



ROYAL HASLAR

Luxury Retirement Living

Canada House

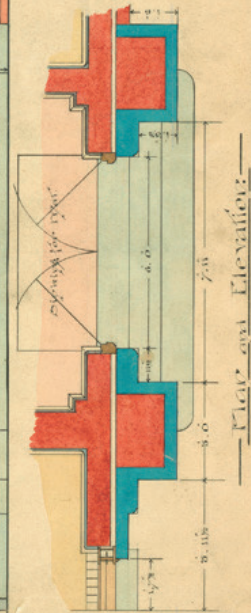
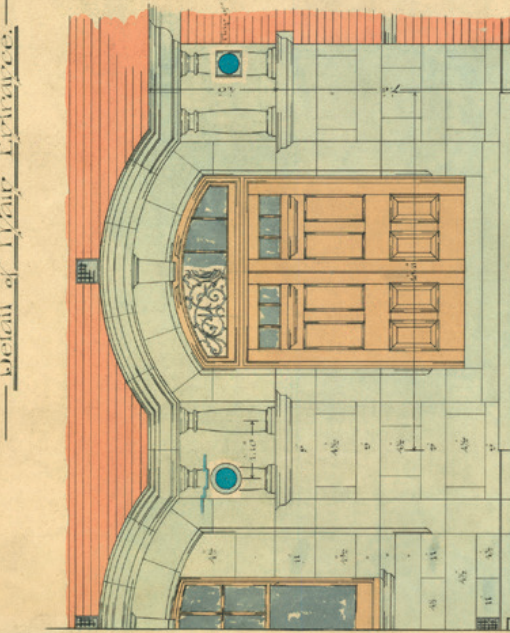
HASLAR

ADMINISTRATION BLOCK

1/2 DETAILS

Scale of Feet

Detail of Door Entrance



Architect
1904-1905
Drawn by Robert Wood Skiff

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PORTSMOUTH



FERRY
PORT



ROYAL
HASLAR



COMMUNAL
RETIREMENT
FACILITIES



CANADA
HOUSE

Introducing...

ROYAL HASLAR

Royal Haslar is one of Britain's landmark heritage sites. Part of the very fabric of our nation. Assured its place in history, it is now protected for the future. Reborn as a luxury waterfront residential and retirement village, its unique architectural grandeur and illustrious military heritage will be enjoyed and celebrated by all.

Hampshire



Grand in conception, magnificent in design

Royal Haslar's prestigious and splendidly preserved historic Georgian buildings have stood the test of time. Designed by Theodore Jacobsen, architect of Dublin's Trinity College, they are a monument to classical design and traditional workmanship. Royal Haslar's restoration offers a unique opportunity to live in modern comfort amongst these elegant buildings, a daily reminder of Britain's distinguished past.





About the Development

The restoration of Royal Haslar

Royal Haslar is being restored and regenerated through a programme of conservation and new construction to create a unique residential village which is currently envisaged to incorporate:

- 271 new residential properties
- 244 independent & assisted living homes
- A 60 bed care home
- A community healthcare hub
- A boutique hotel and spa
- Retail and licensed premises
- Over 50,000 sq ft of business space
- Waterfront walkway and extensive parklands on site

**Please note that the current vision for the development may be subject to some variation as the project progresses*

Living at Royal Haslar

Escape the hustle and bustle with a waterside home at Royal Haslar

Set on 62 acres of mature parkland on the South Coast of England overlooking the English Channel, Royal Haslar is at the heart of 17 miles of waterfront, marinas and beaches.

With outstanding Georgian architecture and stunning sea views, residents can enjoy an exceptional quality of life living within a tranquil historic park.

The local area has something for everyone, from bustling cities to beautiful walks, Hampshire provides experiences and entertainment for every age and interest.

The Benefits of Waterfront Living

Join a vibrant community in a beautifully landscaped development with planned on-site leisure, retail, hospitality and healthcare facilities

Landscaped Gardens

Space to relax & unwind

Royal Haslar is set in 62 acres of Grade-II listed mature parkland and elegant, landscaped gardens overlooking the English Channel. A waterfront walkway runs along the southern side of the park.



Shops

All you need, on your doorstep

Royal Haslar is envisaged to be home to convenience stores for your everyday needs, as well as local businesses.



Cafes & Restaurants

Savour the moment

From morning coffee & croissants to lazy lunches and dinner with friends, Royal Haslar restaurant and planned pub, café & tea room should suit every taste and occasion.



Medical Centre & Care Home

Priceless peace of mind

The planned on site Care Home will provide comfort that if extra care is needed, you will not need to leave your community to find it.

Haslar Marina

Close to the Solent and open waters

Haslar Marina provides easy access to the Solent and beyond with further sailing clubs at Stokes Bay. The nearby Village of Alverstoke provides local amenities, whilst the 5 minute ferry from Gosport takes you directly to Portsmouth and Southsea railway station with links to London Waterloo in approximately 1 hour 30 mins.



Gosport & Stokes Bay Golf Club

A links course with outstanding views

Adjoining Royal Haslar with panoramic sea views, Gosport & Stokes Bay Golf Club is one of the finest courses in the South of England. The friendly club welcomes green-fees and applications for full-time membership.



Stokes Bay beach

A hidden gem

Stokes Bay is just 5 minutes from Haslar and provides activities for all the family; from walking trails to Lee-on-Solent, Gilticker Fort, playing fields, sailing clubs, an ice cream parlour and Pebbles Restaurant all with excellent views of the busy strait and Isle of Wight.



A Perfect Location

In the heart of the South Coast

Royal Haslar's location provides a quiet sanctuary within easy reach of Portsmouth's vibrant city, with easy access to the beautiful south coast and beyond. Portsmouth is just 30 minutes away by road and Gunwharf Quay shopping & leisure district is only 5 minutes by ferry.

► Browse Available Properties at
RoyalHaslar.com



Introducing...

CANADA HOUSE

Canada House is the first phase of luxury waterfront residences at Royal Haslar - an exclusive development of retirement apartments nestled on the South Coast of England. Most of these one and two bedroom residences boast waterfront and/or parkland views. Additional features include high ceilings, tele-healthcare systems, lifts to all floors and access to communal retirement facilities.

Royal Haslar is set in 62 acres of Grade-II listed mature parkland and elegant, landscaped gardens overlooking the English Channel. A waterfront walkway runs along the southern side of the park.

If you have considered downsizing your property, or if you are simply looking to join a community with luxurious amenities and services, Royal Haslar is the perfect choice.

Starting as an independent living development, you will later on have the option to upgrade to various levels of assisted living services within Canada House as needs may change over time.

BEACH



GOLF
CLUB



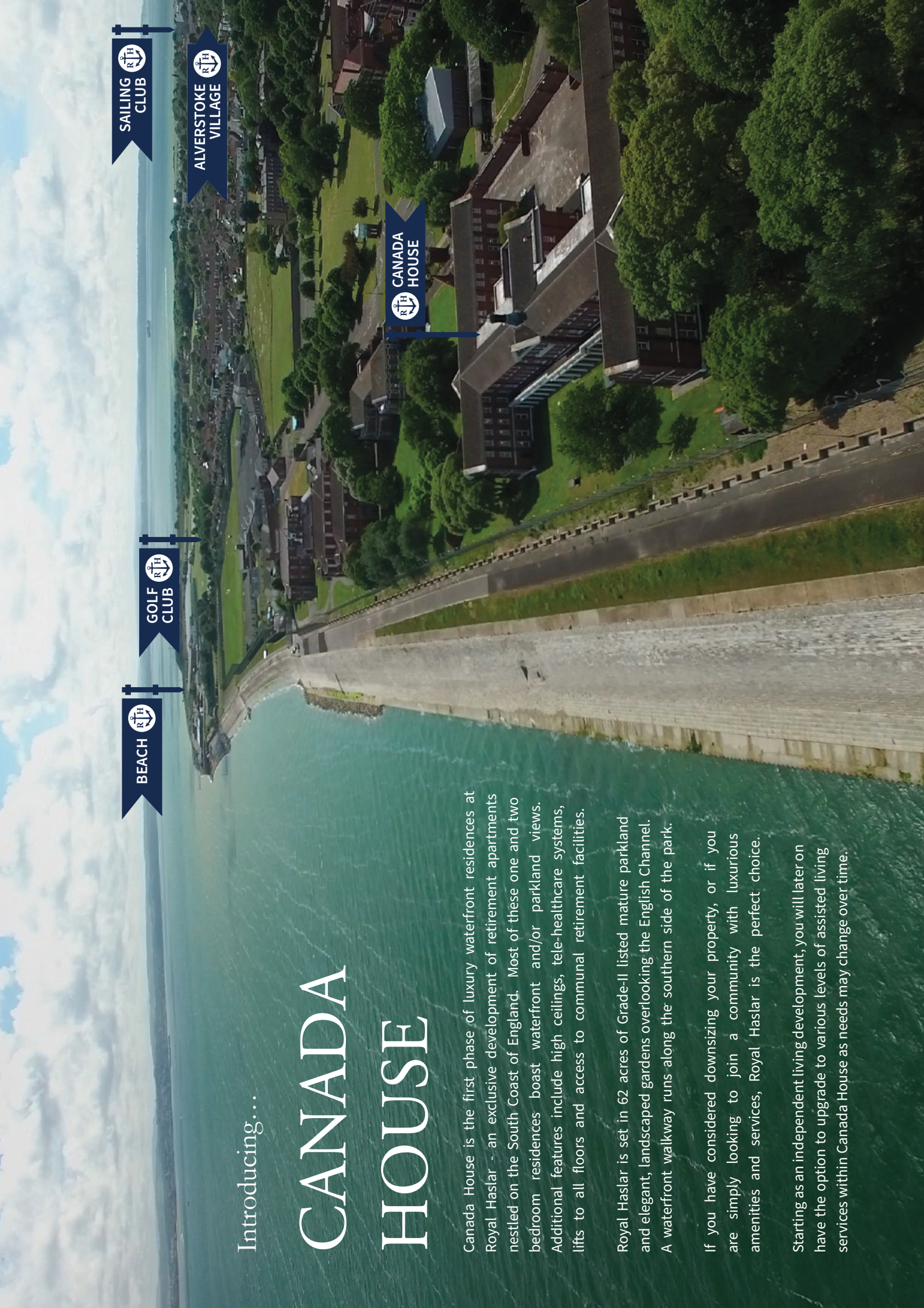
SAILING
CLUB



ALVERSTOKE
VILLAGE



CANADA
HOUSE





CANADA HOUSE

Standard Specification

Canada House

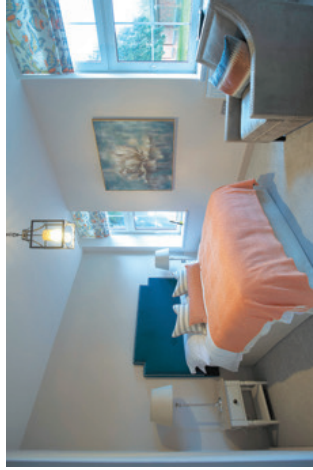
Kitchens

- Fully-equipped kitchens, kitted out with European-manufactured appliances
- Contemporary solid surface countertops
- Satin nickel sockets above countertops
- Under mounted stainless-steel sink with satin chrome mixer-tap
- Soft-close drawers and doors
- Standard amenities include touch control induction hobs, integrated oven, dishwasher, fridge freezer, microwave oven, and washing drying machine.
- Durable floor tiles as per show apartment
- Under cabinet LED downlighters



Bedrooms

- High-quality fitted wardrobes



Bathroom and En-Suite

- Fully-tiled bathrooms with high-quality sanitary ware
- Walk-in showers &/or baths as per floor plans
- Polished chrome heated towel rail
- Pumped thermostatically controlled shower



Heating

- Canada House provides a central gas fired heating system. All apartments are metered at the door and residents have heating and instant hot water available on demand
- Stelrad compact wall-mounted radiators, with Drayton wireless heating control

Decoration and Finish

- Walls painted throughout in vinyl-washable matt-white
- Ceilings painted vinyl washable matt-white
- High-quality underlay with selected Primo Naturals carpet in all bar tiled wet areas

Building

- The apartments are covered by a 10 Year Build-Zone Guarantee

Windows and Doors

- Heritage-style double-glazed windows
- Heavy-duty engineered multi-point locking fire rated entrance door, giving the aesthetic appeal of traditional timber, while providing strength, security and thermal performance characteristics
- Classical style solid internal doors
- Satin-chrome finished handles, hinges and locks throughout



Electrical and Media

- Low-energy lighting throughout with LED recessed lighting in selected areas
- High-speed data points with Cat 6 cabling
- Stylish brushed-chrome sockets and switches
- Pre-wired for BT, Virgin Media and Terrestrial TV – choice of internet and TV service providers

Security and Safety

- Secure main door with video entry system
- British Standard BSEN50134 Social Alarm System
- Wireless personal alarm (bracelet or necklace)
- Mains powered smoke detectors

Learn more about the history behind the name

An extract from the Morning Post, 9th May 1917:

“On a picturesque site in the grounds of the Royal Naval Hospital Haslar, overlooking the Solent, with the hills of the Isle of Wight forming a charming background, there has been built a magnificent new wing to the great Naval Hospital, which will pass to posterity as a monument to the patriotism and the loyalty of the women of Canada.

