTED] has been given the name - The Public of The Island of Jersey

Please can you confirm asap as some of these are ready to go out bar this.

All the best

[REDACTED]

Partner

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 26 June 2023 15:39
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Name on The Laurence Lease [REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thanks [REDACTED]

Yes they do.

A new draft will be sent in the next 15 mins [REDACTED] & [REDACTED] if you can then confirm once you have it all ok the others will follow on.

All the best

On Mon, Jun 26, 2023 at 2:14 PM [REDACTED] <[\[REDACTED\]@palladiumgroup.co.uk](mailto:[REDACTED]@palladiumgroup.co.uk)> wrote:
this is fine as long as figures balance.

Sent from my Galaxy

----- Original message -----

From: [REDACTED]
Date: 26/06/2023 14:44 (GMT+01:00)
To: [REDACTED] <[\[REDACTED\]@palladiumgroup.co.uk](mailto:[REDACTED]@palladiumgroup.co.uk)>
Cc: [REDACTED] <>, [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>, [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>, [REDACTED] <>, [REDACTED] <[\[REDACTED\]@palladiumgroup.co.uk](mailto:[REDACTED]@palladiumgroup.co.uk)>
Subject: Re: Name on The Laurence Lease [REDACTED]

Hi [REDACTED]

We had discussed that it should not be a blended figure - as some are with parking & some are without, when some apartments are renewed next year & some are not, the figures are out of kilter. This was supposed to be for easy renewal so long as the full rent figure came to [REDACTED] per month.

Meaning with parking we are at [REDACTED] per month

With out parking

[REDACTED]

per month

Please let me know if this still works for you or you want to go back to the blended rate.

All the best

On Mon, Jun 26, 2023 at 1:21 PM [REDACTED] <[\[REDACTED\]@palladiumgroup.co.uk](mailto:[REDACTED]@palladiumgroup.co.uk)> wrote:

Hi [REDACTED]

Can you add In what [REDACTED] suggested please below

My draft defined Rent as £x (or such greater sum as shall become payable upon the extension of the Term). Which I see has dropped out.

Also can you make sure the blended rate is correct.

Thanks

[REDACTED]

CHAIRMAN



www.palladiumgroupci.com

Mobile: [REDACTED]

Work: 01534 [REDACTED]

From: [REDACTED]
Sent: Monday, June 26, 2023 1:18 PM
To: [REDACTED] <[REDACTED]@gov.je>; [REDACTED]
Cc: [REDACTED] <[REDACTED]@gov.je>; [REDACTED]
[REDACTED] <[REDACTED]@palladiumgroup.co.uk>; [REDACTED] <[REDACTED]@palladiumgroup.co.uk>
Subject: RE: Name on The Laurence Lease [REDACTED]

Dear All

The commercial point on the level of rent is not one for me but I did think we were on a blended rate of £ [REDACTED]

The words Fair Wear and Tear were properly in Clause 3.3 in my draft.

There are redundant words "at the Property" at the end of the definition of Demised Premises which already says any replacement space needs to be at the Property.

My draft defined Rent as £x (or such greater sum as shall become payable upon the extension of the Term). Which I see has dropped out.

In clause 6 the word "maximum" is wrongly spelt.

Regards

[REDACTED]

[REDACTED]

PARTNER | PROPERTY

[REDACTED]

Tel: +44 (0)1534 [REDACTED]

Mobile: +44 (0) [REDACTED]

[REDACTED]

[BERMUDA](#) | [BVI](#) | [CAYMAN](#) | [GUERNSEY](#) | [HONG KONG](#) | [ISLE OF MAN](#) | [JERSEY](#) | [MAURITIUS](#) | [SEYCHELLES](#) | [SHANGHAI](#)

[REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@gov.je>

Sent: 26 June 2023 13:05

To: [REDACTED]

Cc: [REDACTED] <[REDACTED]@gov.je>; [REDACTED]

Subject: [EXTERNAL] RE: Name on The Laurence Lease

This Message originated outside your organization.

Good Morning [REDACTED]

I have reviewed the lease sent by DocuSign and have the following comments :

Agreed Terms 1.1 Rent

By [REDACTED] email of 25th May, it was agreed that the total agreed rental figure for the 16 apartments and 8 car parking spaces of £ [REDACTED] pa would be applied by way of a blended rental figure of £ [REDACTED] per calendar month per apartment

Clause 2.2

As noted above, the rental figure should be £ [REDACTED]

Clause 3.3

It was agreed that the words “ fair wear and tear excepted “ should be included after the word “decoration” in line 2. This has been included as agreed in Clause 3.14.

I would be grateful if you would amend as above and then forward me the updated lease for signature.

Kind regards.

[REDACTED]

[REDACTED]

Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey

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Infrastructure
and Environment

From: [REDACTED]
Sent: Monday, June 26, 2023 12:22 PM
To: [REDACTED] <[REDACTED]@gov.je>
Cc: [REDACTED] <[REDACTED]@gov.je>; [REDACTED]
Subject: Re: Name on The Laurence Lease

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thank you, [REDACTED] the first lease has been sent to you and to [REDACTED] to sign via docu sign for the signing on behalf of [REDACTED]

Once it has been confirmed by you and by [REDACTED] that you're happy with that lease, the rest will follow please can you read and sign as soon as possible.

All the best as ever

On Mon, Jun 26, 2023 at 11:32 AM [REDACTED] <[REDACTED]@gov.je> wrote:

Hi [REDACTED]

It is - The Public of the Island of Jersey c/o Jersey Property Holdings.

Many thanks.

[REDACTED]

[REDACTED]

Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey

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Infrastructure and Environment

From: [REDACTED]
Sent: Monday, June 26, 2023 11:23 AM
To: [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED]
Subject: Name on The Laurence Lease

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED] and [REDACTED]

I hope you had a good weekend.

We have been given the name - Jersey Property Holdings (JPH) for the leases

From: [REDACTED]
Sent: Friday, May 26, 2023 12:38 PM
To: [REDACTED]
Cc: [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED]
Subject: The Laurence - holding deposits 16 one beds

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]

The States are not in a position to make a payment of the first month's rent today. They need to set [REDACTED], on the [REDACTED] payment system, as a payee, and this can take several days in itself. There are lots of stages to this process, and then a purchase order needs to be raised, acknowledged and signed off before a payment can be authorised and actioned. We are fairly close to finalising the lease but JPH won't make a payment on behalf of tax payers without fully signed leases, I am sure you and Palladium appreciate that.

It has been a bit of a surprise for all that there has been such a rush on payments with a immediate deadline. I appreciate that you need to test the commitment of the individual tenants in the other properties, but the States are fully committed to the 16 one beds, with occupiers lined up as soon as they are free. The building is still to be finished.

Let's get the leases signed, and then we can get the first payments made, without unnecessary pressure.

Many thanks.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 06 June 2023 15:14
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: The Laurence - Draft lease for apartment and parking agreement

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]

Thanks for your email & great that we are so close on the lease.

I will speak to [REDACTED] on the start date today & come back ASAP.

Thank you

On Tue, Jun 6, 2023 at 3:11 PM [REDACTED]@gov.je> wrote:

Good afternoon [REDACTED]

I have recently returned from annual leave and note your email below. Whilst I believe the issue holding fees etc has been resolved by [REDACTED] and the team on behalf of the Government in my absence, but I thought I should pick up on the your point regarding move in dates?

We are very keen to agree a move in date as we need 'fit out' all x16 units with furniture, small items etc. I emailed [REDACTED] about this earlier today- but if we can agree this with you that's great.

We can take the units on during the timeframe proposed below. I believe [REDACTED] and [REDACTED] have now finalised the lease agreement and I expect this can be signed any day- we just need to agree the date...

We can take the units on from 16th – we will spend a few weeks getting them ready, kitting them out with the furniture and enabling the accommodation team to do inventory checks etc. Then we can enable colleagues to move in from the end of the month or as soon as each unit is ready.

Thanks

[REDACTED]

From: [REDACTED]@gov.je>

Sent: Thursday, May 25, 2023 9:09 AM

To: [REDACTED]

Cc: [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED]

Subject: FW: The Laurence - Draft lease for apartment and parking agreement

Good Morning [REDACTED]

I hope all is well with you.

We have received the below email from [REDACTED]

Please could you advise whether you have yet had an opportunity to consider the revised lease agreements I sent back to you last week.

Many thanks for your help with this.

Kind regards.

[REDACTED]

[REDACTED]

Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey

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Infrastructure and Environment

From: [REDACTED]

Sent: Wednesday, May 24, 2023 6:35 PM

To: [REDACTED] [@gov.je](#)>

Cc: [REDACTED] [@gov.je](#)>; [REDACTED] [@gov.je](#)>; [REDACTED]

Subject: Re: The Laurence - Draft lease for apartment and parking agreement

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi All,

I hope you are well, please see below going out to all tenants today.

Dear New Tenant of The Laurence

Palladium Group are aiming for completion between the 16th and 30th June & now require a holding fee for your apartment, the funds you will be sending are for the holding fee are non-refundable and will also cover your first months rent at the Property Let.

Please can you pay the account given below -

[REDACTED]

Account number: [REDACTED]

Sort Code: [REDACTED]

Quoting [REDACTED]

Please provide proof of payment by emailing [REDACTED].

We have also been asked to confirm how much notice you will require to move & if you can confirm that you will be able to move between 16 June & 30 June.

We look forward to hearing from you.

Care : If you have received this email and it was not intended for you, please reply to the sender, and then delete it. Please treat our information in confidence. This communication may contain legal advice which is confidential and/or privileged. It should not be forwarded or copied to anyone else without the prior permission of the sender.

