



Zephyr X

As residential and commercial property developers, we create beautiful environments that blend state-of-the-art technology with cutting-edge designs to warmly welcome people home.





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Our partners



Our developments include modern student accommodation, build to rent properties from residential development to commercial property development, and healthcare spaces such as care homes.



About us

Zephyr X brings decades of the best collective experience and expertise in property development, ownership and management under one roof.

With a particular focus on student accommodation, build to rent, and healthcare facilities, we lead the way in creating beautiful, state-of-the-art spaces that integrate the latest technology with cutting-edge design that enable people to live their best lives.

We are committed to a better, ethical and sustainable approach to building and development. By actively searching for sites that are ripe for revival, we create new spaces that champion the community, while complementing and protecting the environment.

Our partners are drawn from the best in the property sector – bringing together architects, surveyors and engineers to lenders and estate agents for a top-level, end-to-end approach that delivers results.

At Zephyr X, our vision goes beyond designing and constructing exceptional properties. We believe that true innovation lies in the harmony between modernity and elegance, embracing cutting-edge design while nurturing the well-being of both individuals and the environment.

Our commitment to sustainability is unwavering, and it is reflected in every sector we operate in. From build-to-rent properties to student accommodation and care homes, Zephyr X sets new standards in sustainable living. We strive to build homes that not only meet the needs of today's generations but also anticipate the demands of tomorrow.

In the build-to-rent sector, Zephyr X revolutionises the concept of residential living. With our considered approach to design, we create environments that foster a sense of community, connectivity, and convenience. Our properties offer a plethora of amenities, from state-of-the-art fitness facilities to communal gardens, ensuring that our residents can achieve work-life balance with ease while embracing sustainable practices.

For students seeking a harmonious living experience, Zephyr X presents visionary student accommodations. We understand the importance of creating spaces that inspire learning, creativity, and personal growth. Our student accommodations not only provide secure and comfortable living environments but also offer collaborative study spaces, vibrant social areas, and access to green spaces, fostering a sense of belonging and promoting well-being.

In the care homes sector, Zephyr X prioritises the welfare and quality of life of our elderly community members. Our care homes combine elegant architecture, advanced technology, and thoughtful design to create warm and welcoming spaces. We understand the unique needs of individuals requiring care and tailor our facilities to provide comfort, safety, and a sense of community for residents and their families.

What sets Zephyr X apart is our unwavering commitment to community well-being. We understand that a sustainable and thriving community begins with the built environment. Our properties are not just buildings; they are carefully crafted spaces that promote connectivity, social interaction, and a sense of place. Through our partnerships with local organisations, we actively contribute to the improvement of the communities in which we operate.

With years of expertise and experience that spans planning, designing, construction, legal, finance – and so much more, we're here to help you.



Who we are

Our dedicated team represents the best and brightest people in property development.



Adam Faulkner
Founder

As the founder of Zephyr X, I have brought together a highly experienced and expert team dedicated to transforming communities and creating exceptional homes – from student accommodation to elderly care.

My extensive knowledge of real estate fund and investment management, and wide network of industry contacts enables us to connect with investors and funding partners that share our vision of delivering sustainable, cutting-edge, tech-led living spaces.



David Choules
Projects

I am a construction and development professional with over 30 years' experience within the residential, student accommodation, hospitality, retail, senior living, and commercial sectors.

My experience includes a thorough background in contracting, cost management, project management, and development management. This helps us ensure we deliver projects efficiently and effectively – on time, on budget, and with a build quality that brings our vision to life while setting the highest possible standards for modern, residential living.



Jamie Sellman
Construction

For more than 15 years, I've been responsible for a broad range of multi-disciplined projects – managing every stage from the initial concept, through to design, construction and completion.

My experience incorporates building services, master planning and large-scale infrastructure projects, aligned to comprehensive knowledge of design and implementation processes, plus considerable financial and market analysis expertise.



Martin Cooper
Finance

With expertise in strategic and tactical finance within the healthcare, construction and financial services spaces, I am dedicated to building robust financial reporting frameworks, executing successful mergers and acquisitions, raising capital, and implementing effective corporate structures that are proven to drive success.

My decades of experience include managing multi-million-pound construction projects, and partnering with investors to secure funding that supports remarkable and award-winning growth.

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Graham Haydon-White
Developments

With wide-ranging experience in property development across residential, office, retail, leisure, and student accommodation, I aim to leverage my expertise to help realise the potential for positive change offered by today's evolving property sector.

