

Operator's Statement

Elysian take an innovative approach to the design, construction and operation of specialist communities to enrich the lives of its current and future homeowners.

About Elysian

We are a UK company whose sole business is the development and operation of housing for older people with integrated care, often referred to as C2 extra care.

We are focused on providing homes in and around London and the south east, where communities lack quality elderly housing options outside of institutional care homes.

The Elysian aim is to offer a purpose-built residential living choice, where quality, design, carefully planned and thought out amenities, first-class service and care set us apart from other providers of extra care.

It's about choice. Built into all the lifestyle, care options and extensive services offered by Elysian, the core idea is that homeowners will be able to choose exactly the lifestyle that best suits their needs / tastes and can respond to changing needs overtime.

A resident focused operation led approach

Elysian has benefited from partnering One Eighty Leisure Care an international operator of homes for older people, with over 50 communities in the US, Mexico and India. Elysian has worked alongside One Eighty to identify the qualities and characteristics along combined with training and best practices that make for successful care providers. Time and time again, satisfied residents tell us that, what they enjoy the most about living at our communities is the relationships they develop with the staff. Being surrounded by a positive, caring, and service-oriented group of people that provides a sense of trust, security and comfort adds to an environment and atmosphere that makes life more enjoyable and meaningful. Similarly, the support provided by the staff adds to overall peace of mind for residents' families.



Apartment Living Space

What Makes Elysian Different?

- We consider ourselves an operator first that prioritises quality of life of our homeowners and places their wellbeing at the forefront of every decision made. The design of the facilities is tailored so that residents can live in a non-institutional environment, but with a 24-hour care on-site, providing both personal care and other support required by homeowners.
- Various packages are offered, including the following activities: fitness classes, physical therapy, on-site restaurant, cognitive computer exercises (to ward off dementia), arts and crafts and other social activities.
- Privately provided preventative care will reduce pressure on the NHS and local councils
- On-site management and care professionals are employment generating, creating local career opportunities
- Elysian provides a solution to two of the largest short-term and long-term problems facing the UK, namely:

1. Housing Crisis

- Lack of family housing is already affecting economic growth, as workers and companies are pushed out of economic centers because they cannot afford adequate housing.
- Over the past 10 years, the UK has delivered just over a third of the housing that it needs to keep up with population growth. A very small percentage of this housing would be suitable for older people looking to downsize.
- If 5% of older population currently living in under-utilised, owner-occupied housing downsized, it would equate to 10 years of additional supply of family homes, at the current rate of development. Whether the elderly downsize at 70 or 90 has a significant impact on family housing supply.
- The majority of interest will come from local residents looking to downsize. As such, an initial scheme of local marketing will be agreed*.

2. Financial Impact of the Ageing Population:

- The over 65s in the UK currently make up 36 % of healthcare expenditure and 66% of hospital bed usage.
- The proportion of older people in the UK is growing – Over 65s will make up 65% of all UK population growth to 2050.
- The lack of suitable private housing for older people with integrated care will require significant increases in the cost of health and social care budgets.
- Supportive housing with integrated care has been shown in other countries to result in reductions in healthcare costs by 20-40% as a result of integrating healthcare services.



Integrated Approach to Design and Operation

Amenity Provisions

Our focus has always been to prioritise the independence and wellbeing of our homeowners as well as the operational effectiveness of each community we create. Our amenity spaces are at the heart of that premise. We recognise that sites with a larger footprint such as St. Albans, which allows for the provision of multiple building typologies (bungalows and apartments), requires a heightened awareness of the need for community and the encouragement of active involvement in 'events' is paramount. In these cases we employ strategies to ensure connectivity with the wider community and the central amenity hub - these include targeted leaflet drop, specific 'hop on / hop off' vehicles for events within the complex, site wide shared calendars, direct phone line to concierge, decentralised events from the main amenity hub in Courtyard Gardens, Village Greens and Orchard spaces.

We provide an environment for successful ageing through provisions of high-quality facilities, engaging communal activities and integrated care, tailored to the needs of our homeowners.

Elysian supports the independence of its homeowners by providing a multitude of activities. These are tailored to meet the interests of the residents at St. Albans.