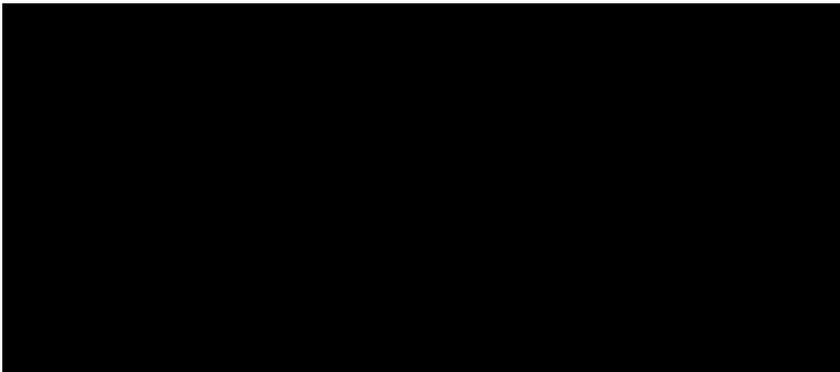
Contract : This email does not form any binding agreement unless it is supported by an official States of Jersey purchase order form.

Content : All States information systems may be monitored to ensure that they are operating correctly. Furthermore, the content of emails and other data on these systems may be examined, in exceptional circumstances, for the purpose of investigating or detecting any unauthorised use. This email has been scanned for viruses by the States of Jersey email gateway.

Confidentiality and Privacy : The confidentiality of this e-mail and your reply cannot be guaranteed. As a public authority, the States of Jersey is subject to the provisions of the Freedom of Information (Jersey) Law 2011. Under this Law we may be required to disclose information we hold, including the contents of this email and any response to it, unless the information is protected from disclosure by an exemption under the Law or any other enactment, including the Data Protection (Jersey) Law 2018. We collect and process personal information about you under the Data Protection (Jersey) Law 2018. For more information on how we use your data please go to our privacy statement pages on www.gov.je.

--

Kind Regards,



Disclaimer:

 are not liable for any invoices that you may send to us with works carried out on properties we manage. If we have instructed you to carry out any works on behalf of our clients your agreement and invoicing is to be addressed to the Landlord/Owner and they are solely responsible for any amounts outstanding. We are only permitted to pay any amounts owed if instructed to do so by the Landlord/Owner. When invoicing please mark for the attention of the Landlord/Owner with a reference of the property visited and then send to 

[REDACTED]

From: [REDACTED]@gov.je>
Sent: 16 June 2023 10:01
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: The Laurence - Draft lease for apartment and parking agreement [REDACTED]

Good morning [REDACTED]

I have replied to [REDACTED] on this matter earlier this morning. I will forward you and [REDACTED] my response.

In summary- we are committed to taking on these units. I continue to ask for an agreed specific date urgently so we can ensure rent is paid promptly as requested on that agreed date. The process our side takes at least a week and in order to raise the Pro-forma we need a signed copy of the lease. I'm assuming neither side will sign a lease without a date on it?

We also have a risk our side in that we have to have the furniture we ordered for these units several weeks ago delivered by no later than 30th. The proposed timeline is 23-30th- my suggestion here is that we agree 30th as the date- we can then sign the lease, raise the payment and then organise the delivery of furniture etc for the 16 units.

This seems like a reasonable request and one that will deliver the desired outcomes on both sides.

Many thanks

[REDACTED]

From: [REDACTED]
Sent: Friday, June 16, 2023 9:51 AM
To: [REDACTED]@gov.je>
Cc: [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED]@gov.je>
Subject: RE: The Laurence - Draft lease for apartment and parking agreement [REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear All

We have agreed that the leasing arrangements will commence from the date the units are complete for occupation. This is expected and intended to be before the end of June.

A suggestion has been made that if there were to be slippage that an August commencement date would be required by Government. This is not acceptable to [REDACTED] the leases must run from completion of the units. This is not a negotiable point.

Please confirm that is understood and agreed.

Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 05 June 2023 13:00
To: [REDACTED] <[\[REDACTED\]@gov.ie](mailto:[REDACTED]@gov.ie)>
Cc: [REDACTED] <[\[REDACTED\]@gov.ie](mailto:[REDACTED]@gov.ie)>; [REDACTED] <[\[REDACTED\]@gov.ie](mailto:[REDACTED]@gov.ie)>; [REDACTED] <[\[REDACTED\]@gov.ie](mailto:[REDACTED]@gov.ie)>
Subject: RE: The Laurence - Draft lease for apartment and parking agreement [REDACTED]

Thank you [REDACTED] and I shall confirm to [REDACTED] the form of agreement is settled.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@gov.ie](mailto:[REDACTED]@gov.ie)>
Sent: 05 June 2023 11:50
To: [REDACTED]
Cc: [REDACTED] <[\[REDACTED\]@gov.ie](mailto:[REDACTED]@gov.ie)>; [REDACTED] <[\[REDACTED\]@gov.ie](mailto:[REDACTED]@gov.ie)>; [REDACTED] <[\[REDACTED\]@gov.ie](mailto:[REDACTED]@gov.ie)>
Subject: [EXTERNAL] RE: The Laurence - Draft lease for apartment and parking agreement [REDACTED]

This Message originated outside your organization.

Hi All

I am happy with the drafting on Fair Wear and Tear.

Do you have any comments to make on anything further or can we consider that we are there on the leases.

Many thanks for all your input on these.

Kind regards.

[REDACTED]

[REDACTED]
Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey
La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX



From: [REDACTED]
Sent: Friday, June 2, 2023 4:11 PM
To: [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>
Cc: [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>; [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>; [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>
Subject: RE: The Laurence - Draft lease for apartment and parking agreement [REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear [REDACTED]

I have attempted to clarify "fair wear and tear" on the face of the draft. I have taken the path of the discussions on this in the precedents you have brought to my attention and my own research. I attach a new clean and mark-up highlighting the new drafting.

Are we there?

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>
Sent: 01 June 2023 09:10
To: [REDACTED]
Cc: [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>; [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>; [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>
Subject: [EXTERNAL] RE: The Laurence - Draft lease for apartment and parking agreement [REDACTED]

This Message originated outside your organization.

Good Morning [REDACTED]

Many thanks for your email.

We understand your client's position in respect of the car parking spaces and agree that the Public will lease 16 apartments and 8 car parking spaces for the term as set out in the draft leases.

We are in agreement with the leases as drafted so I think we are there.

Regarding the definition of fair wear and tear I am happy to discuss the definition further with you. I have looked at the definition set out by the National Residential Landlords Association <https://www.nrla.org.uk/news/what-determines-fair-wear-and-tear-vs-tenant-damage>

Though there are no precise rules on what counts as fair wear and tear, the House of Lords defines the term as the "reasonable use of the premises by the tenant, and the ordinary operation of natural forces." So, normal wear and tear refers to gradual damage that you would expect to see in a property over time. For example, faded curtains, worn carpets and slight scuffs would be expected and unavoidable over time and classified as fair wear and tear. If items were worn at the beginning of tenancy and the items condition had worn further, through everyday use, this would also be a case of fair wear and tear.

And from MydepositsJersey <https://www.mydepositsjersey.je/content-hub/a-guide-to-fair-wear-and-tear/>

Both are suitably vague !. Please let me have your thoughts on any appropriate wording and I will review.

Many thanks for all your help with this.

Kind regards.

[REDACTED]

[REDACTED]
Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey

La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX



Infrastructure
and Environment

From: [REDACTED]
Sent: Wednesday, May 31, 2023 12:00 PM
To: [REDACTED] <[REDACTED]@gov.ie>
Cc: [REDACTED] <[REDACTED]@gov.ie>; [REDACTED] <[REDACTED]@gov.ie>; [REDACTED] <[REDACTED]@gov.ie>
Subject: RE: The Laurence - Draft lease for apartment and parking agreement [REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dera [REDACTED]

I have instructions and they are clear. My client sees the car parking as an integral part of the whole deal and does not want to have parking spaces returned without a flat to go with it so as to speak. Spaces not occupied by residents of the property cannot be offered elsewhere by my client. As I said to you before Planning have strongly brought the attention of my client to the conditions attached to the planning consent. The Public are taking far more flats than spaces in any event. That ratio cannot be varied now.

We may need also to explore the definition of "fair wear and tear" a bit more. My client relies on the Public's covenant as lessee and wants at the end of an agreement not to see any material change to condition.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 31 May 2023 10:57
To: [REDACTED] <[REDACTED]@gov.ie>
Cc: [REDACTED] <[REDACTED]@gov.ie>; [REDACTED] <[REDACTED]@gov.ie>; [REDACTED] <[REDACTED]@gov.ie>
Subject: RE: The Laurence - Draft lease for apartment and parking agreement [REDACTED]

Dear [REDACTED]

Thank you.

I have sought instructions on the car parking point but otherwise as you say we seem to be there.

Kind Regards

[REDACTED]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: [Redacted] <[Redacted]@gov.je>

Sent: 31 May 2023 10:21

To: [Redacted] <[Redacted]>

Cc: [Redacted] <[Redacted]@gov.je>; [Redacted] <[Redacted]@gov.je>; [Redacted] <[Redacted]@gov.je>

Subject: [EXTERNAL] RE: The Laurence - Draft lease for apartment and parking agreement [Redacted]

This Message originated outside your organization.

Good Morning [Redacted]

Many thanks for your email and attachments.

I have added further comments in red below to your email but we are happy with the revised drafts subject to the outstanding query below regarding the relinquishment of individual car parking spaces during the term if required.

If your client is in agreement with a side letter to cover this point, please would you draft and send through to me so that we can hopefully conclude these leases this week.

Many thanks for all your help with this.

Kind regards.

[Redacted]

[Redacted]
Senior Estates Surveyor

Tel: +44 (0)1534 [Redacted]

Government of Jersey
La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX



Infrastructure
and Environment

From: [REDACTED]
Sent: Thursday, May 25, 2023 11:15 AM
To: [REDACTED] @gov.je>
Cc: [REDACTED] @gov.je>; [REDACTED] @gov.je>; [REDACTED]
Subject: RE: The Laurence - Draft lease for apartment and parking agreement [REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Morning [REDACTED]

I have taken instructions on the last travelling drafts and the covering email.