With a thorough understanding of the end-to-end development process, I have a proven track record of delivering multiple award-winning spaces in prime locations across the UK and Ireland.



Gavin Roman
Capital Markets

I'm a seasoned corporate finance expert with over 20 years' experience, bringing a wealth of knowledge and expertise to the team. With a passion for intricate property structures and finance, and an eye for market trends and precise financial analysis, I craft tailored strategies that optimise performance, manage risks, and maximise returns.

I have a proven track record of managing large-scale projects and finding innovative financing solutions that meet the unique needs of each. As a highly collaborative professional and seasoned negotiator, I work closely with stakeholders to provide seamless transactions that build trust and foster enduring partnerships.



Tim Harrison
Finance

As a financial professional with a background in the wealth management industry, I have considerable experience supporting high net worth individuals and businesses to achieve their financial goals.

With a skill set that includes providing expert guidance on investing and a broad understanding of the financial markets, I source and partner with investors looking to find and support sustainable property development projects built around technology, community and beautifully designed living spaces.

Research findings

Key findings from Savills Build to Rent Research 2023.

Rising Wages are supporting rental growth as supply-side challenges persist.

The UK rental market continues to grapple with a supply-demand imbalance. Annual growth for new lets has been over 10% for 16 consecutive months, bringing into focus the pressing need for supply. Around 40% of the rental market is owned by mortgaged Buy-to-Let landlords, and in periods of rising mortgage costs, reliance on this group for new supply raises concern.

We estimate their profits (net of tax) fell to 3.9% in Q2, down from 25.7% five years ago. With limited prospects for capital value growth and rents scarcely covering interest payments in some cases, new supply is unlikely to come via this avenue. Some have already decided to sell up and exit the market.

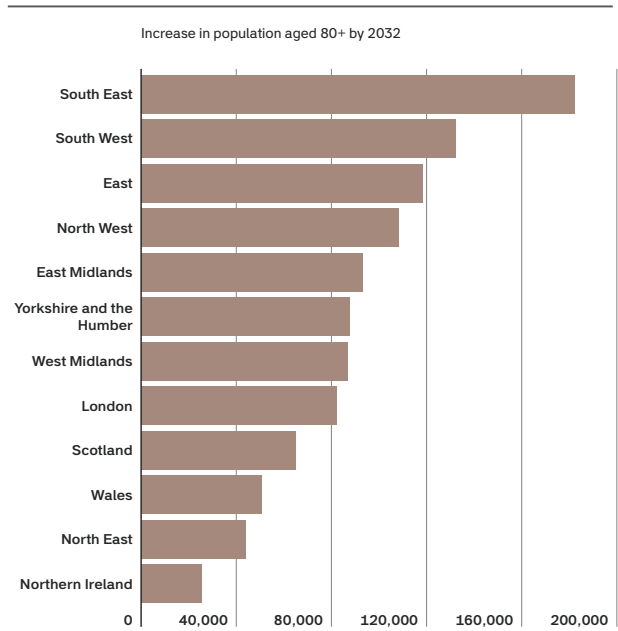
Consistent rental growth.

One feature of recent rental growth is a reduction in tenant turnover. Tenants are opting to renew leases rather than move, shielding themselves from a substantial jump in their monthly rent. This, in turn, is reducing supply, and those with no choice but to move are bearing the brunt of the rental increases.