At the outbreak of the war the Canadian women, anxious to demonstrate in practical form their deep sense of devotion to the Mother Country, organised a fund to aid the nursing of the sick and wounded. A sum approaching £50,000 was raised in a very short period, and was handed to the Imperial Government to be applied in whatever way they considered best. There had for a long time been a pressing need for a ward extension at the Royal Naval Hospital, Haslar, and the Government allocated the major portion of the generous gift to the construction of a new wing to that institution, which will, when completed, be named the Canadian Women's Wing.

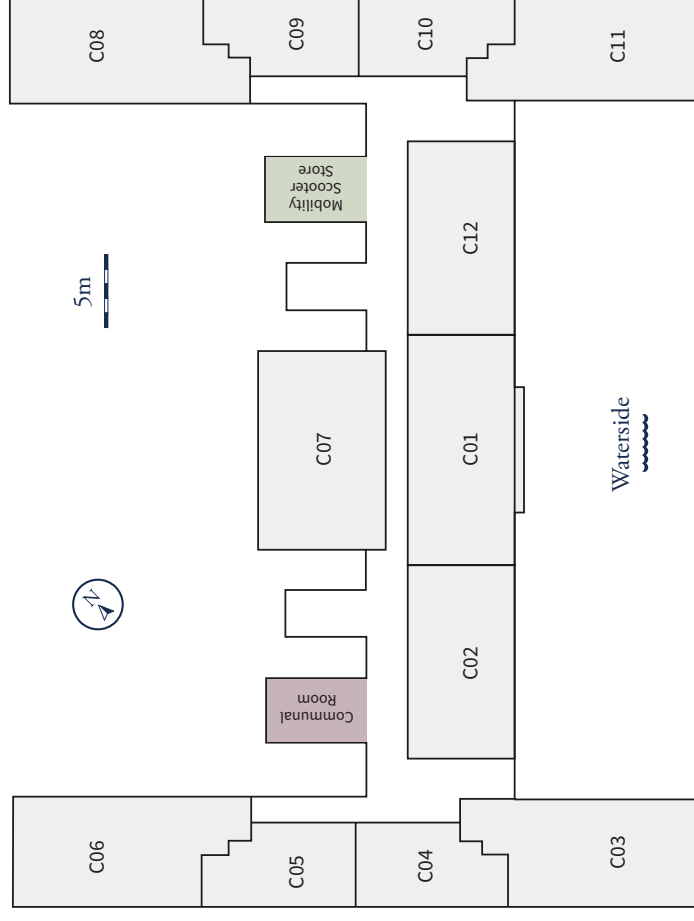
The new building will have three floors, and will be equipped throughout on the most modern hygienic principles. There will be a graceful veranda running along the whole length of the building. In every respect the building will be worthy of the sentiments which prompted the promotion of the fund. While history will record the gallant response of the men of the Dominion to the Empire's call, and their bravery in the battlefield, which has been worthy of the finest British traditions of pluck and heroism, the Canadian Women's wing in Haslar Hospital will be ever looked upon as a monument to the loyal devotion of the Women of the Dominion in this greatest of the Empire's trials.”

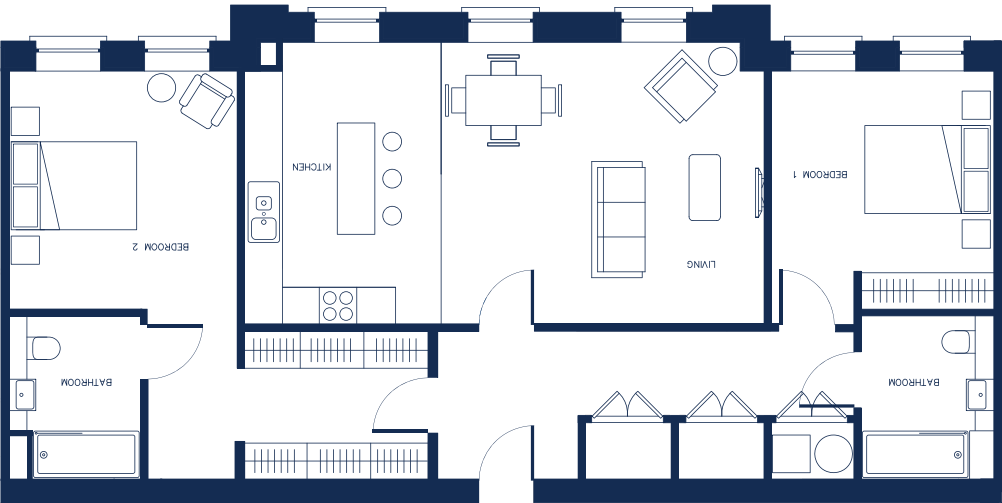
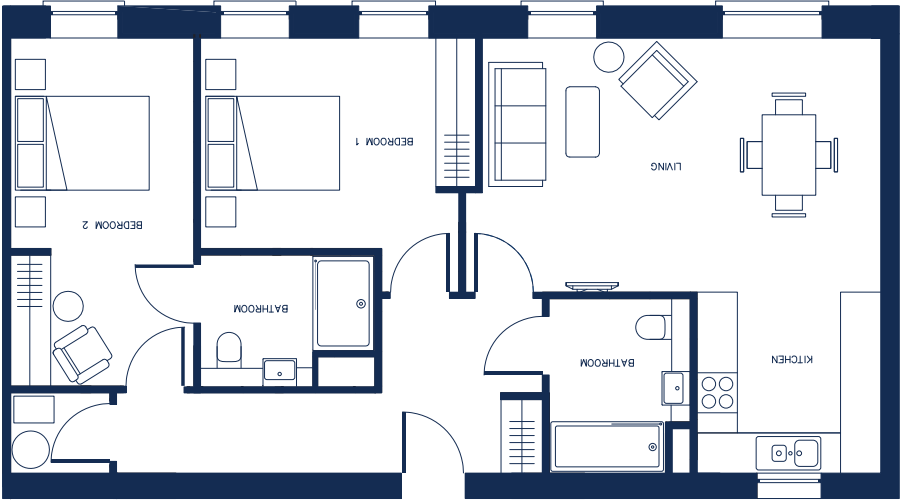
► For more information visit
RoyalHaslar.com

FROM THE WOMEN OF CANADA

The gift of this Building is the expression of our Love and Loyalty to our King and Empire, and of our undying gratitude to the Brave men who are fighting for the vindication of our Honour among the Nations, for the advancement of Civilization, for the Freedom of our Empire, and for the safety of our Homes.

Ground Floor Plans





Canada House

ROYAL HASLAR

Apartment C02

Bedrooms

2

Bathrooms

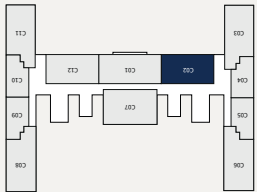
2

Level

Ground floor

Size

89 sq m / 958 sq ft



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Apartment C01

Bedrooms

2

Bathrooms

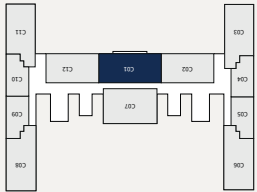
2

Level

Ground floor

Size

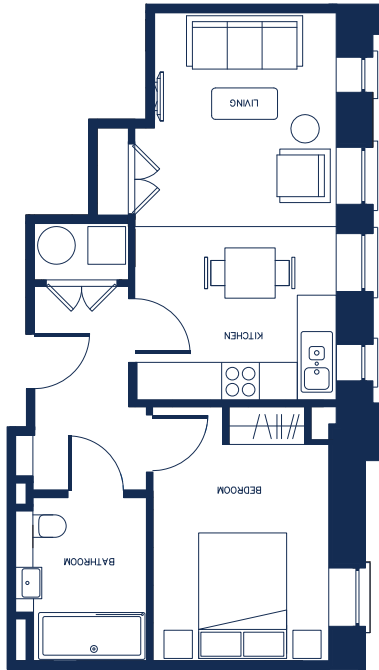
104 sq m / 1119 sq ft



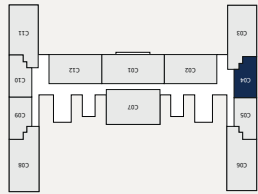
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Royal Haslar floor plans are for illustrative purposes only and are not legally binding. Actual floor areas / layouts may vary



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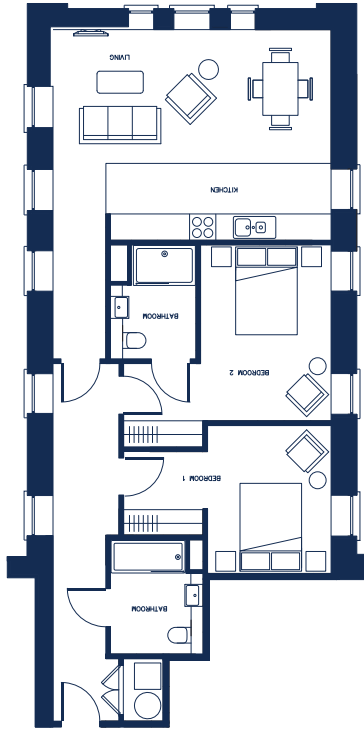


Size
46 sq m / 495 sq ft
Level
Ground floor
Bedrooms
1
Bathrooms
1

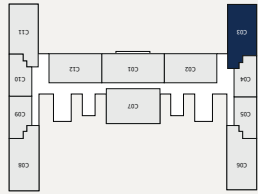
Canada House Apartment C04



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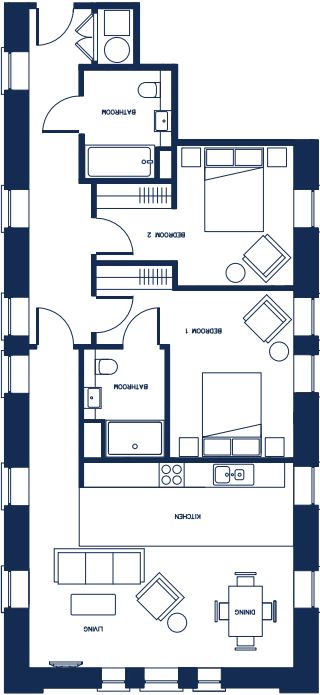
Size
93 sq m / 1001 sq ft
Level
Ground floor
Bedrooms
2
Bathrooms
2