I hope we are there. I attach two further drafts one for with parking and one for without. A mark-up to my last draft is also attached.

First my client wishes to put a car parking space within the lease of eight of the apartments rather than have a separate car parking licence. The rationale for this is twofold. Firstly car parking licence fees may well carry GST a complicating factor and secondly the planning consent requires spaces to be occupied with flats and this cements this requirement. Planning have made this point forcibly to my client.

Understood and accepted in principle. However, it was agreed from the outset that the Public would be able to relinquish individual car parking spaces during the term if they were not required by the occupiers. I am happy to cover this off in a side letter between the parties so as not to unnecessarily complicate the leases subject to agreeing a rate per car parking space so that the rental of an apartment can be adjusted accordingly.

The principle of you looking to extend by agreement on predetermined terms is accepted.

My client has no idea where your proposed rental figure came from the rent (without or without parking) comes to the blended figure of £ [REDACTED] per calendar month for each of the 16 flats. The total rental figure agreed for the apartments and the car parking spaces was £ [REDACTED] pa. [REDACTED] draft had the value of £ [REDACTED] per month per car parking space and this figure was then deducted and the residue allocated to the apartments. We are happy to accept a simple division of the total as £ [REDACTED] per month per apartment subject to my comment regarding the relinquishment of car parking spaces above.

This leaves only one point. My client is exercised by the concept of "fair wear and tear". You take these flats on brand new. [REDACTED] does not think to receive them back with (for example) cracked tiling or damaged worktops or similar would be acceptable. [REDACTED] would not characterise this as "fair wear and tear" but rather damage. He would see fair wear and tear as carpets which had been walked over paintwork with a minor blemish where something may have rubbed against it and the like. Are we agreed that fair wear and tear is to be construed accordingly? **Agreed.**

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@gov.je>

Sent: 25 May 2023 09:09

To: [REDACTED]

Cc: [REDACTED] <[REDACTED]@gov.je>; [REDACTED] <[REDACTED]@gov.je>; [REDACTED]

Subject: [EXTERNAL] FW: The Laurence - Draft lease for apartment and parking agreement

This Message originated outside your organization.

Good Morning [REDACTED]

I hope all is well with you.

We have received the below email from [REDACTED]

Please could you advise whether you have yet had an opportunity to consider the revised lease agreements I sent back to you last week.

Many thanks for your help with this.

Kind regards.

[REDACTED]

[REDACTED]
Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey
La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX



From: [REDACTED]

Sent: Wednesday, May 24, 2023 6:35 PM

To: [REDACTED] <[REDACTED]@gov.je>

Cc: [REDACTED] <[REDACTED]@gov.je>; [REDACTED] <[REDACTED]@gov.je>; [REDACTED]

Subject: Re: The Laurence - Draft lease for apartment and parking agreement

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi All,

I hope you are well, please see below going out to all tenants today.

Dear New Tenant of The Laurence

Palladium Group are aiming for completion between the 16th and 30th June & now require a holding fee for your apartment, the funds you will be sending are for the holding fee are non-refundable and will also cover your first months rent at the Property Let.

Please can you pay the account given below -

Account number: [REDACTED]

Sort Code: [REDACTED]

Quoting [REDACTED]

Please provide proof of payment by emailing [REDACTED]

We have also been asked to confirm how much notice you will require to move & if you can confirm that you will be able to move between 16 June & 30 June.

We look forward to hearing from you.

[Redacted]

From: [Redacted]
Sent: 05 June 2023 11:52
To: [Redacted]
Cc: [Redacted]
Subject: Re: The Laurence - Draft lease for apartment and parking agreement [Redacted]
[Redacted]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [Redacted]

Yes we are happy with that too; that seems clear.

Kind regards,

[Redacted]

[Redacted]

Tel: +44 (0)1534 [Redacted]

Government of Jersey

[REDACTED]

From: [REDACTED]@gov.je>
Sent: 02 May 2023 11:38
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: The Laurence - Draft lease for apartment and parking agreement

Good Morning [REDACTED]

Many thanks for your email.

I have spoken to [REDACTED] who had some concerns regarding the present form of agreement issued by you.

[REDACTED] has now redrafted the document for approval by [REDACTED] client. [REDACTED] hopes to issue this draft to me for review in the next day or so.

I have advised [REDACTED] that I am away on annual leave next week so the aim is to agree the revised draft between us by the end of this week.

Kind regards.

[REDACTED]

[REDACTED]
Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey
La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX



Infrastructure
and Environment

From: [REDACTED]
Sent: 28 April 2023 14:31
To: [REDACTED]@gov.je>
Cc: [REDACTED]@gov.je>; [REDACTED]
Subject: Re: The Laurence - Draft lease for apartment and parking agreement

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi All,

I am told that no one has made contact with [REDACTED] still from 18 April.

This is now causing the concern that you aren't moving ahead please can you email [REDACTED] directly.

Many thanks

On Wed, Apr 26, 2023 at 9:58 AM [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)> wrote:

Hi [REDACTED]

Apologies, usually the landlord's lawyer reviews any proposed amendments and then reverts with [REDACTED] comments.

I will contact [REDACTED] to confirm whether [REDACTED] has any further comments and I assume [REDACTED] will liaise direct with [REDACTED] client and yourself if so.

Kind regards.

[REDACTED]

[REDACTED]

Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey

La Collette Depot | [La Route de Veulle](#) | [St Helier](#) | [Jersey](#) | [JE2 3NX](#)



Infrastructure and Environment

From: [REDACTED]
Sent: 26 April 2023 09:23
To: [REDACTED] <[REDACTED]@gov.je>
Cc: [REDACTED] <[REDACTED]@gov.je>; [REDACTED]
[REDACTED]
Subject: Re: The Laurence - Draft lease for apartment and parking agreement

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi All, I am told that no one from the email chain here has reached out to [REDACTED] yet please can you do so to ensure the leases are updated. Many thanks.

On Fri, Apr 21, 2023 at 9:25 AM [REDACTED] <[REDACTED]@gov.je> wrote:

Thank you [REDACTED] Hopefully we'll hear back from [REDACTED] next week?

Have a great weekend

[REDACTED]

From: [REDACTED]
Sent: 21 April 2023 09:09
To: [REDACTED] <[REDACTED]@gov.je>
Cc: [REDACTED] <[REDACTED]@gov.je>; [REDACTED] <[REDACTED]@gov.je>; [REDACTED]

Subject: Re: The Laurence - Draft lease for apartment and parking agreement

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Morning

I hope your well.

isn't my colleague is the landlords lawyer.

is dealing with the lease - no new drafts have been shared with me presently.

Many thanks

On Fri, Apr 21, 2023 at 9:06 AM <>@gov.ie> wrote:

Good morning all

Is it possible to have an update on the Laurence Lease?

I believe the amendments proposed by my colleague were shared with your colleague for review earlier this week?

Many thanks

From: <>
Sent: 18 April 2023 10:57
To: <>@gov.ie>

Cc: [REDACTED]

[REDACTED]@gov.je>

Subject: Re: The Laurence - Draft lease for apartment and parking agreement

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]

[REDACTED] as all versions including the one from this am.

All the best

On Tue, Apr 18, 2023 at 10:51 AM [REDACTED]@gov.je> wrote:

Hi [REDACTED]

Many thanks for your email.

I agree that any further amendments are negotiated directly between [REDACTED] and I with each party taking clients instructions as required.

I sent you a further amended lease this morning with an added clause on Extension – please can you confirm this is the version you forwarded to [REDACTED]

Kind regards.

[REDACTED]

[REDACTED]

Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey

La Collette Depot | [La Route de Veulle](#) | St Helier | Jersey | JE2 3NX



Infrastructure and Environment

From: [REDACTED]

Sent: 18 April 2023 10:37

To: [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>

Cc: [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>; [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>; [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>

Subject: Re: The Laurence - Draft lease for apartment and parking agreement

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi All

Please see purple responses below - I have emailed on to [REDACTED] the landlord lawyer the changes that you have requested on your word docs & the below.

Please can you email [REDACTED] below & cc me in for all updated / changes amendments as [REDACTED] will be dealing with the lease changes. If you can continue to cc me throughout as there will be some items that come back to me / PSJ.

Contact - [REDACTED]

All the best

On Fri, Apr 14, 2023 at 1:41 PM [REDACTED]@gov.ie> wrote:

Thank you for reviewing [REDACTED] - I have read all comments/changes and agree with your amendments. I tried to add comments but couldn't work out how to do that in this document?

Below are my responses to the questions within are as follows:

- Initial section- removal of rent review- agree with this. We are taking on a 12 month lease for the properties. Should we wish to renew we can presumably take on an extension to the lease? But at this time we aim to use the properties for 12 months.

Should you wish to renew that would be welcomed

-
- Section 2- my understanding is that deposits will be paid to 'Northside Properties Ltd.' [REDACTED] - **this is correct?**

Yes and as per the law they move them in tho the my deposit scheme - as we do not mange the letting for them they place the deposits in the scheme directly

-
- Section 3.11: yes, residents will be agency staff and or colleagues on short term fixed contracts (less than 12 months)- so I would agree we maintain 'the public' as the resident for these units and do not seek to continually update individual resident details for each apartment. The Government HCS Accommodation team will 'manage' the residents in each unit and we will have the details of tenants. [REDACTED] - **is this agreeable?**

Usually no as we are lead to believe that the actual tenants will be i the property for 6 - 9 months at a time and the managing agent or the owner should always have a copy of the registration card & photo ID of who lives in the property

-

- Section 4.7: agree with this added in. We will obviously be responsible for management and replacement of any additional items we provide for the fit-out, but would expect the goods supplied with the apartment to remain the responsibility of the landlord.