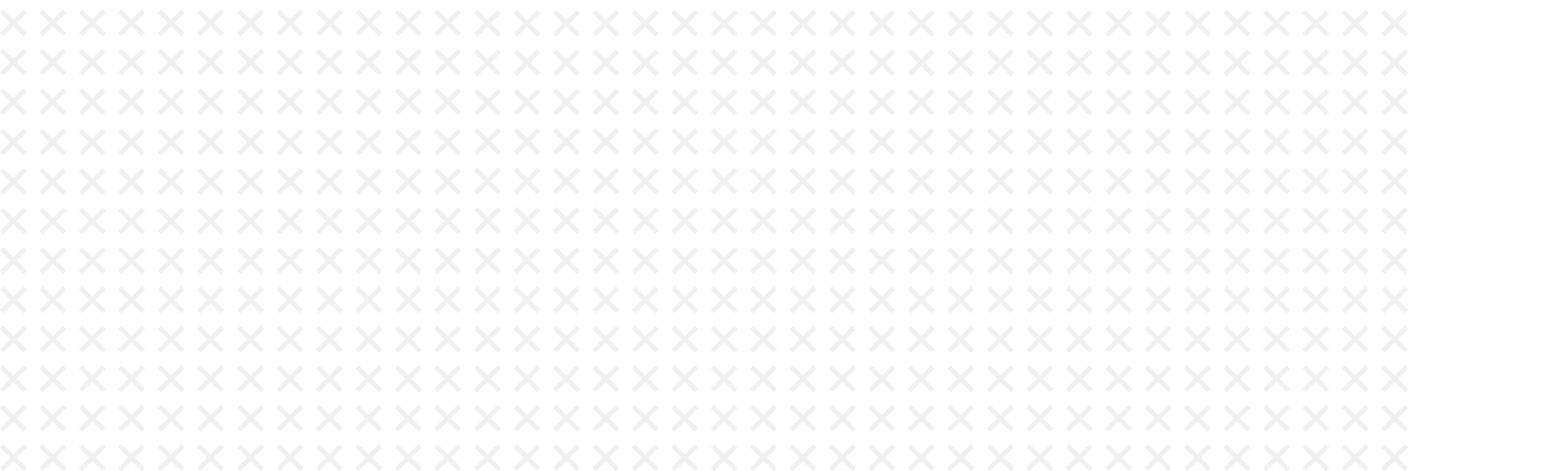
That said, wage growth has been supportive. Average weekly earnings (excl. bonuses) hit an annual growth rate of 7.3% in the three months to May, equalling the highest level on record. Growth in the Private sector and Finance & Business sector has been even stronger at 7.7% and 9.0%, respectively, helping to ease affordability pressures.

Recent commentators suggest that rent controls are unlikely to be a Government priority. This is encouraging as attempts at rent control in Scotland and Ireland have deterred institutional investors, removed the incentive for Buy-to-Let landlords to invest in their properties and unintentionally fuelled further rental growth.

There will be an additional 1.1 million people aged over 80 years old by 2032



Source: Oxford Economics





This research highlights the extent of some of the current challenges in the Build to Rent sector and the strong case for further development.

More supply coming from Build to Rent.

Build to Rent (BtR) is taking an increasing share of new home sales, particularly in London. In Q1 2023, BtR schemes made up nearly half of new housing sales in the capital, according to Molior data. However, delivery will need to scale up to support housebuilding, given Help to Buy has ended and some Registered Providers are prioritising improvements to their existing stock over developing new stock.

Alongside supporting construction, the case for investing into existing operational assets is compelling. We have also reached a point where the early movers in the first wave of BtR development in London have come to the end of their business plans and are looking to crystallise their gains.

Assets in London represent a unique proposition, given Multifamily makes up less than 1% of privately rented homes in the capital. With new supply inevitable, there is a window of liquidity before the next wave of capital enters the market.

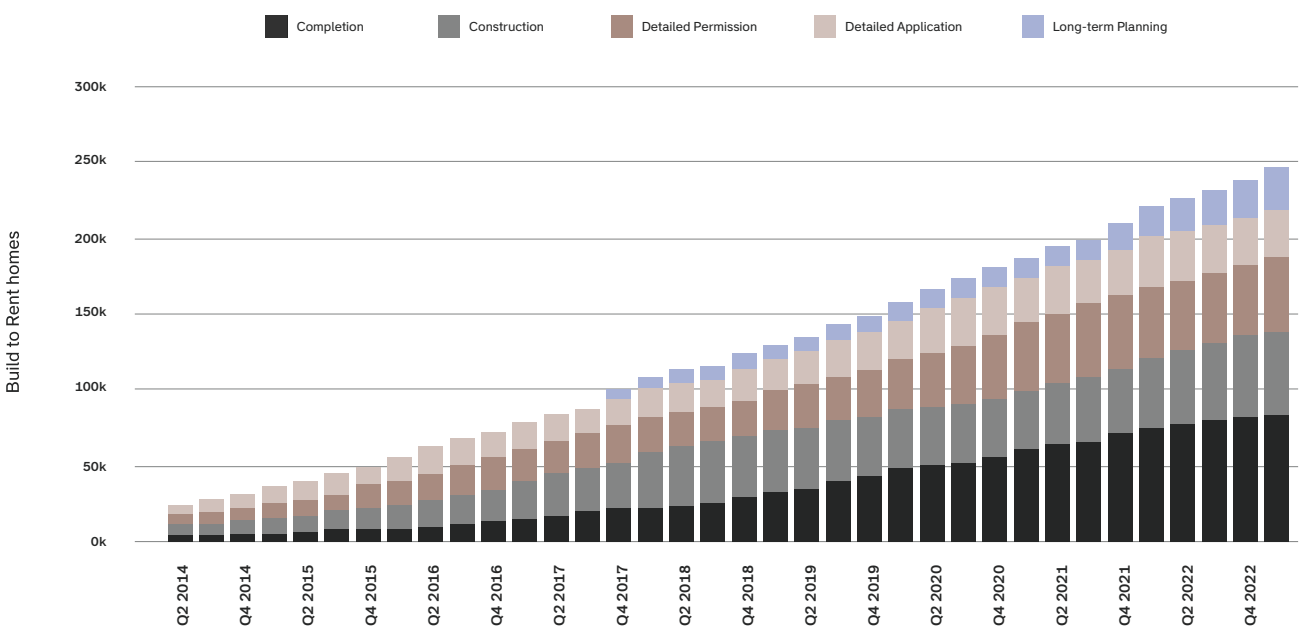
Benefits of operating Multifamily today.