Canada House Apartment C03



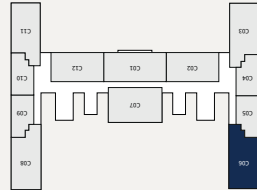


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ROYAL HASLAR
Canada House
Apartment C06

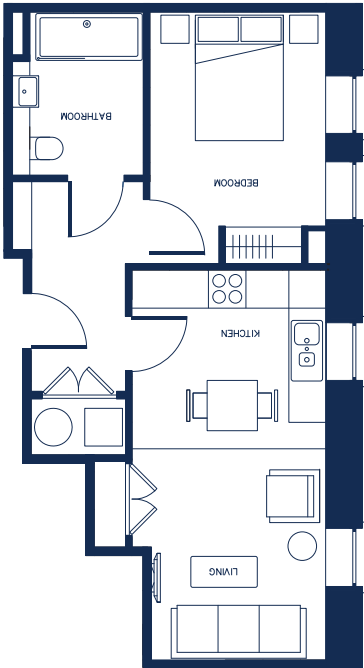
Bedrooms 2
Bathrooms 2
Level Ground floor
Size 89 sq m / 969 sq ft



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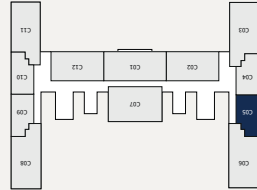


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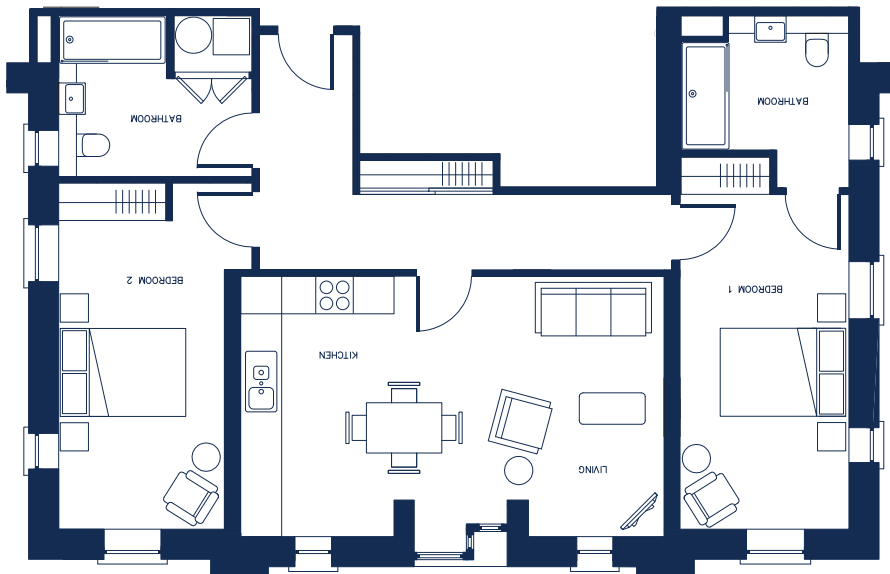
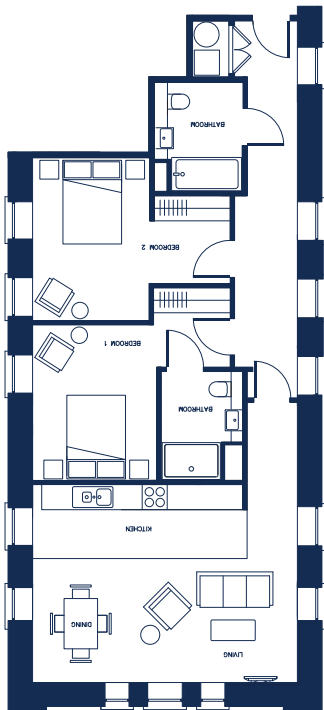


ROYAL HASLAR
Canada House
Apartment C05

Bedrooms 1
Bathrooms 1
Level Ground floor
Size 45 sq m / 484 sq ft



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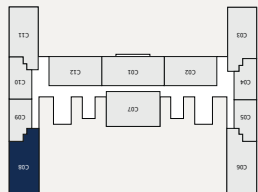
ROYAL HASLAR
Canada House
Apartment C08

Bedrooms
2

Bathrooms
2

Level
Ground floor

Size
90 sq m / 969 sq ft



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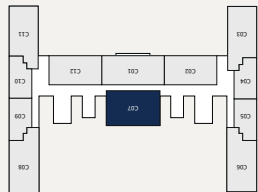
ROYAL HASLAR
Canada House
Apartment C07

Bedrooms
2

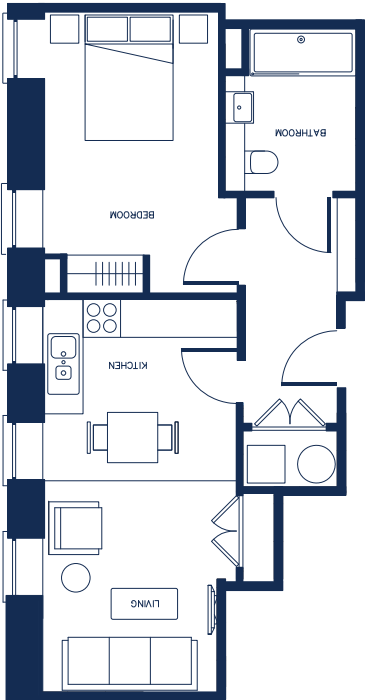
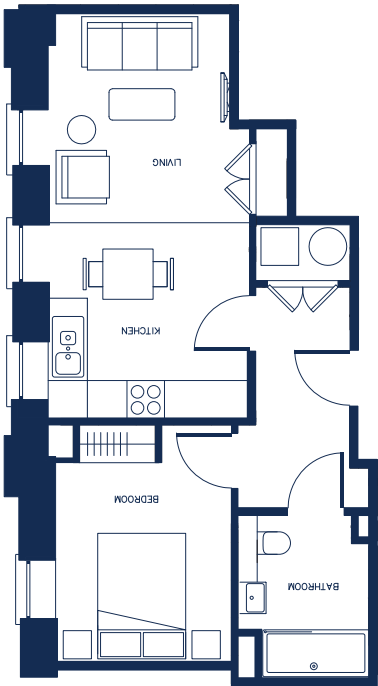
Bathrooms
2