This is usually the case & they would usually also be under warranty for the time you are taking the properties - however sometimes it is clear that the tenant has willfully or neglectfully broken an item & that is usually when they become responsible for this.

-

Kind regards and thank you once again to all for reviewing on our behalf

██████████

From: ██████████@gov.ie>
Sent: 14 April 2023 12:34
To: ██████████
Cc: ██████████@gov.ie>; ██████████
██████████@gov.ie>; ██████████
Subject: RE: The Laurence - Draft lease for apartment and parking agreement

Good Afternoon

I attach the draft lease and licence agreements for The Laurence with our amendments marked in red. I have also added a couple of comments in brackets in a couple of areas where this needs to be further discussed and finalised between the parties.

I apologise if it is not clear to read as I did struggle a little to work with ██████████ documents so please do come back to me if it is not clear.

Please let me have any comments early next week if possible and we can then finalise the documents.

Kind regards.

██████████

██████████
Senior Estates Surveyor

Tel: +44 (0)1534 ██████████

Government of Jersey

Jersey Property Holdings | La Collette Depot | [La Route de Veulle | St Helier | Jersey | JE2 3NX](#)



Infrastructure, Housing
and Environment

From: ██████████

Sent: 13 April 2023 13:54

To: ██████████ [@gov.je](#)>

Cc: ██████████ [@gov.je](#)>; ██████████

[@gov.je](#)>;

[@gov.je](#)>

Subject: Re: The Laurence - Draft lease for apartment and parking agreement

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]

Please see attached - we don't however work in word so the tracking may be difficult and the leases often go out of synch when done like that when we get them back, just a little warning.

All the best

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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Disclaimer:

██████████ are not liable for any invoices that you may send to us with works carried out on properties we manage. If we have instructed you to carry out any works on behalf of our clients your agreement and invoicing is to be addressed to the Landlord/Owner and they are solely responsible for any amounts outstanding. We are only permitted to pay any amounts owed if instructed to do so by the Landlord/Owner. When invoicing please mark for the attention of the Landlord/Owner with a reference of the property visited and then send to ██████████.

On 6 Apr 2023, at 14:47, ██████████@gov.ie> wrote:

Thanks ██████████

Would it be possible to have a word version of the documents so that we can add comments and track any changes?

Thanks

██████████

From: ██████████
Sent: 05 April 2023 16:13
To: ██████████@gov.ie; ██████████@gov.ie; ██████████@gov.ie
Cc: ██████████@gov.ie; ██████████
Subject: The Laurence - Draft lease for apartment and parking agreement

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear ██████████ and ██████████

Please see attached the draft lease for an apartment (in this case for No 2) and separate lease for 8 parking spaces.

Please see my comments below on both draft documents.

Just a note on pricing...

We had agreed 16 apartments and 8 parking spaces for £[REDACTED] pcm which averages out at £[REDACTED] per apartment.

Palladium have priced all the apartments at £[REDACTED] which totals, for 16, £[REDACTED] pcm and £[REDACTED] pcm for the parking. That makes a parking space £[REDACTED] pcm. This seems a favourable split between parking and accommodation, if you want to let go of some of the parking in due course, see below, and keep the apartments.

I calculate monthly payments of £[REDACTED] which is £[REDACTED] short of our agreed figure of £[REDACTED]

I know it is your responsibility to negotiate and agree leases so not sure if want our involvement beyond this stage. [REDACTED] and [REDACTED] is dealing with the leases on behalf of Palladium.

Please let us know if you need any further help with this.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Apartment lease

Contents

The fixtures and fittings at the Property Let (including any plant and equipment) together with any furniture, carpets, curtains...

Agreed inventory that the landlord is providing:

Kitchen: oven, hob, microwave, fridge freezer, dishwasher; Washer/ dryers in utility cupboards

Bedrooms: fitted cupboards

Bathroom: bathroom mirror cabinet

Furniture: double bed, bedside tables, sofa, dining table, chairs, coffee table

Carpets, blinds

Term

12 months or until earlier termination pursuant to the terms of this lease, with a break clause available to the Landlord at anytime, upon the Landlord giving three months' written notice to the Tenants.

This needs to have a three months for the Tenant as well.

Rent review

That the said annual rental shall be subject to increase on the 28 day of January 2024 following an extended period or on the expiry of this lease by the same percentage as the Jersey Retail Price Index figure shall have increased over the twelve months immediately proceeding the review

That the said annual rental shall be subject to increase on the anniversary of the commencement date by the same percentage as the Jersey Retail Price Index figure published most recently before the anniversary, capped at 5%.

Payment Terms

There will be one payment for the rent of 16 apartments and the 8 parking spaces of £ [REDACTED] pcm

Deposits due when agreement has been signed and first month's rent to be cleared ahead of 1st June not 1st May

Section 3 Tenant's responsibilities

(11) It is agreed the property let may be occupied by any person working in relation to the States of Jersey. The Tenant must notify the Landlord or if the occupier changes and submit their new photo ID and registration card.

Yes, the States will notify the landlord of the occupants and supply ID and contract details, but some of the occupants won't be registered on the island, for example agency staff and supply teachers who are contracted by agencies and paying contributions in the UK.

(10) The Tenant hereby confirms that they will provide a registration card in accordance with the Control of Housing and Work Law administered by the States of Jersey Population Office, which grants them consent to enter into this transaction for the occupation of the Property Let. The Tenant shall also assist in the completion of a change of address notification form to be submitted to the States of Jersey Population Office within 3 months of moving in to the Property Let.

This makes this standard clause not quite right.

Suggest 10& 11 to read

It is agreed the property let may be occupied by any person working in relation to the States of Jersey. The Tenant must notify the Landlord or if the occupier changes and submit their new photo ID, mobile number and email address. For occupants who are registered on the Island, the States will provide registration cards and population change of address, where relevant.

(39) To be responsible for testing on a regular basis all smoke detectors (if any) fitted in the Property Let and to replace the batteries as necessary

To confirm that there are smoke detectors and that they have all be tested ahead of the commencement date.

(44) The Tenant must give vacant possession and return all keys to the Landlord of the Property Let to the Landlord or Landlord's Agent on the agreed vacation date (by 12:00 midday on ~~27 January 2024~~ *on the last day of the lease or any extension to the Term*) ~~which is the end of the Term~~ and to pay for all reasonable charges incurred by the Landlord's Agent in securing the Property Let against re-entry where keys are not returned.

Section 4 Landlord's responsibilities

5 Can we have two sets of keys, please, so one set can be held by JPH/ Central Accommodation team

7) To ensure that the appliances listed in the inventory are in good working condition at the start of and during the Term. To repair or replace any that are not working through no fault of the tenant or occupier.

Parking Agreement

My comments:

- The 8 parking spaces need to be numbered and allocated
- There is a start date of 1st June and then either party can give three month's notice, so not on a 12 month agreement like the apartments
- The States should have the right to let go of some of the spaces, and keep others
- It won't be practical to log car reg numbers as there may be more of a change
- Occupiers' bicycles can be parked on unoccupied parking spaces
- There is no price increase (as there shouldn't be)

Care : If you have received this email and it was not intended for you, please reply to the sender, and then delete it. Please treat our information in confidence. This communication may contain legal advice which is confidential and/or privileged. It should not be forwarded or copied to anyone else without the prior permission of the sender.

Contract : This email does not form any binding agreement unless it is supported by an official States of Jersey purchase order form.

Content : All States information systems may be monitored to ensure that they are operating correctly. Furthermore, the content of emails and other data on these systems may be examined, in exceptional circumstances, for the purpose of investigating or detecting any unauthorised use. This email has been scanned for viruses by the States of Jersey email gateway.

Confidentiality and Privacy : The confidentiality of this e-mail and your reply cannot be guaranteed. As a public authority, the States of Jersey is subject to the provisions of the Freedom of Information (Jersey) Law 2011. Under this Law we may be required to disclose information we hold, including the contents of this email and any response to it, unless the information is protected from disclosure by an exemption under the Law or any other enactment, including the Data Protection (Jersey) Law 2018. We collect and process personal information about you under the Data Protection (Jersey) Law 2018. For more information on how we use your data please go to our privacy statement pages on www.gov.je.

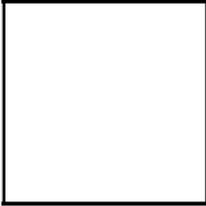
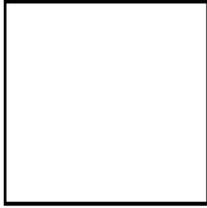
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Kind Regards.



Partner

[Redacted]



[Redacted]

[Redacted]



Disclaimer:

[Redacted] are not liable for any invoices that you may send to us with works carried out on properties we manage. If we have instructed you to carry out any works on behalf of our clients your agreement and invoicing is to be addressed to the Landlord/Owner and they are solely responsible for any amounts outstanding. We are only permitted to pay any amounts owed if instructed to do so by the Landlord/Owner. When invoicing please mark for the attention of the Landlord/Owner with a reference of the property visited and then send to [Redacted]

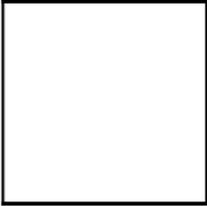
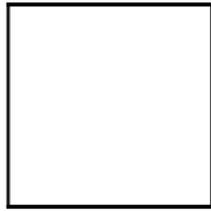
--

Kind Regards.

[Redacted]

Partner

[Redacted]



[Redacted]

[Redacted]



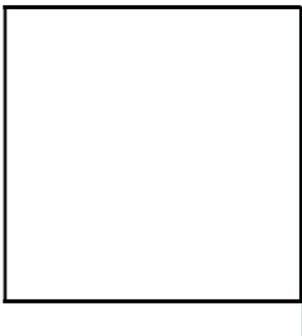
Disclaimer:

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--

Kind Regards.