Operators in the current market are learning a number of valuable lessons when it comes to operational efficiencies. This will be a fundamental lesson for the next phase of growth.

The day-to-day running of schemes provides access to valuable operational data, ultimately enabling operators to run their assets more efficiently over time and limit gross-to-net losses.

As rents increase, tenants become increasingly discerning. Operators that can deliver superior levels of service will be able to differentiate themselves in the market. We believe this to be the next wave of segmentation, with those operators offering the highest levels of service generating the greatest returns, as has been the case in the hospitality sector for decades.

Over 88,000 homes operational with 53,000 more underway



Source: Savills British Property Federation, Molior

Research findings

Key findings from Savills Healthcare Research 2023.

144,000 additional care home beds are needed to meet population growth in the next 10 years.

The number of people aged over 80 years in the UK is forecast to increase by 1.1 million between 2022 and 2032, to 4.5 million.

With life expectancy no longer increasing, the ratio of over 80s to care home beds is a good proxy for demand and indicates the need for an additional 144,000 care home beds over the next 10 years, or 14,400 care home beds over the next 10 years, or 14,400 new beds per annum, just to keep pace with population growth.

Only 14,500 care home beds have been delivered since 2020, and the sector remains significantly under-supplied.

Across the country around 300 new care homes have been completed since 2020, adding an additional 14,500 beds. Close to half of these new beds are in London, South and East England.

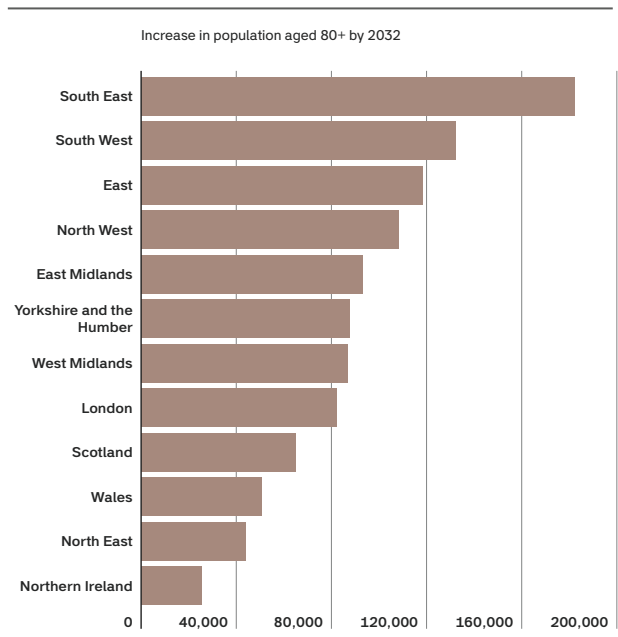
The new delivery equates to an average of c.3,900 beds per annum, which is less than one-third of the 14,400 beds needed to maintain current ratios, given population growth.

Approximately 30,000 care home beds are in the development pipeline by 2032.