Level
Ground floor

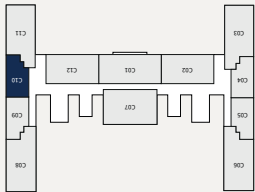
Size
86 sq m / 926 sq ft



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Retirement Apartments



Size

46 sq m / 495 sq ft

Level

Ground floor

Bathrooms

1

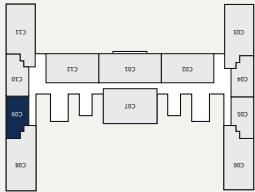
Bedrooms

1

Canada House
Apartment C10



Retirement Apartments



Size

45 sq m / 484 sq ft

Level

Ground floor

Bathrooms

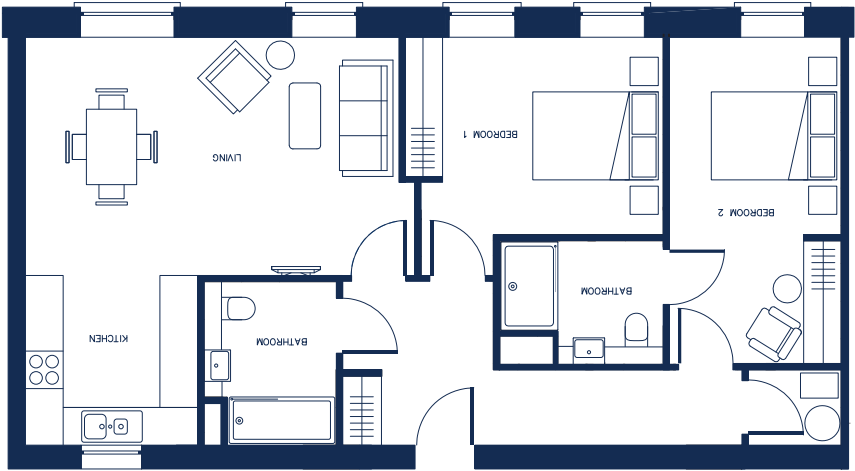
1

Bedrooms

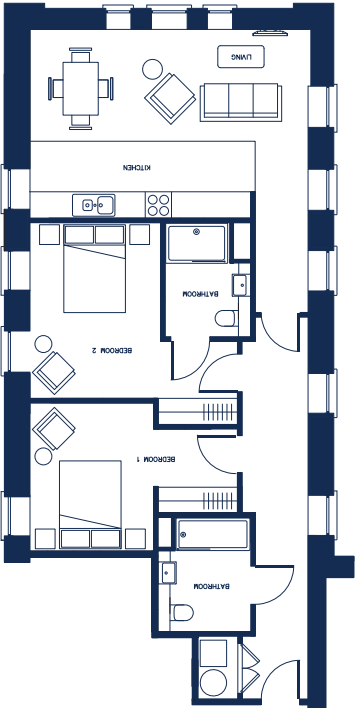
1

Canada House
Apartment C09





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Canada House Apartment C12

Bedrooms

2

Bathrooms

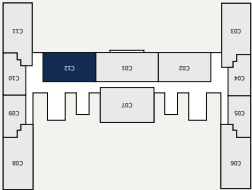
2

Level

Ground floor

Size

89 sq m / 958 sq ft



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Canada House Apartment C11

Bedrooms

2

Bathrooms

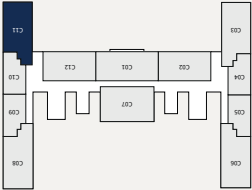
2

Level

Ground floor

Size

93 sq m / 1001 sq ft



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Retirement Apartments

Size
104 sq m / 1119sq ft

Level
First floor

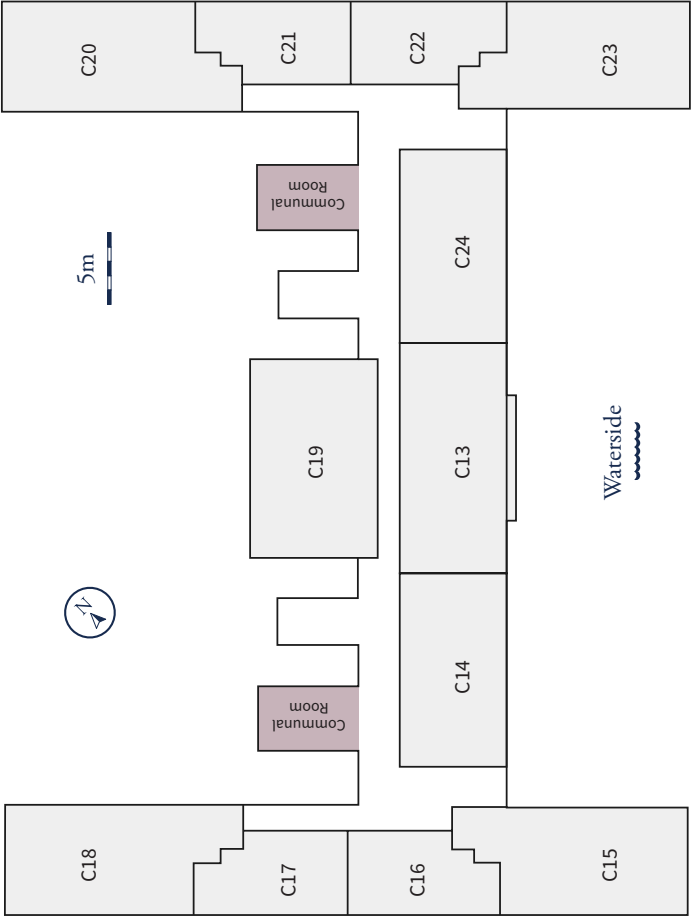
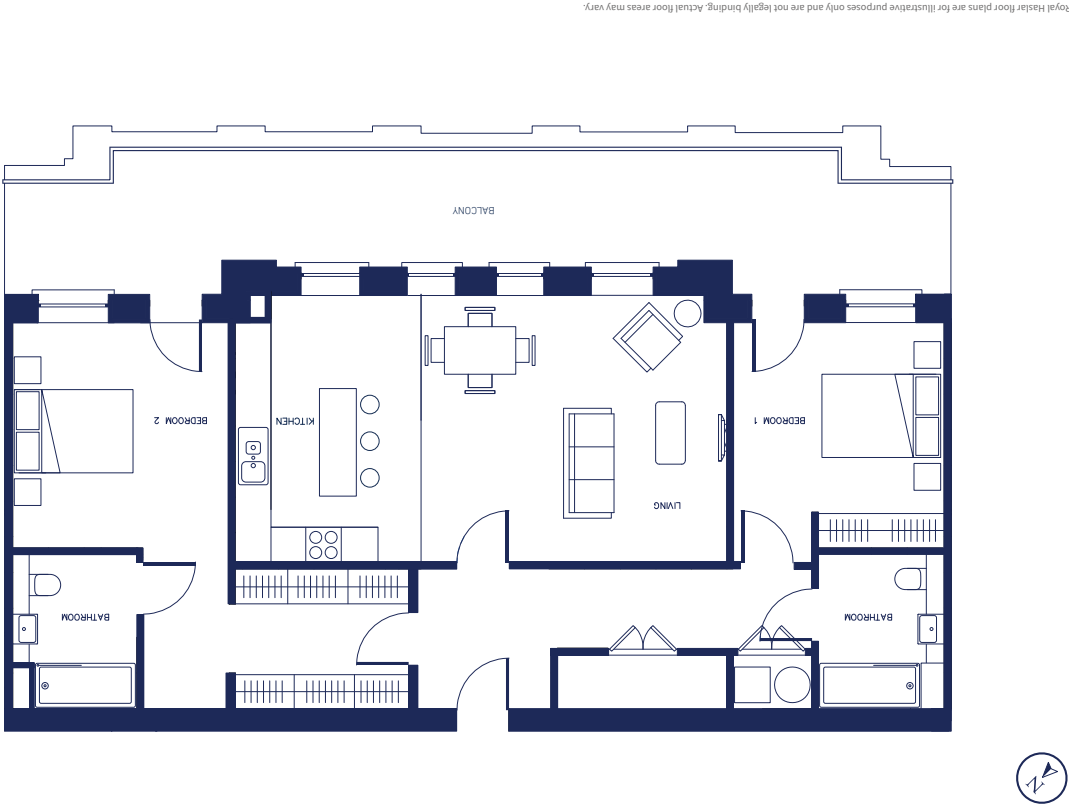
Bedrooms
2

Bathrooms
2

Canada House

Apartment C13

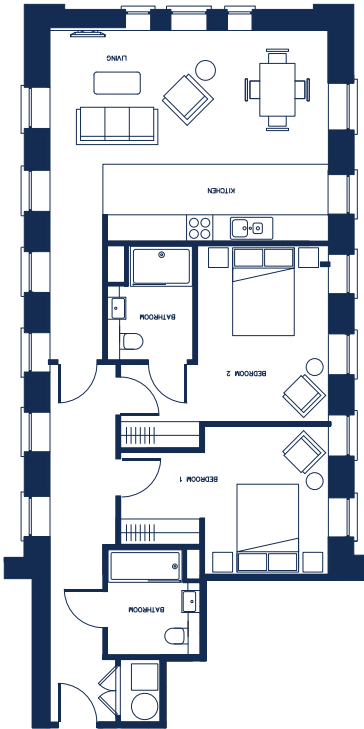
ROYAL HASLAR



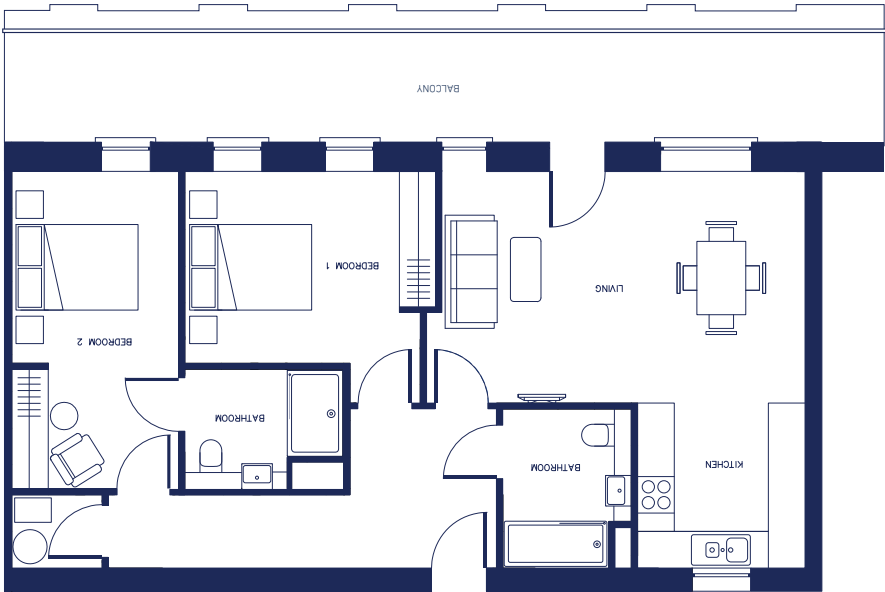
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ROYAL HASLAR

Canada House

Apartment C15

Bedrooms

2

2

Bathrooms

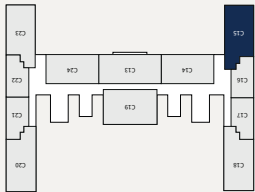
2

Level

First floor

Size

93 sq m / 1001 sq ft



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ROYAL HASLAR

Canada House

Apartment C14

Bedrooms

2

2

Bathrooms

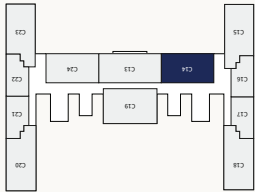
2

Level

First floor

Size

89 sq m / 958 sq ft



Retirement Apartments

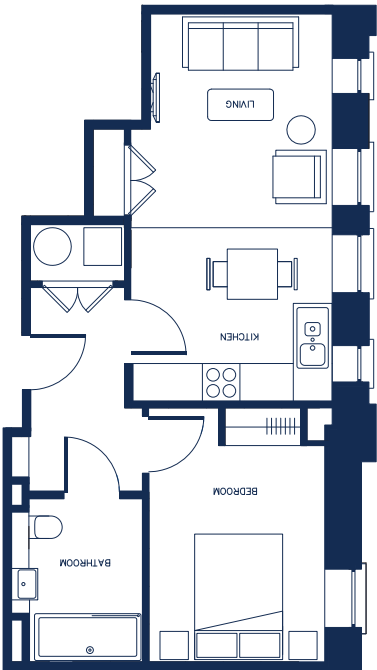
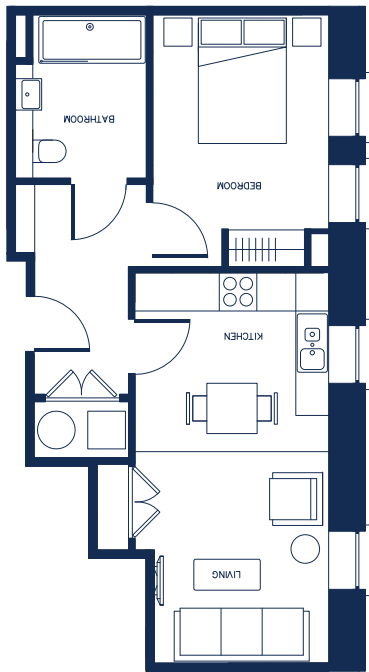
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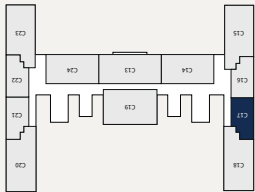
ROYAL HASLAR
Canada House
Apartment C17

Bedrooms
1

Bathrooms
1

Level
First floor

Size
45 sq m / 484 sq ft



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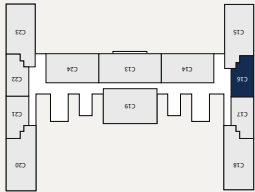
ROYAL HASLAR
Canada House
Apartment C16

Bedrooms
1

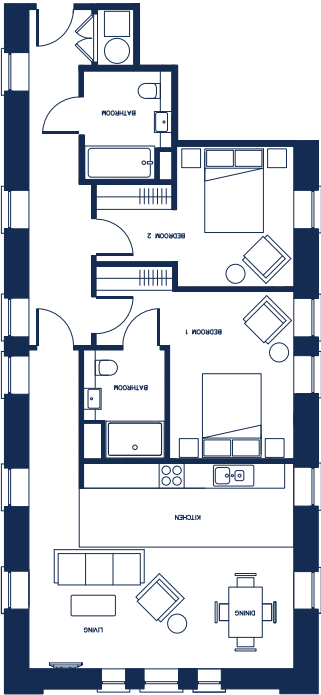
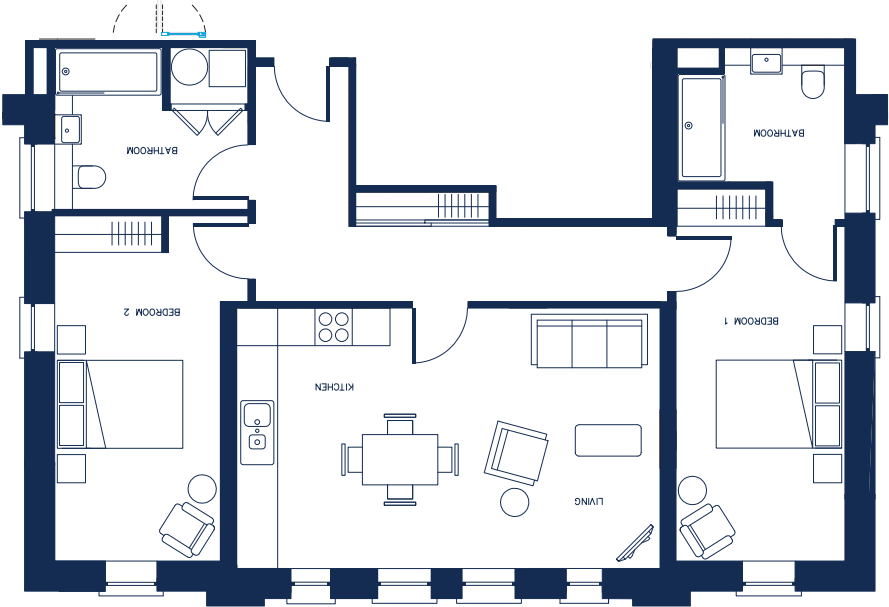
Bathrooms
1