[Redacted]
Partner



[Redacted]
[Redacted]

[Redacted]

[Redacted]

[Redacted] [Redacted] [Redacted] [Redacted]

Disclaimer:

████████████████████ are not liable for any invoices that you may send to us with works carried out on properties we manage. If we have instructed you to carry out any works on behalf of our clients your agreement and invoicing is to be addressed to the Landlord/Owner and they are solely responsible for any amounts outstanding. We are only permitted to pay any amounts owed if instructed to do so by the Landlord/Owner. When invoicing please mark for the attention of the Landlord/Owner with a reference of the property visited and then send to ██████████

[REDACTED]

From: [REDACTED]
Sent: 28 June 2023 10:10
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: The Laurence [REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thank you [REDACTED]
My screen is full of them!
Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]@gov.je>
Sent: 28 June 2023 09:54
To: [REDACTED]
Cc: [REDACTED]@gov.je>; [REDACTED]
Subject: [EXTERNAL] The Laurence

This Message originated outside your organization.

Good Morning
Just to confirm all leases have now been signed by the Public.
Many thanks for everyone's help in achieving this.
Kind regards.

[REDACTED]

[REDACTED]
Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey

La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX



Infrastructure
and Environment

[REDACTED]

From: [REDACTED]@gov.je>
Sent: 27 June 2023 10:24
To: [REDACTED]
Subject: RE: Name on The Laurence Lease [REDACTED]

I will wait with anticipation 😊

Many thanks for all your help.

Kind regards.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, June 27, 2023 10:07 AM
To: [REDACTED]@gov.je>
Subject: RE: Name on The Laurence Lease [REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED]

I have just spoken to [REDACTED] and told [REDACTED] exactly what to put. God knows what it will come out as!

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]@gov.ie>
Sent: 27 June 2023 09:57
To: [REDACTED]
Subject: [EXTERNAL] RE: Name on The Laurence Lease [REDACTED]

This Message originated outside your organization.

Hi [REDACTED]

Many thanks for your " voice of reason ".

I confirm that we are in agreement with your wording for the pro-rata rent as set out below with the exception of the inclusion of the wording to pay “by standing order”. As advised previously to [REDACTED], the Public do not pay by standing order. We had previously agreed the wording “ by such method as shall be agreed between the parties “.

As previously advised, although the commencement date of the leases will be 28th June 2023, it should be noted that the first payment of rent will be made approximately one week later as the Public cannot authorise the rental payment until the leases are signed.

Please could you forward a schedule with the flat numbers and which units have parking as we do not yet have this information.

Kind regards.

[REDACTED]

[REDACTED]
Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey

La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX



Infrastructure
and Environment

[REDACTED]

From: [REDACTED]@gov.je>
Sent: 06 June 2023 15:58
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: The Laurence - Draft lease for apartment and parking agreement

Greta- thanks [REDACTED]

Speak to you soon

[REDACTED]

From: [REDACTED]
Sent: Tuesday, June 6, 2023 3:14 PM
To: [REDACTED]@gov.je>
Cc: [REDACTED]@gov.je>
Subject: Re: The Laurence - Draft lease for apartment and parking agreement

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Hi [REDACTED]

Thanks for your email & great that we are so close on the lease.

I will speak to [REDACTED] on the start date today & come back ASAP.

Thank you

On Tue, Jun 6, 2023 at 3:11 PM [REDACTED]@gov.je> wrote:

Good afternoon [REDACTED]

I have recently returned from annual leave and note your email below. Whilst I believe the issue holding fees etc has been resolved by [REDACTED] and the team on behalf of the Government in my absence, but I thought I should pick up on the your point regarding move in dates?

We are very keen to agree a move in date as we need 'fit out' all x16 units with furniture, small items etc. I emailed [REDACTED] about this earlier today- but if we can agree this with you that's great.

We can take the units on during the timeframe proposed below. I believe [REDACTED] and [REDACTED] have now finalised the lease agreement and I expect this can be signed any day- we just need to agree the date...

We can take the units on from 16th – we will spend a few weeks getting them ready, kitting them out with the furniture and enabling the accommodation team to do inventory checks etc. Then we can enable colleagues to move in from the end of the month or as soon as each unit is ready.

Thanks



From: [REDACTED]
To: [REDACTED]
Subject: RE: The Laurence - Subject to Contract [REDACTED]
Date: 19 May 2023 13:44:24
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)

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Thank you [REDACTED]
I shall look take instructions and come back to you.
Regards

[REDACTED]

From: [REDACTED]@gov.je>
Sent: 19 May 2023 13:03
To: [REDACTED]
Subject: [EXTERNAL] RE: The Laurence - Subject to Contract [REDACTED]

This Message originated outside your organization.

Dear [REDACTED]
Many thanks for your email and draft documentation.
I have made a few amendments and attach updated drafts for your consideration.

I note your comment regarding the extension provision and I agree that this adds nothing against a term determinable on notice. However, I have been specifically asked to raise this again with yourself and your client and request that you give consideration to including something along the lines of :

Extension – The Tenant can extend the Lease by a further term, by agreement with the Landlord, under the same terms as this present Lease, and at the same monthly rental increased in line with the most recent index figure of the Jersey Retail Price Index, capped at 7.5 %. It being noted that any extension to the Term is to be agreed three months before expiry of the present Lease.

Please come back to me in due course with your further comments.

Kind regards.

[REDACTED]
[REDACTED]
Senior Estates Surveyor
Tel: +44 (0)1534 [REDACTED]
Government of Jersey
La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX



From: [REDACTED]
Sent: 11 May 2023 12:01
To: [REDACTED]@gov.je>
Subject: RE: The Laurence - Subject to Contract [REDACTED]

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Dear [REDACTED]

I attach revised drafts. I have taken I hope the best of the [REDACTED] drafts my drafts and your comment.

I have not marked them to my last draft as I imagine you will look at them afresh.

My client is content with a term of one year subject always to 3 months' notice from either party. [REDACTED] does not wish as you do not to engage the provisions of the Standing Orders of the States by going for a greater term.

[REDACTED] does not want to have the extension provisions. If the initial term works well [REDACTED] will no doubt want to discuss an extension with you but against a term always terminable on notice it adds nothing in [REDACTED] view.

You say that notification of Occupiers from time to time will be too difficult. This information will have to be provided (and you will in reality know who you put in) as there is a necessity for the keeper of a registered lodging house to keep a register. I have made specific reference to this.

I have put notice for any one or more of the car parking spaces in and provided the licence remains in place for any for which notice is not give.

Again I have provided for notification of who is in occupation.
I understand my cline twill manage these agreements direct so I have removed reference to ta Managing Agent.

Mid-June seems the expectation at present for when occupation can be given

I await your comment.

Kind Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 05 May 2023 09:46
To: [REDACTED] <[REDACTED]@gov.je>
Subject: The Laurence - Subject to Contract [REDACTED]

Dear [REDACTED]

I shall take further instructions we ae not entirely ad idem at present.

The property will not be ready by the end of May (but shortly thereafter) and the agreements can only be entered into contemporaneously with their availability for occupation.

I did envisage in my drafting that we were contracting with the "Public" but thought in arrangements of this nature that the commitment was from the relevant Minister on behalf of the Government. A change to "the Public" is no problem.

I shall see that something is before you to consider further on your return.

Regards

[REDACTED]

[REDACTED]

From [REDACTED] <[REDACTED]@gov.je>
Sent: 05 May 2023 09:32
To [REDACTED]
Subject: [EXTERNAL] RE: The Laurence - Subject to Contract [REDACTED]

This Message originated outside your organization.

Good Morning [REDACTED]

Many thanks for your email and attached drafts.

However, I am afraid there are several issues with these.

The units are registered accommodation and will be used by a variety of Public employees. Some will be longer term and some may be agency staff who will stay for shorter periods. The agreement therefore needs to be in the name of the Public as the employees will not contract directly with Palladium.

The drafts previously sent to you by [REDACTED] had been amended to reflect other requirements and it is important that the 3 month notice period is included. Without the notice period clause, then I will have to prepare a Ministerial report to be signed by the Minister for Infrastructure and this will then need to be presented to the Assembly with a 15 day notice period. This will add considerably to the time period and there is some urgency to this as the intention was to have signed the agreement by the end of the month. By way of comfort to your client, the intention certainly is for the Public to occupy these units for at least 1 year and in all likelihood longer, as evidenced by the inclusion of the extension clause.

I am away from today on annual leave for a week returning to the office on Monday 15th May so I regret I will not have time to mark up your drafts before I go.

Would it be possible for you to revisit the drafts from [REDACTED] (further copies attached) and make further amendments to your drafts so we can review immediately on my return.

Many thanks for all your help with this.

Kind regards.

[REDACTED]

[REDACTED]
Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey
La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX



From: [REDACTED]
Sent: 04 May 2023 12:02
To: [REDACTED] <[REDACTED]@gov.je>
Subject: The Laurence - Subject to Contract [REDACTED]

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Dear [REDACTED]

A draft of each of a flat lease and the car parking licence.

I have deliberately in the lease introduced conditions such as would apply if this were to be a residential tenancy under that law. I thought from Government's perspective you would like to be seen to be protecting your occupiers as they would be in contracting direct.

Please let me have your comment.

Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Name on The Laurence Lease [REDACTED]
Date: 27 June 2023 11:34:08
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Dear All

I have just docusigned for the lessor the first of the leases with the rent provisions I had advised [REDACTED] would best be used.

Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: The Laurence - Draft lease for apartment and parking agreement [APPLEBY-LEGAL.FID1568480]
Date: 06 June 2023 09:01:44
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Morning all- thank you [REDACTED] so much for progressing and finalising the lease agreement on our behalf. All looks good to me.

If there is no further comment or input from the group- are we ready to sign?

I have reached out to [REDACTED] at Palladium this morning and asked for an update on the expected move in date- I'll share once [REDACTED] replies.

Kind regards

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: The Laurence
Date: 28 June 2023 09:54:17
Attachments: [image001.png](#)

Good Morning

Just to confirm all leases have now been signed by the Public.