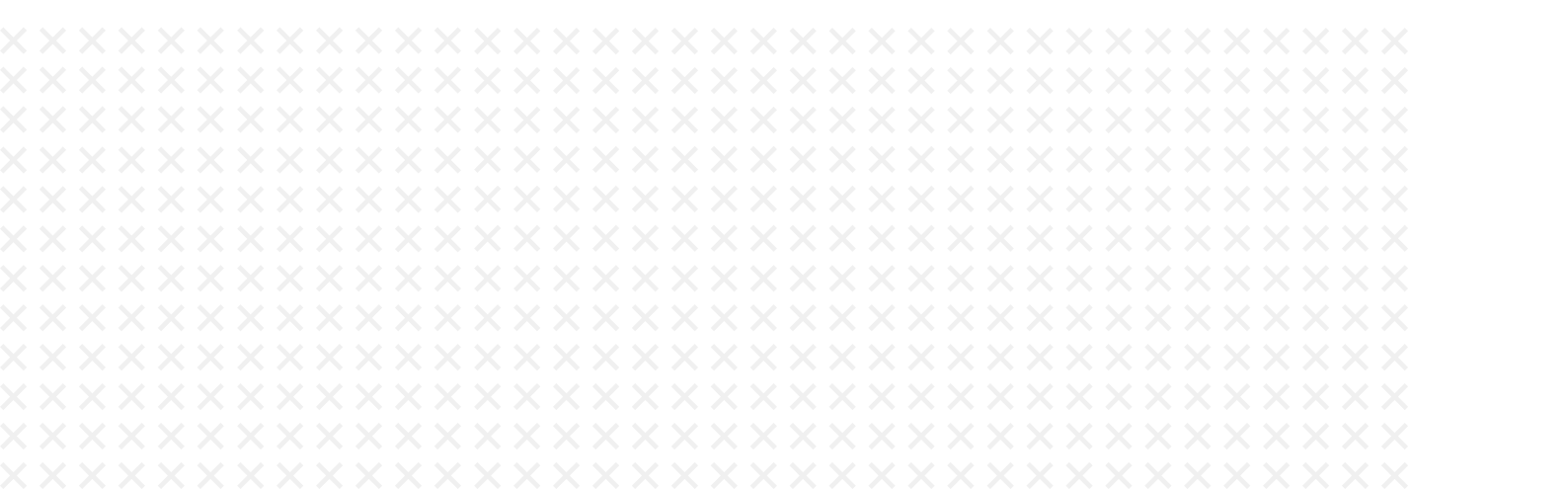
There are currently 132 care homes, comprising c.5,900 beds, under construction, of which 65 are expected to complete in 2023. Looking further ahead, there are an additional c.23,300 beds at different stages in the planning system.

It is estimated that 95% of these beds will be delivered by 2032, which will equate to c.3,000 per annum and help meet the mounting need. However, there remains a significant lack of new supply coming forward to meet future demand, highlighting the very strong case for increased development.

There will be an additional 1.1 million people aged over 80 years old by 2032



Source: Oxford Economics





This research highlights the extent of some of the current challenges in the healthcare sector and the strong case for further development.

Two-thirds of new developments are planned in London, South and East England.

The majority of pipeline is coming forward in South and East England, driven by higher levels of housing wealth, which underpins the ability of residents to pay for private care.

However, this also highlights a challenge facing the sector in terms of how to deliver much needed care homes in less affluent markets.

It took 175 days to secure planning permission in 2022. Although the planning process is getting faster, it still presents a hurdle.

In 2022 there were 221 applications for new care homes across the UK: 46% of these have secured planning permission to date and on average took 175 days to progress from application to permission.

This is down from an average of 252 days in 2017, indicating some progress in reducing planning timelines.

61% of care homes have an EPC C or above.

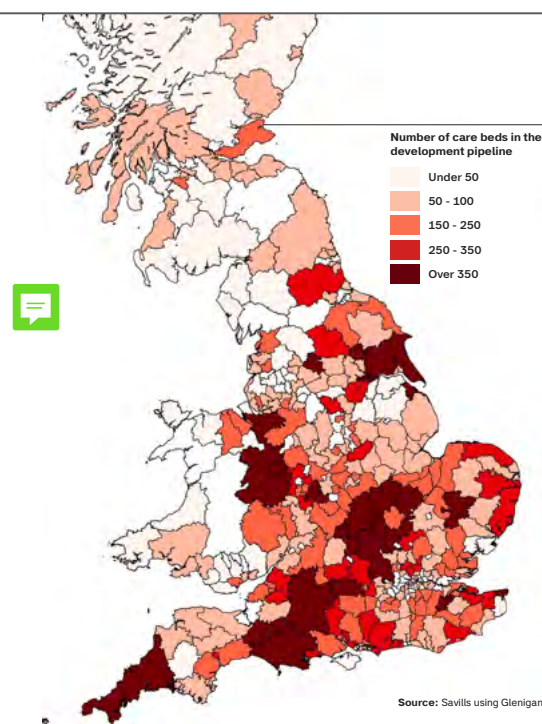
The majority of existing care home stock has an EPC Grade C or above, putting the sector in an advantageous position compared to the broader residential market, where only 40% of homes meet or exceed EPC Grade C. In the short term, this positions care homes favourably to comply with forthcoming energy efficiency regulations, which are slated to mandate a minimum EPC Grade C by 2027.