Level
First floor

Size
46 sq m / 495 sq ft



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RESEARCH



ROYAL HASLAR

Canada House
Apartment C19

Bedrooms

2

Bathrooms

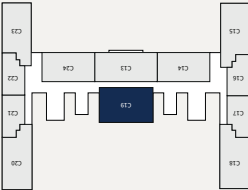
2

Level

First floor

Size

87 sq m / 936 sq ft

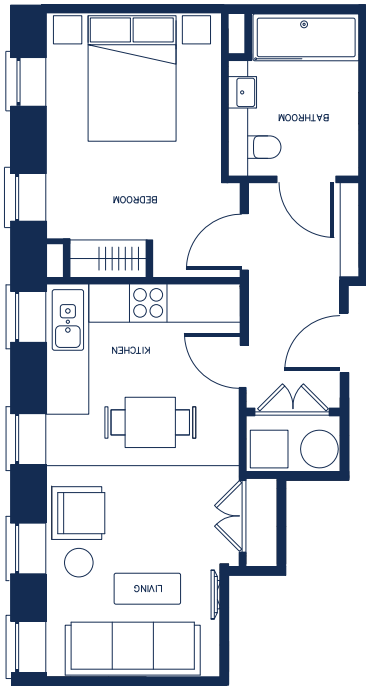


Retirement Apartments

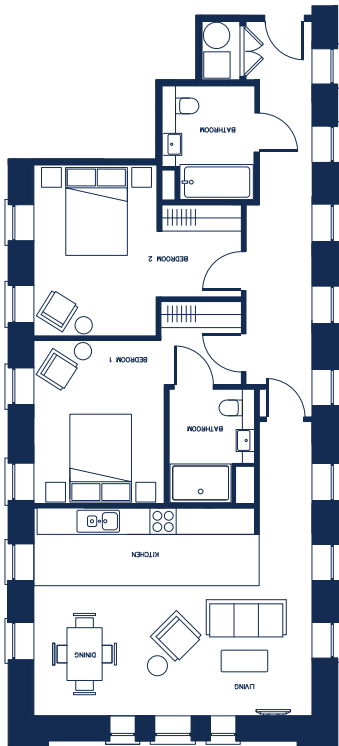
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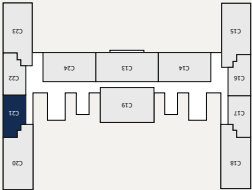


Royal Haslar

Canada House

Apartment C21

Bedrooms	1
Bathrooms	1
Level	First floor
Size	45 sq m / 484 sq ft



Retirement Apartments

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RETIREMENT **HOMES** **SEARCH**

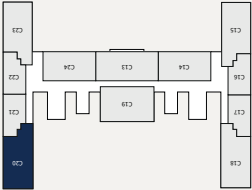


Royal Haslar

Canada House

Apartment C20

Bedrooms	2
Bathrooms	2
Level	First floor
Size	90 sq m / 969 sq ft



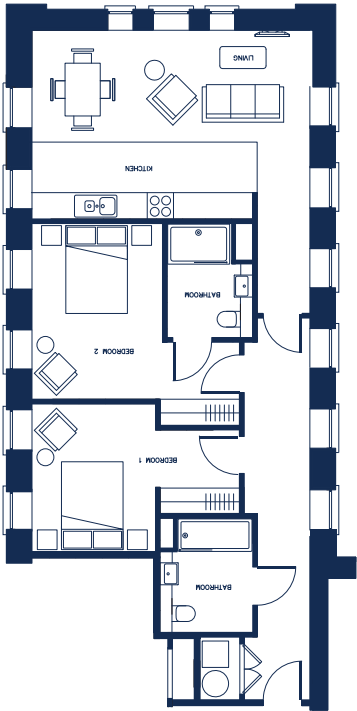
Retirement Apartments

Fox & Sons
023 9250 3733
Retirement Homes Search
0333 321 4060

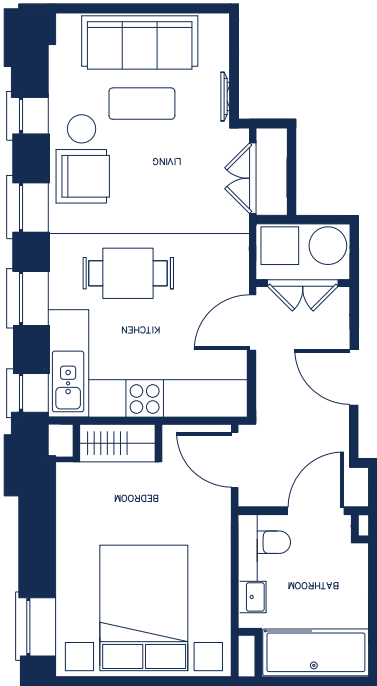
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ROYAL HASLAR

Canada House

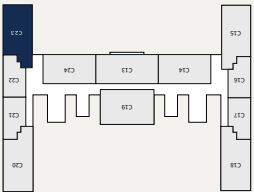
Apartment C23

Bedrooms 2

Bathrooms 2

Level First floor

Size 93 sq m / 1001 sq ft



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RETIREMENT HOMES
RESEARCH

ROYAL HASLAR

Canada House

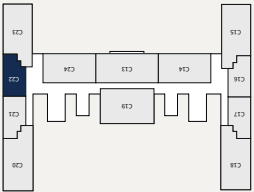
Apartment C22

Bedrooms 1

Bathrooms 1

Level First floor

Size 46 sq m / 495 sq ft



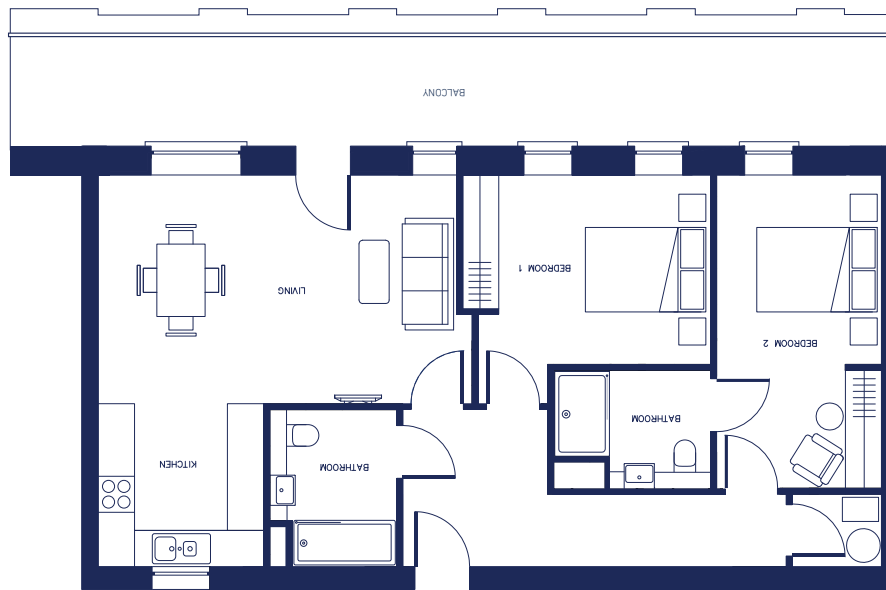
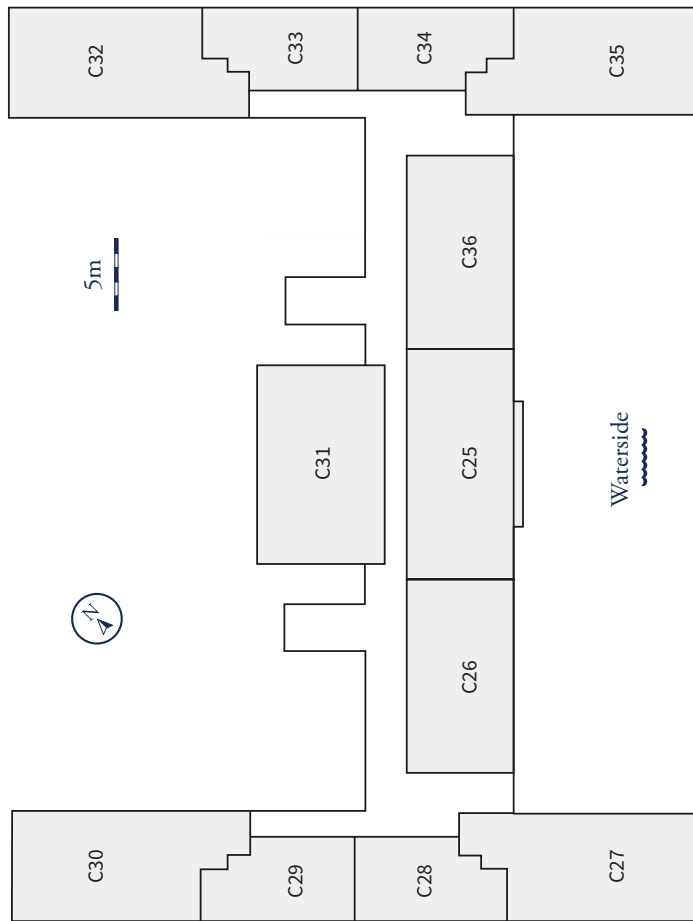
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Fox & Sons
023 9250 3733
Retirement Homes Search
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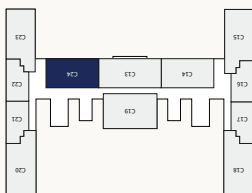
RETIREMENT HOMES
RESEARCH

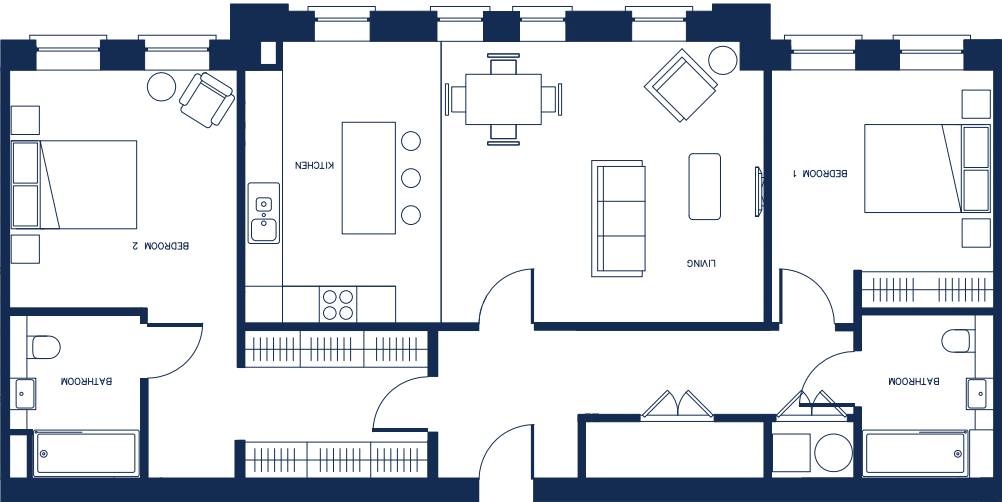
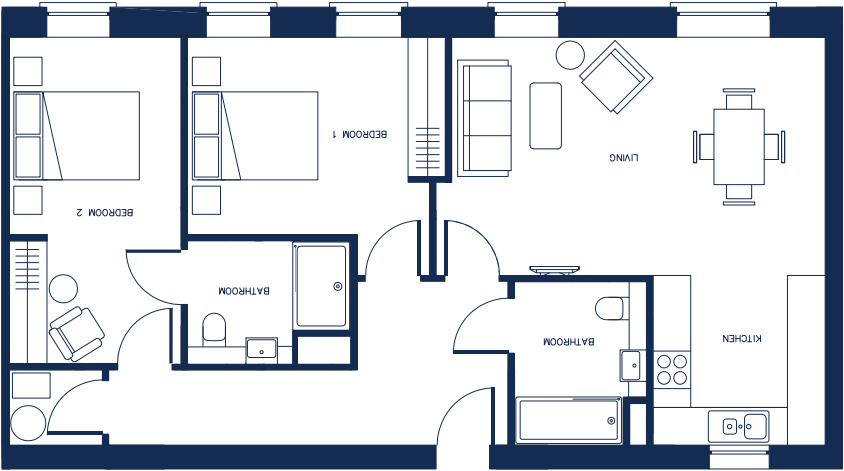


Second Floor Plans



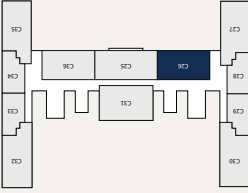
Royal Haslar floor plans are for illustrative purposes only and are not legally binding. Actual floor areas may vary.