Many thanks for everyone's help in achieving this.

Kind regards.

[REDACTED]

[REDACTED]
Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey
La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX



Infrastructure
and Environment

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Apartment 1 Lease
Date: 27 June 2023 11:52:21
Attachments: [image002.png](#)

Hi [REDACTED]

We are in agreement with the lease.

The wording "fair wear and tear excepted" was agreed with [REDACTED] some time ago. In Clause 3.3 this wording was subsequently omitted and has now been reinstated but has been typographically incorrectly inserted as "fair wear and tear *expected*" which changes the meaning.

As soon as this is amended and the leases resent, I will arrange for signature.

Kind regards.

[REDACTED]

[REDACTED]
Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey
La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX



Infrastructure
and Environment

From: [REDACTED]
Sent: Tuesday, June 27, 2023 11:47 AM
To: [REDACTED]@gov.je>; [REDACTED]
Cc: [REDACTED]@gov.je>; [REDACTED]
Subject: RE: Apartment 1 Lease
Importance: High

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Hi All,

We will be using [REDACTED] format on apartment 1 with no deviation please to the states.

[REDACTED] – we have now an agreed format for everyone else?

Can you call me asap as I don't get where we are.

[REDACTED]

CHAIRMAN



Palladium Group | Bourne House | Francis Street | St Helier | Jersey | JE2 4QE

www.palladiumgroupci.com

Mobile: [REDACTED]

Work: 01534 [REDACTED]

From: [REDACTED]@gov.je>

Sent: Tuesday, June 27, 2023 11:36 AM

To: [REDACTED]

Cc: [REDACTED]@gov.je> [REDACTED]

Subject: Apartment 1 Lease

Many thanks for sending through the further revision of the lease.

However, the words to be inserted in Clause 3.3 were “fair wear and tear excepted” and the document has the words “fair wear and tear *expected*”.

Please amend and resend.

Please forward me the schedule of apartments as soon as possible.

Please note that I am in meetings from 1.00 pm today and whilst I will endeavour to arrange for signature of as many leases as I can, it is likely that the majority will be signed tomorrow.

Kind regards.

[REDACTED]

[REDACTED]

Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey

La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX

From: [REDACTED]
To: [REDACTED]
Subject: FW: DocuSign: 5 Laurence SOJ with Parking
Date: 28 June 2023 09:22:09

From: DocuSign System <dse@docusign.net>
Sent: Tuesday, June 27, 2023 4:36 PM
To: [REDACTED]@gov.je>
Subject: DocuSign: 5 Laurence SOJ with Parking

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[REDACTED]

[REDACTED]

[REDACTED] sent you a document to review and sign.

[REVIEW DOCUMENT](#)

[REDACTED]

[REDACTED],

Please DocuSign 5 Laurence SOJ with Parking i PDF.pdf

Thank You, [REDACTED]

Powered by [REDACTED]

From: [DocuSign System](#) on behalf of [REDACTED]
To: [REDACTED]
Subject: DocuSign: 1 Laurence SOJ with Parking
Date: 27 June 2023 12:23:01

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[REDACTED]

[REDACTED],

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Thank You, [REDACTED]

Powered by

From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [REDACTED]
Subject: DocuSign: 2 Laurence SOJ with Parking
Date: 27 June 2023 16:26:09

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[REDACTED]

[REDACTED]

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Thank You, [REDACTED]

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From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [REDACTED]
Subject: DocuSign: 4 Laurence SOJ with Parking
Date: 27 June 2023 16:33:11

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[REDACTED]

[REDACTED]

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Thank You, [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Apartment 1 Lease
Date: 27 June 2023 11:58:03
Attachments: [image002.png](#)

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Hi [REDACTED]

Can you please make the below change and issue.

Many thanks

[REDACTED]
CHAIRMAN



Palladium Group | Bourne House | Francis Street | St Helier | Jersey | JE2 4QE

www.palladiumgrouppci.com

Mobile: [REDACTED]
Work: 01534 [REDACTED]

From: [REDACTED]@gov.je>

Sent: Tuesday, June 27, 2023 11:52 AM

To: [REDACTED]
[REDACTED]

Cc: [REDACTED]@gov.je>; [REDACTED]
[REDACTED]

Subject: RE: Apartment 1 Lease

Hi [REDACTED]

We are in agreement with the lease.

The wording "fair wear and tear excepted" was agreed with [REDACTED] some time ago. In Clause 3.3 this wording was subsequently omitted and has now been reinstated but has been typographically incorrectly inserted as "fair wear and tear *expected*" which changes the meaning.

As soon as this is amended and the leases resent, I will arrange for signature.

Kind regards.

Senior Estates Surveyor

Tel: +44 (0)1534

Government of Jersey
La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX



Infrastructure
and Environment

From: [REDACTED]

Sent: Tuesday, June 27, 2023 11:47 AM

To: [REDACTED] <[REDACTED]@gov.je>; [REDACTED]

Cc: [REDACTED] <[REDACTED]@gov.je>; [REDACTED]

Subject: RE: Apartment 1 Lease

Importance: High

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi All,

We will be using [REDACTED] format on apartment 1 with no deviation please to the states.

[REDACTED] – we have now an agreed format for everyone else?

Can you call me asap as I don't get where we are.

[REDACTED]
CHAIRMAN



Palladium Group | Bourne House | Francis Street | St Helier | Jersey | JE2 4QE

www.palladiumgrouppci.com

Mobile: [REDACTED]

Work: 01534 [REDACTED]

From: [REDACTED]@gov.je>

Sent: Tuesday, June 27, 2023 11:36 AM

To: [REDACTED]

Cc: [REDACTED]@gov.je>; [REDACTED]

Subject: Apartment 1 Lease

Many thanks for sending through the further revision of the lease.

However, the words to be inserted in Clause 3.3 were "fair wear and tear excepted" and the document has the words "fair wear and tear *expected*".

Please amend and resend.

Please forward me the schedule of apartments as soon as possible.

Please note that I am in meetings from 1.00 pm today and whilst I will endeavour to arrange for signature of as many leases as I can, it is likely that the majority will be signed tomorrow.

Kind regards.

[REDACTED]

[REDACTED]

Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey

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Infrastructure
and Environment

From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [REDACTED]
Subject: DocuSign: 5 Laurence SOJ with Parking
Date: 26 June 2023 12:17:36

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[REDACTED],

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Thank You, [REDACTED]

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From: [DocuSign System](#) on behalf of [REDACTED]
To: [REDACTED]
Subject: DocuSign: 5 Laurence SOJ with Parking
Date: 27 June 2023 16:35:55

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[REDACTED],

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To: [REDACTED]
Subject: DocuSign: 7 Laurence SOJ with Parking
Date: 27 June 2023 16:37:05

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[REDACTED]

[REDACTED],

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Thank You, [REDACTED]

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To: [REDACTED]
Subject: DocuSign: 8 Laurence SOJ with Parking
Date: 27 June 2023 16:38:06

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[REDACTED]

[REDACTED],

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To: [REDACTED]
Subject: DocuSign: 9 Laurence SOJ with Parking
Date: 27 June 2023 16:39:27

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[REDACTED],

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Thank You, [REDACTED]

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To: [REDACTED]
Subject: DocuSign: 11 Laurence SOJ with Parking
Date: 27 June 2023 16:40:15

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[REDACTED]

[REDACTED],

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From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [Tim Daniels](#)
Subject: Completed: DocuSign: 1 Laurence SOJ with Parking
Date: 27 June 2023 14:12:03
Attachments: [1 Laurence SOJ with Parking i S PDF.pdf](#)

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[VIEW COMPLETED DOCUMENT](#)



All parties have signed the envelope 'DocuSign: 1 Laurence SOJ with Parking'.

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From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [REDACTED]
Subject: DocuSign: 15 Laurence SOJ without Parking
Date: 27 June 2023 16:56:11

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[REDACTED]

[REDACTED],

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From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [REDACTED]
Subject: DocuSign: 18 Laurence SOJ without Parking
Date: 27 June 2023 16:58:36

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[REDACTED]

[REDACTED],

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To: [REDACTED]
Subject: DocuSign: 19 Laurence SOJ without Parking
Date: 27 June 2023 17:00:16

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To: [REDACTED]
Subject: DocuSign: 21 Laurence SOJ without Parking
Date: 27 June 2023 17:01:15

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[REDACTED]

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From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [Tim Daniels](#)
Subject: Completed: DocuSign: 2 Laurence SOJ with Parking
Date: 28 June 2023 09:20:38
Attachments: [2 Laurence SOJ with Parking i PDF.pdf](#)

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To: [REDACTED]
Subject: Completed: DocuSign: 5 Laurence SOJ with Parking
Date: 28 June 2023 09:26:06
Attachments: [5 Laurence SOJ with Parking i PDF.pdf](#)

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[REDACTED]

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To: [Tim Daniels](#)
Subject: Completed: DocuSign: 7 Laurence SOJ with Parking
Date: 28 June 2023 09:27:07
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To: [Tim Daniels](#)
Subject: Completed: DocuSign: 8 Laurence SOJ with Parking
Date: 28 June 2023 09:29:22
Attachments: [8 Laurence SOJ with Parking i PDF.pdf](#)

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To: [Tim Daniels](#)
Subject: Completed: DocuSign: 12 Laurence SOJ without Parking
Date: 28 June 2023 09:36:49
Attachments: [12 Laurence SOJ without Parking i PDF.pdf](#)

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To: [Tim Daniels](#)
Subject: Completed: DocuSign: 14 Laurence SOJ without Parking
Date: 28 June 2023 09:39:13
Attachments: [14 Laurence SOJ without Parking i PDF.pdf](#)

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To: [Tim Daniels](#)
Subject: Completed: DocuSign: 15 Laurence SOJ without Parking
Date: 28 June 2023 09:43:00
Attachments: [15 Laurence SOJ without Parking i PDF.pdf](#)

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To: [Tim Daniels](#)
Subject: Completed: DocuSign: 16 Laurence SOJ without Parking
Date: 28 June 2023 09:44:00
Attachments: [16 Laurence SOJ without Parking i.pdf.pdf](#)

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From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [Tim Daniels](#)
Subject: Completed: DocuSign: 22 Laurence SOJ without Parking
Date: 28 June 2023 09:53:44
Attachments: [22 Laurence SOJ without Parking i PDF .pdf](#)

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Powered by 

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Apartment 1 The Laurence
Date: 27 June 2023 12:46:06
Attachments: [image001.png](#)

Good Afternoon All

We have signed the first of the leases and I will process the rest as they come through but it is likely I will finish that tomorrow as I am in meetings this afternoon.