However, regulations are then expected to tighten further to require an EPC Grade B from 2030, which will create a need for further investment in, or potentially the replacement of, approximately 70% of existing care home stock, intensifying the focus on ESG and Sustainability standards for new developments.

In summary, this research directly relates to our business as it highlights the need for additional care home beds to accommodate population growth in the next decade. Moreover, it emphasises the importance of prioritising sustainability and energy efficiency in our developments, not only to comply with regulations but also to create a harmonious living environment that supports the wellbeing of our future residents. Zephyr X commits to innovative and sustainable property development, addressing the increasing demand for care homes while nurturing communities for years to come.

Care Homes regional hotspots

These are current development hotspots in the North and Midlands



We take pride in creating exceptional properties, built around beautiful living and community well-being that meet today's needs, while anticipating tomorrow's demands.



Current projects

Welcome to our showcase of exceptional places. We're proud of the properties we've created, and excited to share the positive impact they bring to the people who live and work in them.



Experience for yourself how our transformative vision has shaped remarkable developments that enhance connectivity, sustainability, and well-being.

The Maples Shropshire



Project type
Care Home



Beds
70



Status
Open



Bringing a new, exceptional living space to Telford, The Maples is a luxury care home designed to provide the best possible experience for up to 70 residents.

A commitment to quality is built-in to every aspect – from opulent furnishings to seamlessly integrated state-of-the-art technology that enhances efficiency and ensures convenience.

Flexible spaces within the home allow for a personalised and adaptable environment for easy independent living, while activity areas and communal lounges foster a sense of community and togetherness.

The design also thoughtfully incorporates outdoor spaces, providing tranquil gardens to enjoy, promoting a sense of serenity and connection to nature.

To safeguard residents' health and well-being, infection control is paramount. The Maples also boasts a nutritious food menu, served in beautiful dining areas.

As well as ensuring residents feel entirely at home in their own space, The Maples provides an exemplary standard of care, offering a haven dedicated to people's comfort and contentment.

Current projects

The Oaks Rubery



Project type
Care Home



Beds
71



Status
Open



New to Rubery Village, just south of Birmingham, The Oaks offers senior residents outstanding living spaces and the highest quality care.

Each of the 71 en-suite bedrooms provides a minimum of 20m² space, giving people plenty of room to spread out with their treasured possessions. Alongside the comfortable, beautifully designed living spaces, The Oaks' residents can enjoy communal facilities, including a lounge, hairdressers, activity room, cinema and well-maintained gardens.

There are also ample parking facilities for residents and visitors, plus convenient access to the M5, M42, and M6. Longbridge Rail Station also offers easy connections to Birmingham New Street, enabling travel across the UK.

Nearby, the recently opened Longbridge Shopping Complex offers a range of shops and entertainment options. Outdoor enthusiasts can explore the nearby Great Park, Lickey Hills, and Waseley Hills Country Park, while golfers can tee-off at Lickey Hills Golf Course.

The Oaks provides an enriching lifestyle and the best care for safe, comfortable living and complete peace of mind.

The Rowans Wigan



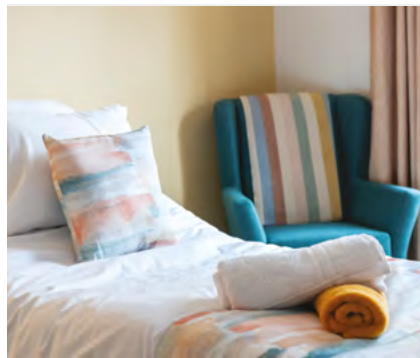
Project type
Care Home



Beds
66



Status
Open



The Rowans is an exceptional care home that sets a new standard for senior living. With 66 spacious en suite bedrooms, residents can enjoy the perfect blend of comfort and privacy.

Every detail of this purpose-built residence has been carefully designed to create a vibrant community and foster a deep sense of connection. The shared facilities, including a welcoming lounge, a modern hair salon, and activity room that provide opportunities for socialising, self-care, and maintaining an active lifestyle. Communal gardens offer a calm and peaceful atmosphere, encouraging residents to embrace the outdoors and promote their overall well-being.

With a prime location on the north side of Barracks Road, near the junction of Bickershaw Lane, The Rowans offers easy access to the local shops and amenities of Bickershaw. For a broader range of options, the facilities of Wigan town centre are just a short five-mile journey away.