Canada House Apartment C26

Bedrooms 2
Bathrooms 2
Level Second floor
Size 90 sq m / 969 sq ft

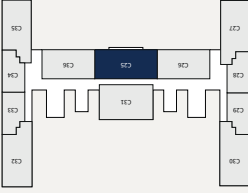


Royal Haslar Retirement Apartments
Fox & Sons Retirement Homes Search
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0333 321 4060
RETIREMENT HOMES RESEARCH

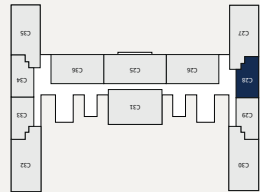
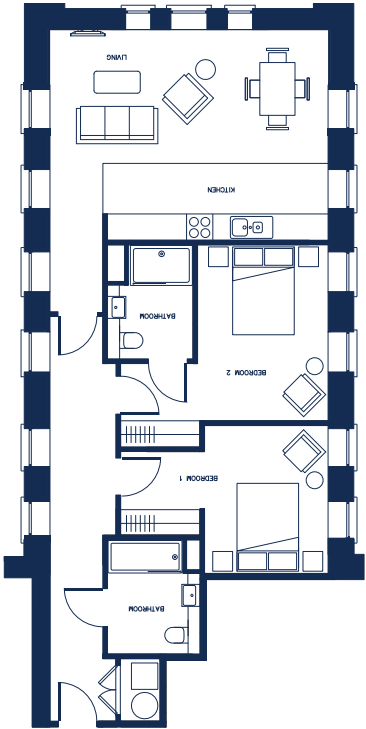
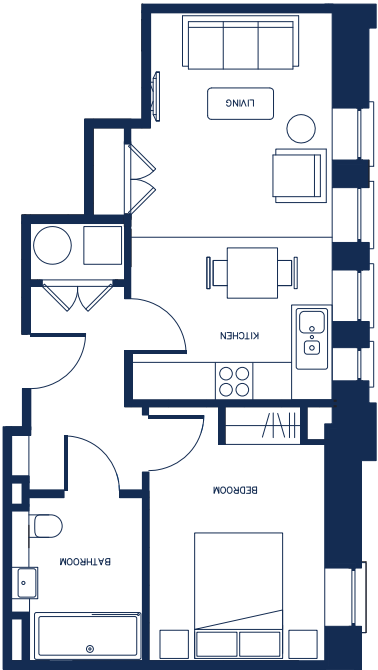


Canada House Apartment C25

Bedrooms 2
Bathrooms 2
Level Second floor
Size 105 sq m / 1130 sq ft

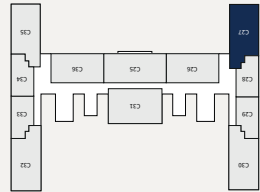


Royal Haslar Retirement Apartments
Fox & Sons Retirement Homes Search
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0333 321 4060
RETIREMENT HOMES RESEARCH



Size	46 sq m / 495 sq ft
Level	Second floor
Bathrooms	1
Bedrooms	1

Canada House Apartment C28



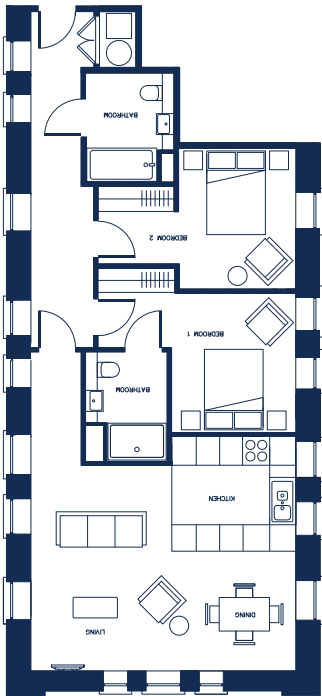
Size	93 sq m / 1001 sq ft
Level	Second floor
Bathrooms	2
Bedrooms	2

Canada House Apartment C27

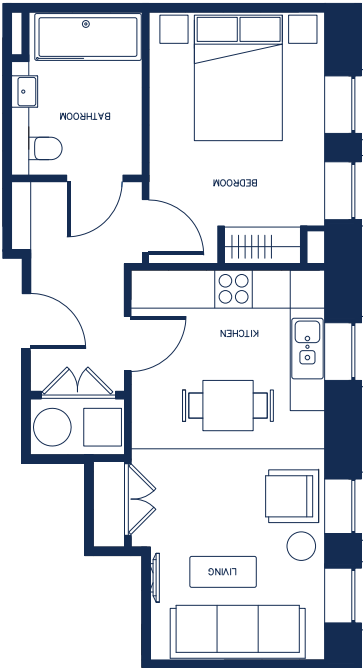




Royal Haslar floor plans are for illustrative purposes only and are not legally binding. Actual floor areas / layouts may vary

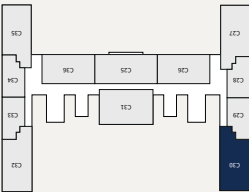


Royal Haslar floor plans are for illustrative purposes only and are not legally binding. Actual floor areas / layouts may vary



ROYAL HASLAR
Canada House
Apartment C30

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Retirement Homes Search
0333 321 4060
RETIREMENT
HOMESEARCH

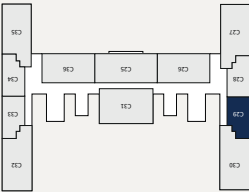


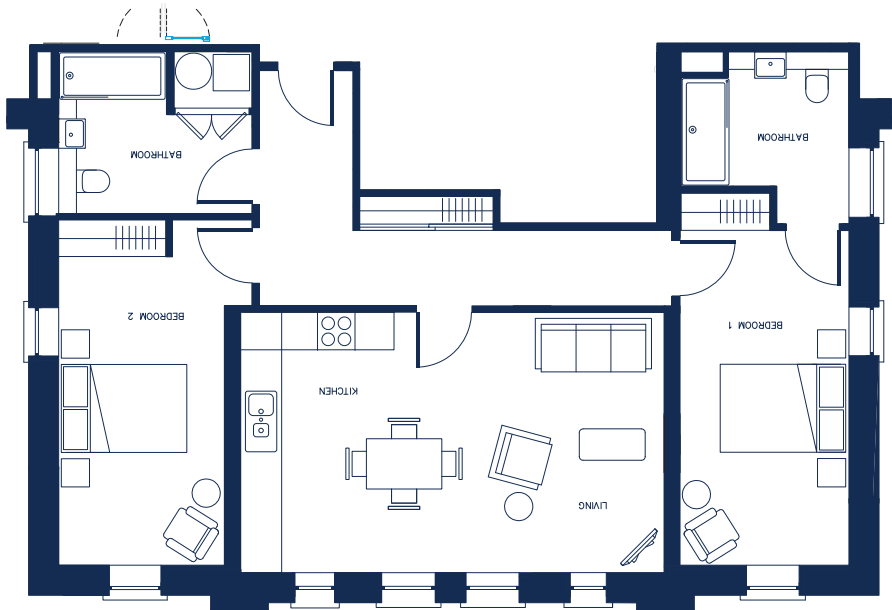
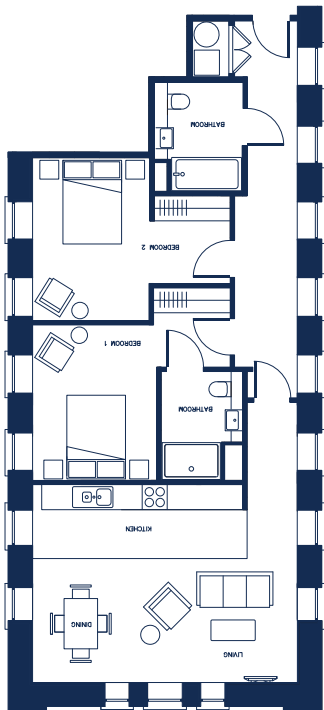
Size
90 sq m / 969 sq ft
Level
Second floor
Bedrooms
2
Bathrooms
2

Size
45 sq m / 484 sq ft
Level
Second floor
Bedrooms
1
Bathrooms
1

ROYAL HASLAR
Canada House
Apartment C29

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0333 321 4060
RETIREMENT
HOMESEARCH





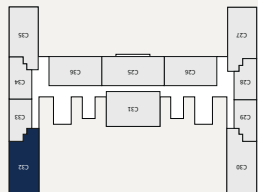
ROYAL HASLAR
Canada House
Apartment C32

Bedrooms
2

Bathrooms
2

Level
Second floor

Size
90 sq m / 969 sq ft



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RETIREMENT HOMES RESEARCH

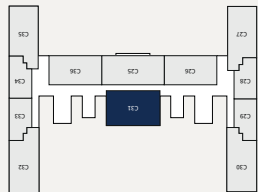
ROYAL HASLAR
Canada House
Apartment C31

Bedrooms
2

Bathrooms
2

Level
Second floor

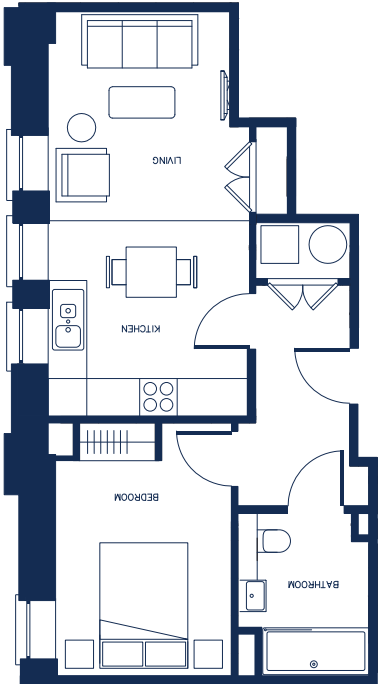
Size
87 sq m / 936 sq ft



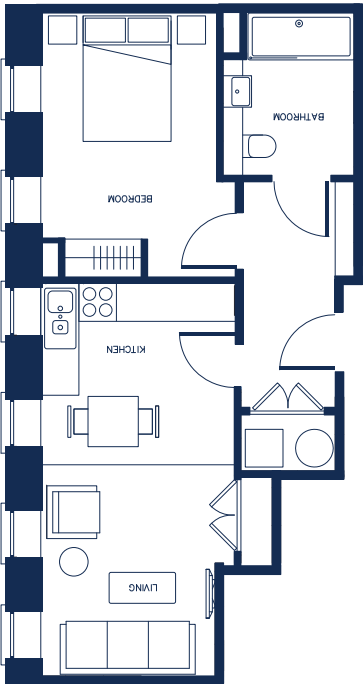
Retirement Apartments
Fox & Sons
023 9250 3733
Retirement Homes Search
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RETIREMENT HOMES RESEARCH



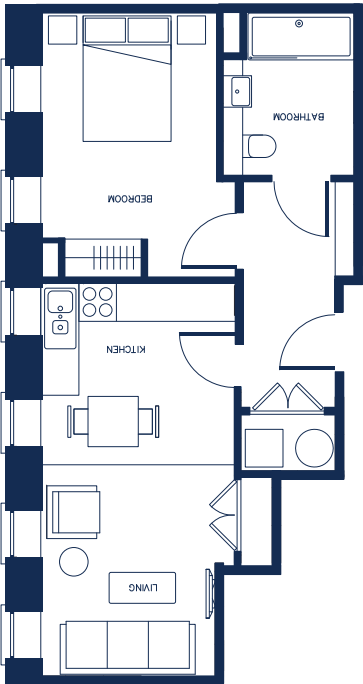
Royal Haslar floor plans are for illustrative purposes only and are not legally binding. Actual floor areas / layouts may vary