- Fitness Classes
- Restaurant with Head Chef prepared meals, a restaurant style service and tailored nutritionist advice
- Opportunity for private dining and family orientated function events
- Cognitive computer exercises
- Arts and crafts
- Yoga and Pilates classes
- Lectures, speakers, seminars of interest
- Social gatherings in the bar, gardens, orchard & restaurant spaces
- Multipurpose / cinema room
- External social activities in the various woodland gardens on site
- Transportation
 - We provide mini-bus trips for group outings to museums, theatres, local shopping, attending other community groups or even for private hire
 - We also engage with 'car club' operating companies to provide crucial independence and connectivity to the outside world
- Group cultural activities (e.g. museums, theatre trips)



Communal dining areas



Multi-Purpose Activity Rooms



Spacious dwelling interiors

Apartments

Every apartment / bungalow is designed precisely to fulfill the requirements of individual owners, tailored to reflect their own personal tastes. Our aim is to create residences that feel like a home, not a care home.

There will be many different layout options, from one bedroom to three, all with gracious, open layouts, light-filled rooms & large reception areas. The space will be planned carefully for residents to feel at home, with good sight-lines, voluminous storage, kitchens one can live in, and functional, well-designed space.

Comprehensive thought has been put into understanding how residents will actually use their space, to give them the same peace of mind and pride that they had in their prior accommodation. Each apartment we build is designed to meet the needs of its owners and most importantly is adaptable as the owners grow older and their needs change. Design is critical, in order to ensure that the facilities and apartments have a non-institutional feel. At St. Albans we believe the elegant apartment / bungalow design is complemented by the natural beauty of its green surroundings and connectivity between the properties.

The residential unit mix, facilities, services and care provision have all been carefully configured to meet the preferences of older people.

As with all forms of housing, individual people have different preferences and therefore the variety offered (apartments and bungalows of different sizes) respond to these preferences. Our model is to keep residents in their homes for as long as possible making adaptations as needs change. We have found this meets residents desire to not move and age in place and Elysian are able to cater for this.

Care when its needed

Recent scientific research (including by Harvard University) has identified the negative health effects of loneliness and isolation as you move into older age. One of our priorities is to facilitate an environment that gives the opportunity to engage, build and maintain relationships with others, especially peers.

Behind the scenes there is a discreet, but comprehensive and flexible care delivery infrastructure. Trained care professionals will be there 24 hours a day to support active independence and to provide a dignified route to older age.

- Carers on-site 24 hours a day to ensure assistance is available whilst allowing homeowners to enjoy an active, independent and fulfilling life
- Assistance with activities and daily living to keep residents as independent as possible
- Care facilities are discreetly integrated throughout the development

At Elysian we are passionate about community; it is our strong belief that an energetic atmosphere and active social scene ensures our homeowners lead active and enjoyable lives in their later years. It is therefore essential that each of our communities are a not too small, there is a critical mass to ensure they feel 'busy' and 'active' and support a wide variety of activities, but not so large that they become anonymous. We want lasting friendships to flourish between homeowners and that the personal touch of our staff is maintained. The St Albans scheme is our ideal development size to fulfil both requirements.

Elysian Residences create places that enhance the independent and individual life residents already lead – with all the benefits of a community, and the safety net of care.

Ongoing Elysian Developments

The Landsby, Stanmore

The Landsby, Stanmore received consent early in 2017 under the officer’s recommendation to grant. The scheme has a C2 use and contains 101 apartments.

The background for this design was a thorough analysis and understanding of the Site and its immediate and distant context.

One of the main attractions for Elysian’s residents is that they can live within easy access to local shops and facilities. The Landsby development site is within walking distance to the high street and local favored restaurants.

The location of the Site is adjacent to Stanmore London Underground Station and sits beside to the Kerry Avenue Conservation Area.

The building looks to maximize internal and external amenity spaces to encourage a elevated level of interaction and community amongst the residents. We provide a gym, bar and dining facilities, multipurpose room, a bridge / card room and various external gardens.



Main Entrance

Wilderness House, Sevenoaks

The design for Wilderness House has been centered around the Grade II listed main house. This creates a ‘village’ of individual apartments and gives an appropriate identity, character and domestic scale to the development. Communal spaces are provided at ground level of the main house, along with a separate Pavilion restaurant that links the accommodation to the North, West and South of Wilderness House.

The stunning landscaped gardens are set within 24 acres for the residents to explore, relax and enjoy.

The building, which has a C2 use, will house a residential community of 85 apartments – a ‘village’ of older people who will expect and will rely on a strong social sense of community and the wide range of extra care and support amenities that the building will provide.

The ground floor is key to providing a strong vibrant community space where residents can interact, relax and socialise. All areas are visually linked and views out into the garden are paramount. The whole of the ground floor amenity will be fully accessible with level access into and out of the building to all external amenity spaces.



Front Exterior



Restaurant



Library



Staircase



Living Room



Bedroom