Kind regards.

[REDACTED]

[REDACTED]
Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey
La Collette Depot | La Route de Veulle | St Helier | Jersey | JE2 3NX



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From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [REDACTED]
Subject: DocuSign: 1 Laurence SOJ with Parking I S
Date: 27 June 2023 11:11:52

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[REDACTED]

[REDACTED],

Please DocuSign 1 Laurence SOJ with Parking i S PDF.pdf

Thank You, [REDACTED]

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From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [REDACTED]
Subject: DocuSign: 12 Laurence SOJ without Parking
Date: 27 June 2023 16:53:46

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[REDACTED]

[REDACTED],

Please DocuSign 12 Laurence SOJ without Parking i PDF.pdf

Thank You, [REDACTED]

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From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [REDACTED]
Subject: DocuSign: 14 Laurence SOJ without Parking
Date: 27 June 2023 16:54:47

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[REDACTED]

[REDACTED],

Please DocuSign 14 Laurence SOJ without Parking i PDF.pdf

Thank You, [REDACTED]

Powered by

From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [REDACTED]
Subject: DocuSign: 22 Laurence SOJ without Parking
Date: 27 June 2023 17:02:21

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[REDACTED]

[REDACTED],

Please DocuSign 22 Laurence SOJ without Parking i PDF .pdf

Thank You, [REDACTED]

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From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [REDACTED]
Subject: DocuSign: 16 Laurence SOJ without Parking
Date: 27 June 2023 16:57:12

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[REDACTED]

[REDACTED],

Please DocuSign 16 Laurence SOJ without Parking i pdf.pdf

Thank You, [REDACTED]

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From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [Tim Daniels](#)
Subject: Completed: DocuSign: 4 Laurence SOJ with Parking
Date: 28 June 2023 09:21:56
Attachments: [4 Laurence SOJ with Parking I PDF.pdf](#)

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From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [Tim Daniels](#)
Subject: Completed: DocuSign: 11 Laurence SOJ with Parking
Date: 28 June 2023 09:33:00
Attachments: [11 Laurence SOJ with Parking i PDF.pdf](#)

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To: [Tim Daniels](#)
Subject: Completed: DocuSign: 9 Laurence SOJ with Parking
Date: 28 June 2023 09:30:05
Attachments: [9 Laurence SOJ with Parking i PDF.pdf](#)

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To: [Tim Daniels](#)
Subject: Completed: DocuSign: 18 Laurence SOJ without Parking
Date: 28 June 2023 09:45:50
Attachments: [18 Laurence SOJ without Parking i PDF.pdf](#)

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To: [Tim Daniels](#)
Subject: Completed: DocuSign: 19 Laurence SOJ without Parking
Date: 28 June 2023 09:50:12
Attachments: [19 Laurence SOJ without Parking i PDF.pdf](#)

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From: [DocuSign System](#) on behalf of [REDACTED] [via DocuSign](#)
To: [Tim Daniels](#)
Subject: Completed: DocuSign: 21 Laurence SOJ without Parking
Date: 28 June 2023 09:52:35
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All parties have signed the envelope 'DocuSign: 21 Laurence SOJ without Parking'.

Powered by 

From: [REDACTED]
To: [REDACTED]
Subject: Re: The Laurence
Date: 28 June 2023 10:02:05
Attachments: [image001.png](#)

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Thanks [REDACTED] for all of your help

Regards.

[REDACTED]

On Wed, Jun 28, 2023 at 9:54 AM [REDACTED] <[\[REDACTED\]@gov.je](#)> wrote:

Good Morning

Just to confirm all leases have now been signed by the Public.

Many thanks for everyone's help in achieving this.

Kind regards.

[REDACTED]

[REDACTED]
Senior Estates Surveyor

Tel: +44 (0)1534 [REDACTED]

Government of Jersey

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: move in date- The Laurence
Date: 12 June 2023 12:19:53
Attachments: [image001.png](#)

Thanks [REDACTED] - please do come back to me asap once you hear anything...I will let our supplier know we're aiming for access to top floor apartments at last by 22nd June.

Thank you

[REDACTED]

From: [REDACTED]
Sent: Monday, June 12, 2023 11:48 AM
To: [REDACTED]@gov.je>
Cc: [REDACTED]@gov.je>; [REDACTED].gov.je>
Subject: Re: move in date- The Laurence

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Hi [REDACTED]

Thanks for your email. I hope you had a good weekend.

The move dates for the whole building as of this Saturday when [REDACTED] & I attend are 22 - 30 June.

Top floor down being soonest.

[REDACTED] can't give a date for any units until the later part of this week - whilst the apartments are almost ready & in some cases are ready the exterior is not (it is not yet safe outside) it needs to be leveled to the correct levels and tarmaced & signed off.

As soon as we have dates for all or any apartments we will let you know straight away. I have discussed early access for the extra furniture items but unfortunately due to safety & condition reports [REDACTED] can't allow this.

I will be in touch very soon.

On Mon, Jun 12, 2023 at 11:38 AM [REDACTED]@gov.je> wrote:

Good morning [REDACTED]

[REDACTED] has emailed me and said the move in date for the Laurence is now pushing towards the back end of the month? Can we please urgently agree a move in date? We need

to add this to the lease agreement and get it signed on both sides?

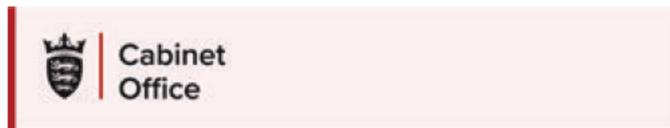
Also- we urgently need to gain access to the properties as we need to furnish them and kit them out with all the small items. Our supplier is pushing to deliver everything as it's all been sitting in their warehouse for weeks now. Please can we agree a date (ideally sooner than the move in date) so we can have access to the apartments and can get these ready?

Thanks

[Redacted]
Principal Officer, Delivery Unit

[Redacted]@gov.je

Delivery Unit | Cabinet Office
Government of Jersey
19-21 Broad Street | St Helier | Jersey | JE2 3RR



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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Date agreed? And rent payment detail
Date: 21 June 2023 11:23:27
Attachments: image001.png

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Thanks [REDACTED]

[REDACTED] I will have an update from BCO Friday from that point we should be able to send all leases to [REDACTED] via docu sign. Will keep you updated as soon as we have more information.

All the best

On Wed, Jun 21, 2023 at 11:07 AM [REDACTED] <[REDACTED]@gov.je> wrote:

Morning [REDACTED]

The below is great news- fingers crossed everything is completed by the dates outlined below and we can proceed with moving the furniture in on Friday 30th as we have scheduled.

Once you've reached completion and you need to get the leases signed please send this to [REDACTED] [REDACTED] [REDACTED] is our colleague who finalised the lease agreement with [REDACTED] and will be signing the lease on behalf of Jersey Property Holdings (JPH).

Many thanks

[REDACTED]

From [REDACTED]
Sent: Wednesday, June 21, 2023 9:34 AM
To: [REDACTED] <[REDACTED]@gov.je>
Cc: [REDACTED] <[REDACTED]@gov.je> <[REDACTED]@gov.je>
Subject: Re: Date agreed? And rent payment detail

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Hi [REDACTED]

I hope you are well.

Can I check who is signing for The States so we know who to email the lease over to when the time comes this week / next week. And who to send the condition reports to.

Please see below update from [REDACTED]

Just to let you know we hit a big milestone yesterday with the BCO signing off the main building and all drains tests past.

[REDACTED] is back on site Friday at 2pm for the final walk through, where we are hoping [REDACTED] will be able to do the final walk through and sign off, although this is very tight.

We have all the ground works/setting of drains and levels on the front starting this am and hopefully completing Friday.

We are anticipating completion between Monday 26th June and Wednesday 28th June, depending how the next 2 days go.

After my conversation with [REDACTED] this morning I believe we will be able to give keys on Wednesday however this is not firm this depends heavily on BCO & the above going to plan.

Many thanks as ever

On Tue, Jun 20, 2023 at 8:54 AM [REDACTED] wrote:

Hi [REDACTED]

BCO are in today so [REDACTED] should know more today.

Rents are usually paid monthly, I will ask [REDACTED] & [REDACTED] if they prefer anything else in your instance.

All the best

On Mon, Jun 19, 2023 at 11:31 AM [REDACTED] <[REDACTED]@gov.je> wrote:

Good morning [REDACTED]

Do you have any further update on the completion date of the Laurence?

Also- can you please confirm the preferred frequency for the rent payment for all x16 units? Monthly? Or quarterly?

Many thanks

[Redacted]
Principal Officer, Delivery Unit

[Redacted]

Delivery Unit | Cabinet Office
Government of Jersey
[19-21 Broad Street | St Helier | Jersey | JE2 3BB](#)



.....
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.....

Kind Regards.

[Redacted]
Partner

[Redacted]
[Redacted]
[Redacted]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Final confirm delivery date- 30th June [REDACTED]
Date: 16 June 2023 12:16:24
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

Perfect- thanks [REDACTED]

Yes we're all definitely on the me page....fingers crossed next week pans out as we hope it will and we can get moving asap.