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Royal Haslar floor plans are for illustrative purposes only and are not legally binding. Actual floor areas / layouts may vary



ROYAL HASLAR

Canada House

Apartment C34

Bedrooms

1

Bathrooms

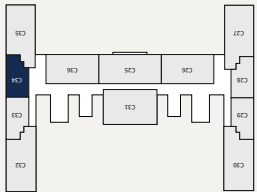
1

Level

Second floor

Size

46 sq m / 495 sq ft



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ROYAL HASLAR

Canada House

Apartment C33

Bedrooms

1

Bathrooms

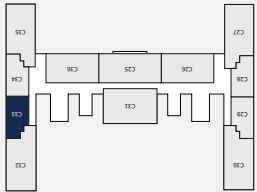
1

Level

Second floor

Size

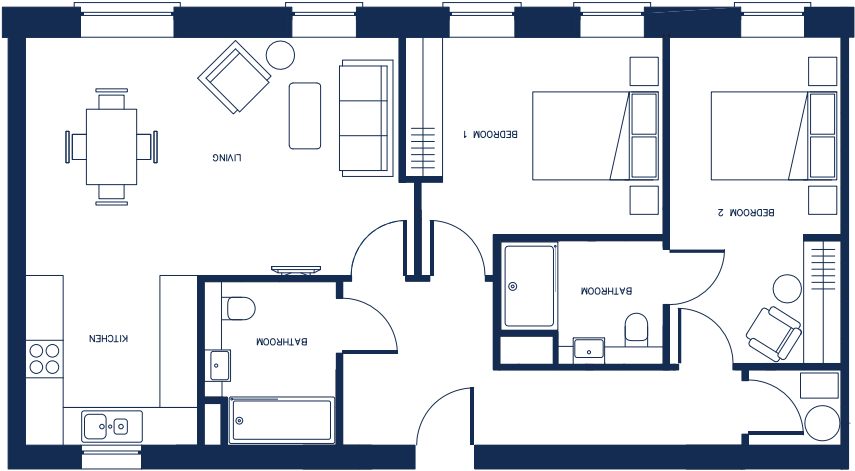
45 sq m / 484 sq ft



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0333 321 4060

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RETIREMENT
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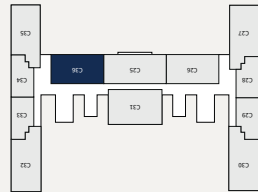


Royal Haslar floor plans are for illustrative purposes only and are not legally binding. Actual floor areas / layouts may vary

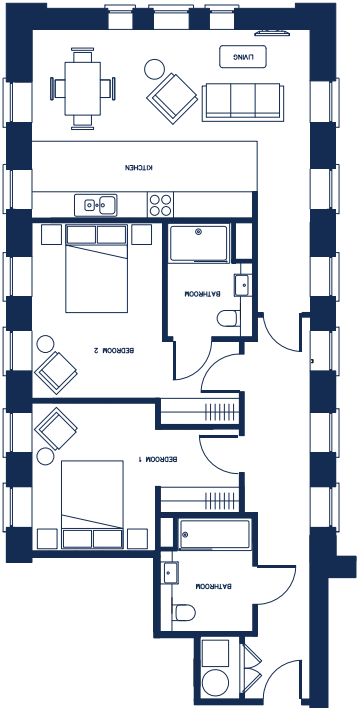
Canada House Apartment C36



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023 9250 3733
Retirement Homes Search
0333 321 4060
RETIREMENT
HOMESEARCH



Size
89 sq m / 958 sq ft
Level
Second floor
Bedrooms
2
Bathrooms
2

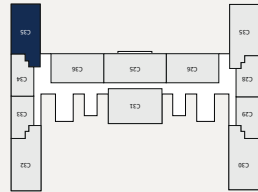


Royal Haslar floor plans are for illustrative purposes only and are not legally binding. Actual floor areas / layouts may vary

Canada House Apartment C35



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Retirement Homes Search
0333 321 4060
RETIREMENT
HOMESEARCH



Size
93 sq m / 1001 sq ft
Level
Second floor
Bedrooms
2
Bathrooms
2

Royal Haslar History

Boasting wonderful views of the Isle of White, Portsmouth and the Solent, Royal Haslar's serene sea-front location is a breath of fresh air with a wonderfully rich history

A Long & Distinguished History

1745

After submissions to King George II, led by the Earl of Sandwich and the Admiralty, planning for the hospital commenced in 1745. Haslar was to be one of three proposed hospitals to provide care for sailors of the Fleet. The building of the hospital took 16 years and was completed in 1762.



James Lind

1758 - 1783

Many famous men and women have served at Haslar, among them James Lind, the 'father of nautical medicine' who discovered a cure for scurvy. Lind continued his studies whilst Senior Physician at Haslar, for in his time ships routinely landed with many of their crew suffering from scurvy. In 1797 the First Lord of the Admiralty visited Haslar and asked to see a case of scurvy, but not one could be found.

► For more information visit:
RoyallHaslar.com



A Masterpiece of Classical Design

1753

Haslar was designed by Theodore Jacobsen, FRS, in the manner of the Foundling Hospital (London). Building was under the direction of James Horne, a surveyor, and John Turner, a Master Carpenter from Portsmouth Dockyard. Although no record of a formal opening of the Royal Hospital Haslar can be traced, it is believed to have opened on the 12th October 1753.



Serving Haslar's Spiritual Needs

1762

Completed in 1754, St. Luke's Chapel has served the spiritual needs of Royal Haslar for over 250 years and is open for mass at 11:00am on the 4th Sunday of every month.



Never Was So Much Owed By So Many To So Few

The 20th century

During the many wars of the twentieth century and especially the First and Second World Wars, Haslar was a busy hospital. During and after D-Day, both Allied and enemy Troops were treated at Haslar in great numbers, and Royal Navy surgeons were joined by US Army surgeons in treating the wounded.



Times Change

The 21st century

When Haslar entered its fourth century it opened a new chapter in its history, joining in partnership with Portsmouth Hospitals National Health Service Trust in 2001. Blending the best of Medicine in the NHS with the best of Military Medicine at the same time, it was sophisticated hospital with advanced medical technology, housed in a prestigious and splendidly-preserved historic Georgian building.

Times quickly change: on the 31st March 2007 the Royal Hospital Haslar ceased to be a Ministry of Defence-managed hospital, and 254 years of continuous military medical care came to a close.



Custodians of Haslar's History

Haslar Heritage Group

With thanks to Haslar Heritage Group for all of the information in this section, researched and compiled by Eric Birbeck. For more information on the history of Royal Haslar, please visit the Heritage Group's website www.haslarheritagegroup.co.uk

Haslar Heritage Group are to be granted the use of the Old Medical Supplies Agency building, which is to eventually become a Heritage Visitor's centre.





A proud tradition of care

The retirement and assisted living apartments within Royal Haslar are designed for people who value their independence, but would like the security of knowing they have access to the best care the moment they need it. With a range of care options, in addition to security staff and Telecare technology support, you can relax and enjoy Royal Haslar's vibrant social community.

Canada House is the first available senior living residence in the prestigious Royal Haslar development. Residents in Canada House will commence on a base Independent Living package with many of the communal services and amenities provided on a phased basis soon thereafter and residents will have the option to upgrade to Assisted Living at that time.

A Care Home is also planned to be developed on site at a later date, which when added to the retirement homes would provide for a broad spectrum of care needs within the same location.

Retirement

Royal Haslar provides an exclusive development of retirement apartments that allows residents to maintain independence and privacy within a secure community. Residents will have access to a wide range of essential services and unique activities, and will enjoy a fulfilling lifestyle.

The Perfect Choice

Join a vibrant community

If you have considered downsizing your property, or if you are simply looking to join a community with luxurious amenities and services, Royal Haslar is the perfect choice. The Haslar marina gives excellent sailing access to the Solent with further sailing clubs at Stokes Bay. The nearby Village of Alverstoke provides local amenities, whilst the 5 minute ferry from Gosport take you directly to Portsmouth and Southsea railway station with links to London Waterloo in approximately 1 hour 30 mins. The ferry terminal is also located adjacent to Gunwharf Quay shopping & leisure district.

A Beautiful Setting

Stay active & independent

Situated within a beautiful and historic setting with stunning views, Royal Haslar offers a selection of elegant one and two bedroom apartments for active and independent persons. The on-site communal centre provides a cafe, restaurant, library, hobby rooms and a proposed gym, pool, spa & hair salon (subject to planning.)

Peace of Mind

Comfort, privacy, and security

Each of our apartments has its own front door and is completely self-contained, providing residents with peace of mind, comfort, privacy, and security.

Property Features

Designed for life

- Lifts to all floors
- Camera and fob entry system
- 24/7 care support, emergency call and monitoring
- Intruder, smoke and fire alarms
- 24 hour CCTV Security
- Buildzone building warranty
- Centralised building system providing both heating and hot water on-demand

Services & Amenities

We've thought of everything

- Residents' concierge
- Residents' lounge
- Residents' library
- Residents' treatment room (hairdressing, chiropody)
- Residents' medical examination room
- Proposed gym, pool & spa (subject to planning)
- Private parking
- Housekeeping and cleaning
- On-site access to domiciliary care
- Beautifully landscaped gardens
- Mobile scooter store
- Restaurant and Café
- 24hr on-site management

**Some services and amenities may be at an additional cost*

► For more information visit
RoyalHaslar.com





Service Options

Royal Haslar will offer a wide range of options from Independent to Assisted Living. All parties within our senior living development sign up to a base Independent Living Package. This is for people who require minimal assistance but will at the same time have access to various communal facilities, social events and activities, in addition to emergency support should the unexpected occur.

As your needs and/or desires change over time, services at Royal Haslar can be increased or decreased to suit individual requirements.

With multiple optional extras to choose from, residents can find the service offering to suit their desires and their budget. This may range from assistance with housekeeping and full restaurant service to various medical and physical assistance options.



Independent Luxury Living

Our Independent Living residents own their apartments without having to worry about routine property maintenance tasks, such as gardening and window cleaning. Additional support will also be provided by our Development Manager and 24/7 emergency call response system.

Here at Royal Haslar, we also like to encourage residents to interact with each other by taking part in our activities and events.



Our Independent Living residents benefit from:

- Young and active semi/retirement facilities right on your doorstep
- Thriving communal community environment
- Frequent social events and activities that benefit residents wellbeing and health
- Coffee mornings/residents' discussions
- High-quality restaurant facilities as an elective service at a subsidised rate
- Proposed gym, pool & spa (subject to planning)
- Regular communication with your Development Manager
- On-site staff 24 hour a day, 7 days a week
- Telecare emergency system connected to remote monitoring service 24/7
- Elective concierge services such as:
 - ▶ Key holding service – lock up and leave maintenance service
 - ▶ Small parcel storage
 - ▶ Dry cleaning service
 - ▶ Booking cars/transport
- High-quality building maintenance for all communal areas and systems
- Well-maintained grounds

Assisted Living

Assisted Living bridges the gap between Independent Living and Residential Care. This type of retirement living is ideal if you'd like to remain independent, but would also appreciate some additional day-to-day support.

Assisted Living provides 24-hours, 7-days a week support including being catered for by our chef and kitchen staff. For instance, our Assisted Living residents will enjoy home-baked cakes and biscuits served with tea and coffee every day in the residents' lounge.

Meanwhile, our Head Housekeeper and team will plan and deliver a weekly one-hour cleaning service, although many of our residents will purchase additional hours of domestic services, including laundry and ironing.

No matter if it's day or night, there will always be a member of the team available for our Assisted Living residents.