Current projects

Acer House Blackburn

i Project type
Care Home

📄 Beds
70

🏗️ Status
Construction



Acer House is a new, purpose-built senior living care scheme that promises a remarkable living experience.

With the development set to be leased to a CQC-registered operator for a minimum of 25 years, residents and their families can be confident of a long-term commitment that ensures quality care.

Acer House features 70 spacious en suite bedrooms that prioritise comfort and privacy. And for socialising, the communal facilities include lounge/dining spaces, quiet and activity lounges and a hairdresser – designed to cater for residents' diverse needs and interests.

Nestled alongside the picturesque Leeds Liverpool Canal at the end of Eleanor Street, each floor of the building boasts its own external terrace on the northern corner, offering views of the canal, the historic Eanam Wharf Conservation Area, and the town centre beyond.

The carefully designed layout takes full advantage of this unique setting, providing residents with an opportunity to enjoy the tranquil and beautiful surroundings, while remaining just a short walk away from Blackburn's wide array of amenities.

Cedar Lodge Whitchurch



Project type
Care Home



Beds
45



Status
Construction



Welcome to Cedar Lodge, an exquisitely crafted care home designed specifically for senior living.

With a strong focus on delivering unparalleled quality care, this partly purpose-built and partly restored residence provides exceptional design in stunning surroundings. Equipped with state-of-the-art technology and a 25-year lease in partnership with a CQC-registered operator, residents can relax knowing their physical and mental well-being is always front and centre.

The home has 45 generously sized en suite bedrooms, offering a private haven with space to relax and unwind. Cedar Lodge also embraces a sense of community and connection through its shared facilities, including a welcoming lounge and cosy café, a hair salon, quiet and activity lounges, and exquisite gardens – catering to a variety of preferences. Convenient parking facilities ensure easy accessibility for residents, family and friends alike.

Set within landscaped gardens, Cedar Lodge offers residents a peaceful retreat in a serene, nature-filled and harmonious environment.

Current projects

Willow Lodge Redhill



Project type
Care Home



Beds
78



Status
Construction



Willow Lodge in Redhill, Surrey, is our latest purpose built care home development, beautifully designed and currently in construction.

A new 78 bed purpose built care scheme for senior living. Once complete it will be let to a CQC registered operator for a minimum of 25 years. The interior will feature 78 en suite bedrooms (all minimum 20m²), 2 specialist respite units, several communal facilities such as lounges, market place, activity room, hair salon and a cinema, with associated parking and gardens.

Redhill is a town in the borough of Reigate and Banstead. The town, which adjoins Reigate to the west, is due south of Croydon in Greater London, and is part of the London commuter belt.

Our latest care home project,
specifically designed for
residents with dementia.



Current projects

Burntwood Staffordshire

i Project type
Care Home

📄 Beds
72

🏗️ Status
Planning



Our latest care home project, in Burntwood.

This 72 bed care home has been designed using the household model of design, which offers living spaces specifically design for guests with dementia. Apart from offering a range of amenity areas for leisure and entertainment, the home will also include a community hub, a space which is directly accessed off Cannock Road which opens the home up to the community and adds much needed life to this part of the high street.

Avebury Boulevard Milton Keynes



Project type
Build to rent



Units
375



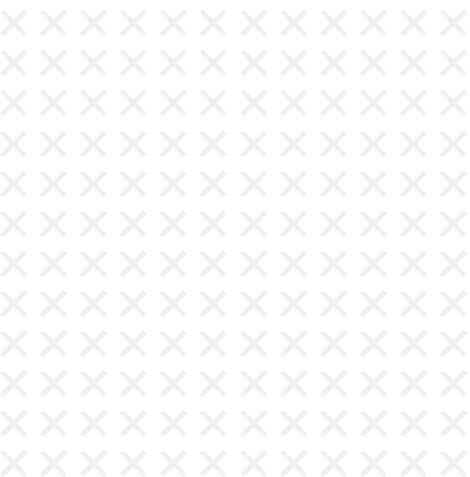
Status
Construction



Set in a prime location in the heart of Milton Keynes, Avebury Boulevard is an impressive and modern residential development that is a testament to stylish and convenient living.

With 375 apartments spread over six floors, this stunning property offers high-quality living spaces built with residents' comfort in mind. Each features a designer kitchen, laminate oak wood flooring in the kitchen and living spaces, and luxurious bathroom units. Secure parking and CCTV offer a safe environment and peace of mind.