All the best- have a great weekend

[REDACTED]

From: [REDACTED]
Sent: Friday, June 16, 2023 12:08 PM
To: [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED]
[REDACTED]@gov.je>
Cc: [REDACTED]@gov.je>; [REDACTED]
Subject: RE: Final confirm delivery date- 30th June [REDACTED]

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Dear [REDACTED]

We are on the same page. It is understood that Government cannot process a payment till the legal obligation is in place. It will no doubt be done as soon as possible but the timescale envisaged is noted.

Regards

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]@gov.je>
Sent: 16 June 2023 12:00
To: [REDACTED]@gov.je>; Phil [REDACTED]
[REDACTED]@gov.je>
Cc: [REDACTED]@gov.je>; [REDACTED]

Subject: [EXTERNAL] RE: Final confirm delivery date- 30th June [REDACTED]

This Message originated outside your organization.

Thank you [REDACTED]

I'm linking [REDACTED] in here....

[REDACTED] - you're confirming the lease will start from when the units are ready. The lease will not be signed until that date is confirmed. And we are confirming we cannot raise a pro- forma for payment for the rent until the lease is signed...

So, we all understand that we will sign the lease once the units are ready- but the Government can only process payment for the rent once the lease is signed- this will take around a week to complete.

[REDACTED] - we will wait to hear from you regarding the final agreed date once that's confirmed. Once that date is agreed we will get the lease signed and action payment asap... the sooner the better

Thanks

[REDACTED]

From: [REDACTED] >

Sent: Friday, June 16, 2023 11:10 AM

To: [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>; [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>; [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>

Subject: RE: Final confirm delivery date- 30th June [REDACTED]

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Thank you [REDACTED]

[REDACTED] expectation is that you will be able to take possession next weekend. [REDACTED] will know for certain during next week. 30th June simply was a date to give a greater comfort on backstop.

I can only repeat that the leases are to start from when the units are ready. The 30 June if they are ready a week before is not agreed. Commencement must remain when they are ready.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]@gov.je>

Sent: 16 June 2023 10:02

To: [REDACTED]@gov.je>; [REDACTED]
[REDACTED]@gov.je>

Subject: [EXTERNAL] FW: Final confirm delivery date- 30th June

This Message originated outside your organization.

Morning [REDACTED] - Sharing the below as promised in my previous email

Many thanks

From: [REDACTED]

Sent: Friday, June 16, 2023 9:35 AM

To: [REDACTED]

Cc: [REDACTED]@gov.je>; [REDACTED]
[REDACTED]>; [REDACTED]@gov.je>

Subject: RE: Final confirm delivery date- 30th June

Morning [REDACTED] and [REDACTED]

We're all on the same page here and want the same outcomes- the units ready asap and payment made promptly.

From our perspective we need to agree an exact date with you in order that we can:

1. Sign the lease- this has not yet been signed by either party as it has no date on it
2. We must have a signed lease in order to raise a pro- forma on our finance system to pay the first month rent for these units. That process will likely take a week from the point of it being raised to funds being paid as it needs to go through two sign off points.
3. We also need an agreed date so I can arrange the delivery of the furniture and set up the utilities for all units

I'm pushing for an agreed date- not just to enable us to move furniture in but so we can ensure payment is made as promptly as possible as you've explained is required.

We have committed to taking all 16 units...but I cannot guarantee that you'll receive the rent for them on the day of completion unless we a date urgently now - at least a week or so in advance

I appreciate you can't confirm a date your side as there's so many moving parts. So my suggestion yesterday was that we agree on the latest date in the proposed timeline to give us all a degree of 'safety' here? (30th) A slight compromise on both sides to mitigate some of the risks

Thanks

██████████

From: ██████████
Sent: Thursday, June 15, 2023 11:48 AM
To: ██████████@gov.je>
Cc: ██████████@gov.je>; ██████████@gov.je>;
██████████
Subject: Re: Final confirm delivery date- 30th June

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi ██████████

As per my email below ██████████ is currently aiming for Friday 23rd to Friday 30th June (these dates were updated yesterday).

As explained in ██████████ email on the 13th as much as ██████████ would love to ██████████ can not be giving a firmer date at this time. ██████████ & ██████████ team are on site 7 days a week & are on track the fire department & bc have to sign off before occupation.

██████████ will be wanting to collect funds from the date the apartments are ready.

The question ██████████ wanted verification on is if you were intending to have an August start date due to being unable to store the items you are waiting to deliver (██████████ isn't trying to be awkward at all - it isn't safe) as you had mentioned August in a couple of emails.

As if it's an August date that isn't going work.

Hopefully it's clear that we all do want to update you as soon as we can & to have the tenants in as soon as possible into what are really very beautiful apartments.

All the very best

On Thu, Jun 15, 2023 at 11:33 AM ██████████@gov.je> wrote:

Hi ██████████ - sorry- we seem to be going in circles here? Yes we are taking the apartments – I'm asking for confirmation of what date they'll be ready. You've referenced a few times 22-

30th.... I'm asking for an exact date please so that we can add that to the lease, provide that a the date for the electricity etc and organise the delivery of all the furniture.

Shall we go for the 30th to be safe? To confirm- there is no chance this date will be pushed back again?

Thanks

██████

From: ██████████ >
Sent: Thursday, June 15, 2023 8:33 AM
To: ██████████@gov.je>
Cc: ██████████@gov.je>; ██████████@gov.je>; ██████████ >
Subject: Re: Final confirm delivery date- 30th June

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Hi ████████

Thanks for the email.

██████ asked for confirmation below on 13 June.
I have added the contents of his email again below pls can you confirm that as soon as the apartments are ready you will be taking them.

██████ will not be willing to wait for an Aug start date. As per my email this am current completion date aims are now Friday 23rd to Friday 30th June.

' Hi ████████

We are working very hard to Hit Thursday 22nd June and that is the completion date we are going for currently.

We will update again on Friday as we have various milestones to hit this week plus inspections by Building control, Fire Officer,

Rent is payable from the date of completion and if we have to wait to August for rent, we would immediately market the properties for rental today, so please can you confirm this now, as if this is the case, please put the apartments up for rent today, as we have a long wait list currently.

Our team, included myself, are working 100 hour weeks to get this site complete and cant

do anymore than is being done.

Moving any goods onto site, would totally delay all works we are doing now and anyone who had any experience of a building site completion would know this has to happen post completion.

The above is set in stone, so please revert back to me a sa matter of urgency.'

On Thu, Jun 15, 2023 at 8:24 AM [REDACTED]@gov.je> wrote:

Good morning [REDACTED]

Apologies- I wasn't aware I needed to confirm anything- We were going backwards and forwards about the completion date and I was waiting for a confirmation from you or the team that date had been confirmed. So- are we saying we can move in from 22nd? The last tie we spoke you suggested a timeframe of 22-30th so I was waiting for an exact date.

Yes we are still committed to the apartments. We can action payment once the completion date is confirmed. As you know I'm waiting for this so I can confirm and organise delivery of all our furniture etc.

I don't think the lease has been signed yet by either party- Again- my understanding is that we're waiting for the completion date to be confirmed to ensure the lease has the correct date on it?

Is that correct?

Thanks

From: [REDACTED]
Sent: Thursday, June 15, 2023 5:24 AM
To: [REDACTED]
Cc: [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED].gov.je>
Subject: Re: Final confirm delivery date- 30th June

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Hi [REDACTED]

I hope you are well.

Can I pls get confirmation on the below ASAP today.

Please note current completion date aims are now Friday 23rd to Friday 30th June.

Many thanks

On Tue, Jun 13, 2023 at 11:31 AM [REDACTED]
wrote:

Hi [REDACTED]

We are working very hard to Hit Thursday 22nd June and that is the completion date we are going for currently.

We will update again on Friday as we have various milestones to hit this week plus inspections by Building control, Fire Officer,

Rent is payable from the date of completion and if we have to wait to August for rent, we would immediately market the properties for rental today, so please can you confirm this now, as if this is the case, please put the apartments up for rent today, as we have a long wait list currently.

Our team, included myself, are working 100 hour weeks to get this site complete and cant do anymore than is being done.

Moving any goods onto site, would totally delay all works we are doing now and anyone who had any experience of a building site completion would know this has to happen post completion.

The above is set in stone, so please revert back to me a sa matter of urgency.

Best

[REDACTED]

CHAIRMAN



Palladium Group | Bourne House | Francis Street | St Helier | Jersey | JE2 4QE

www.palladiumgroupci.com

Mobile: [REDACTED]

Work: 01534 [REDACTED]

From: [REDACTED]

Sent: Tuesday, June 13, 2023 11:18 AM

To: [REDACTED]@gov.je>

Cc: [REDACTED]@gov.je> [REDACTED]

[REDACTED]@gov.je>

Subject: Re: Final confirm delivery date- 30th June

Hi [REDACTED] I have forwarded the below to [REDACTED] for a response. As mentioned yesterday everyone was confident of between 22 June - 30 June.

But I do not believe [REDACTED] would wait for an August move.

I will come back to you when I hear back.

All the best

On Tue, Jun 13, 2023 at 9:42 AM [REDACTED]@gov.je> wrote:

Morning [REDACTED]

I have spoken to our Supplier this morning and [REDACTED] has confirmed the final date we can arrange delivery of our large furniture items is 30th June. [REDACTED] Delivery drivers are not available in August due to leave and medical reasons.

You have referenced 22-30th June as move in dates...can we please agree and confirm **Friday 30th June** as our final confirmed date on which we will get everything delivered to The Laurence?

If we miss this slot we can't sign the lease and move into these units until August as our Supplier will not be able to deliver the furniture until then.

Many thanks

[REDACTED]

[REDACTED]
Principal Officer, Delivery Unit

[REDACTED]@gov.je

Delivery Unit | Cabinet Office
Government of Jersey
[19-21 Broad Street | St Helier | Jersey | JE2 3RR](#)



Cabinet
Office

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Kind Regards.


Partner