Our Assisted Living residents benefit from:

- All of our Independent Luxury Living services plus
- Support arranging additional care services
- Pre-paid dining in our restaurant facilities that is nutritionally well-balanced for a healthy lifestyle
- Home-baked cakes and biscuits served with tea and coffee every day in the residents' lounge
- Housekeeping services, including laundry and ironing

Additional Care Services

Options may include but are not limited to the following:

Personal Care Services

- Bathing
- Dressing
- Assistance with getting up
- Assistance with going to bed
- Medication support
- Exercise options to improve strength and flexibility

Home Care Services

- Meal planning / preparation
- Cooking
- Housework
- Shopping
- Respite / relief
- Live in care
- Accompaniment to appointments

Enablement Services:

- Companion care services
- Conversation
- Reading
- Transport to appointments
- Sitting service
- Social support and recreation





21st Century Technology

We've installed smart technology through a digital Smart Living emergency call system that enables connectivity with the outside world and connection to app enabled services such as smart speakers and video calling. We have systems in place that help residents to easily share their feedback with us so we can adapt our services and check in with customers as to how we're doing.

Interconnected Living

Our telehealth services are made possible by a secure, development-wide Wi-Fi service, which also provides residents with access to FirstPort's online customer account portal, Your Property Online.

All of our communal lounges will have an Alexa-style device that's been fully programmed to carry out a range of useful tasks for our residents. These devices have been linked to the Smart TVs within our communal lounges, which will also be used as a digital noticeboard to share information about our exercise, well-being programmes and other events.

We've invested in the latest technology so that our residents can benefit from a range of choices of Telecare and telehealth support - from reassurance calls and fall detectors, to well-being monitoring devices. We also offer Wi-Fi within our apartments too, so our residents can live more independently.

Workspace Zone

We will have a dedicated Workspace area for our residents who are still professionally active. With access to technology and equipment to support a business centre environment, we ensure that a quiet space is available to book.

Car Share Scheme

We will also run shared electric car schemes to reduce the need for multiple cars on-site. A facility to book environmentally friendly travel options will be available and our on-site team can then assist in enabling access.

Smart Living Systems

All of our apartments are fitted with a Smart Living System that can connect to optional support solutions, such as an alert watch. These GPS-enabled watches allow the emergency services to identify exactly where our residents are, so that they can locate and assist them sooner.

Meanwhile, the video calling functionality can make family and friends more accessible and means consultations with GPs, specialists and other professionals can be carried out remotely rather than face-to-face. The main door access can also be monitored and controlled from this device, providing our residents with an extra level of reassurance and security. There's also an option for a tablet and mirror app to be activated, so that information that's available within apartments can be viewed by friends/relatives effortlessly, quickly and securely.

► For more information visit
RoyalHaslar.com





Detecting Fires

We have electronic fire detection equipment that identifies where an incident is and alerts the appropriate services immediately, including on-site team will help co-ordinate all of our customers in the event of an emergency.

Site Safety

This ranges from making sure that the boundary fencing and gates are well maintained and installing CCTV in external communal areas to ensure safety and security is maintained in an unobtrusive way, to making sure our rigorous recruitment systems help appoint staff, who've been thoroughly vetted and can offer the best possible support to our residents.

Community and Social Inclusion

Customer engagement is incredibly important to us and is central to the real sense of community we're creating here at Royal Haslar.

We believe the key to achieving a trusted, open and honest relationship with our residents is great customer communication. The more we know the rhymes and rhythms of our residents, the better we're able to serve and nurture that sense of belonging. We're always exploring new ways of engaging with our residents and looking at how we can support them to develop a sense of community. This, in turn, can have a positive impact on people's health, happiness and wellbeing.

► For more information visit
RoyalHaslar.com

Communicating with Residents

We communicate with our residents in all sort of ways, through digital and personal connections, it really depends on their individual preferences. FirstPort's magazine is distributed to residents twice-yearly and is packed full of stories, advice and activities. While our on-site team creates bespoke communications plans that are based on people's requirements. For example, some residents may want us to check in on them every day, while others are happier for us to monitor their wellbeing digitally.

When we first meet our residents, one of the first things we ask them is how much they would like family members to be involved in their affairs. If they'd like us to, we're more than happy to integrate their relatives into the FirstPort community on-site. Or, if they prefer, we can provide reassurance via our digital platforms. The choice is theirs.



Healthcare Needs

FirstPort has embedded itself within the local communities where our developments are based. Many residents may not need additional health support when they move in, but health care needs can change overtime. We have close working relationships with a range of local health professionals, such as the GP surgeries and dental surgeries, as well as other supplementary health professionals, such as occupational therapists and physiotherapists.

Crisis Situations

While we hope a serious incident will never take place at Royal Haslar, we are primed and ready to respond should this ever be the case. Our experienced team of customer service advisors have been trained on how to operate a crisis management facility and arrange and manage all aspects of a major incident.

This team also has direct access to the senior managers at FirstPort and, if we need to, we can activate our crisis management team, providing the best level of support, peace of mind and crisis management.

Dealing with Emergencies

We run a 24-hour, 7-days a week platinum monitoring and emergency service that's supported by our experienced team of customer service advisors who are on standby to respond to all types of emergencies. The moment a call's activated, one of team will help – they will be able to identify who the resident is and where they are calling from before the call has even been answered.

We'll also contact family members to make them aware of what's happened. And, if we need to, we can contact the emergency services and operate the door to give them access.

It should be noted that the services & amenities detailed herein will be subject to ongoing review & refreshment, and therefore, may be subject to change to ensure the needs of the community are facilitated in the best and most cost effective way.

► For more information visit
RoyalHaslar.com





About FirstPort

As the UK's largest residential Property Manager, FirstPort understands that residential properties are more than just bricks and mortar to the people who live in them. These properties are your home, and you expect the highest possible standards of property service, at the most cost effective price. With over 40 years' experience and 196,000 homes under our management, we've learnt what makes a first class property management service. With our significant scale, we deliver national coverage backed by a local, personal service.

Estate Management & Services

Privately-managed estates are run by a Managing Agent. This means that all property owners (houses, apartments and commercial) on the estate share the costs for maintaining the common areas. For example, landscaped areas, maintenance and the upkeep of the roads, or the common parts of the building, if you're living in a block of apartments.

As a Managing Agent, our role is to make sure your building's safe, well maintained and serviced. However, we do so much more; whether it's the upkeep of the communal areas or staying on top of the running repairs, we're here to manage them for you.

We want to be the company that you turn to first to look after your home and community. We work every day to provide excellent levels of property management and customer service for the retirement owner. Our experienced employees use robust systems to keep

your property secure and in the best condition. While our skilled Development Managers are on site and at hand for our retirement customers, they are supported by a dedicated Property Manager who will regularly visit and inspect the communal areas and our dedicated Customer Services team is on hand to answer any accounts queries or general issues you may have about your development.

We have the breadth and depth of knowledge and commitment to keep improving our service and to exceed what's expected, rather than simply follow a standard. If you've decided Royal Haslar is for you, our Development Manager will organise a tour of the development and introduce you to Royal Haslar's vibrant community, extensive facilities and amenities and wide range of activities where retirement living has been re-imagined.

Why Royal Haslar?

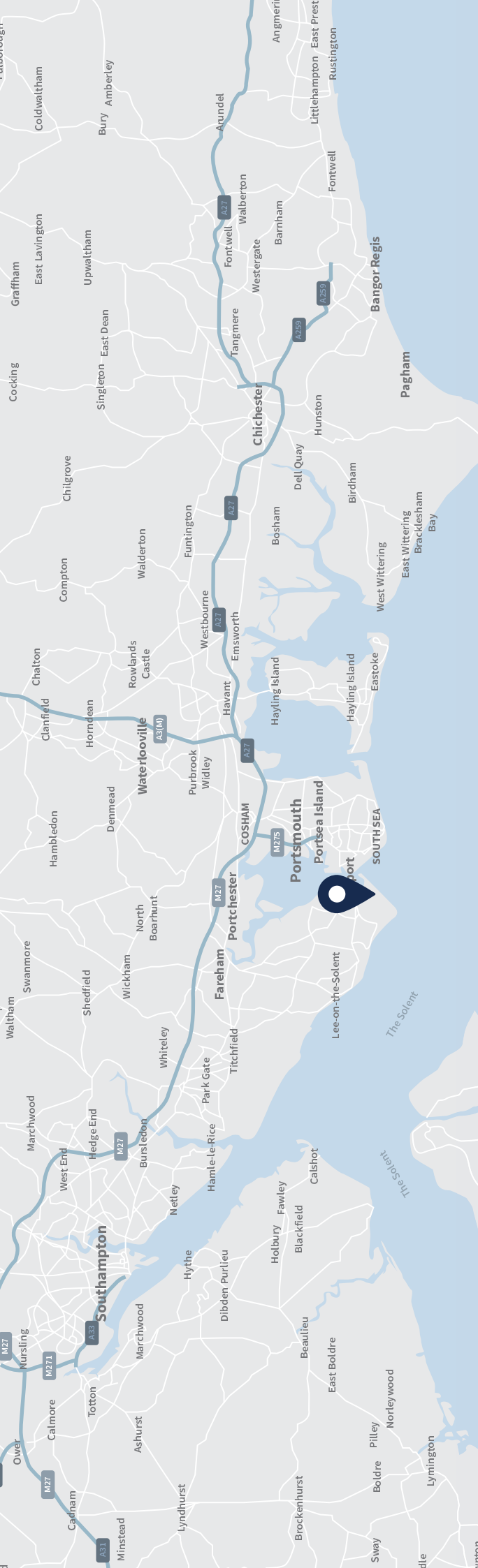
If you're considering downsizing to a smaller property or like the idea of joining a community with an extensive range of luxurious amenities and services, then look no further than Royal Haslar

Estate Management & Services*

- Lounge & library
- Restaurant / Café (Subsidised)
- Gym, pool & spa (subject to planning)
- Beautifully-landscaped gardens overlooking The Solent
- Treatment room (hairdressing, chiropody)
- Medical examination room
- 24/7 care support, emergency call and monitoring
- Housekeeping and cleaning
- Intruder, smoke and fire alarms
- 24-hour on-site team & CCTV security
- Mobile scooter store
- Development Manager
- Access to domiciliary care on site
- Buildzone building warranty
- Lifts to all floors
- Camera and fob entry system

*Disclaimer: Some services may be at an additional charge. Residents of Canada House will commence on a base Independent Living package. The communal facilities above will be provided on a phased basis soon thereafter and residents will have an option to upgrade to Assisted Living Services on completion.





A Perfect Location

Royal Haslar's location provides a quiet sanctuary within easy reach of Portsmouth's vibrant city, with easy access to the beautiful South Coast and beyond.

From world-class visitor attractions, magnificent theatres, live music venues, museums and galleries, to unique shopping destinations, great places to eat, and miles of beautiful waterfront, Hampshire offers something for everyone. Further afield, Portsmouth International Port offers more ferry routes than any other UK ferry port, with Brittany Ferries and Condor Ferries serving popular destinations in France, Spain and the Channel Islands.

Enjoy the convenience of taking your own car on your next holiday with sailings to the Isle of Wight, Jersey, Guernsey, Caen, Cherbourg, Le Havre, St Malo, Bilbao and Santander.

[RoyalHaslar.com](https://www.royalhaslar.com)







Please note all specifications, floor plans, finishes and imagery have been obtained from sources believed reliable but may be subject to errors, omissions or variation without notice. This information is not verified for authenticity or accuracy and is not guaranteed. Interested parties are advised to carry out an independent survey of any property prior to purchase. It should be noted that the services and amenities envisaged and detailed above are intended to be introduced on a phased basis as the overall retirement development at Royal Haslar progresses.

These amenities and services may be subject to change without notice. The envisaged site development plans herein may also be subject to change.



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