Milton Keynes' vibrant city centre is on the doorstep, giving easy access to its shopping, dining, and entertainment facilities. Its excellent transport links include Milton Keynes Central overground railway station, conveniently located a short 15-minute walk or five-minute drive away, providing direct services to London Euston in around just 35 minutes.



Current projects

Cheetham Hill Manchester



Project type
Build to rent



Units
252



Status
Planning

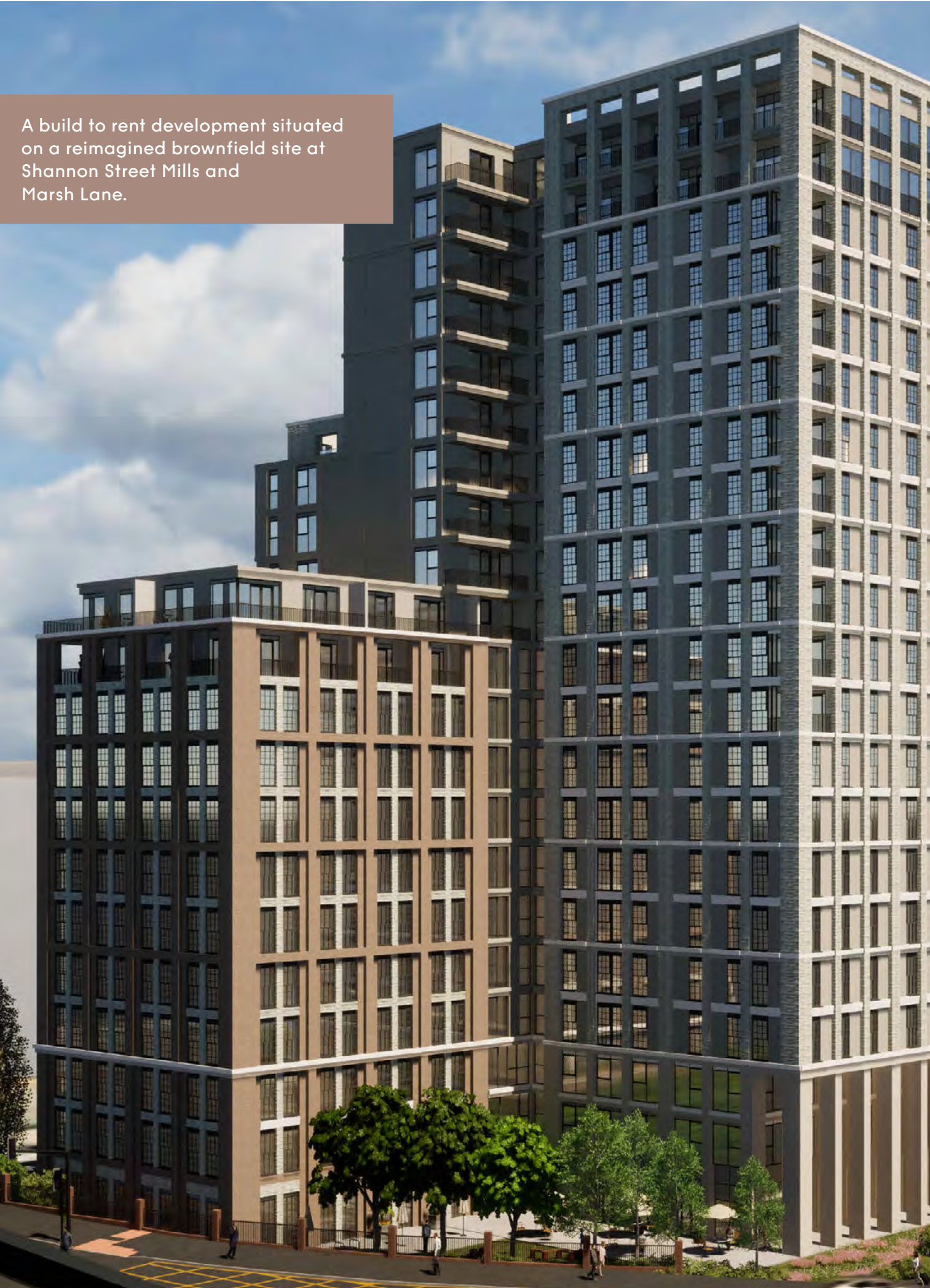


This development close to Manchester's bustling city centre will comprise of over 250 modern apartments with luxury fixtures and fittings.

Situated at the junction of Cheetham Hill Road, Carnarvon Street, and Gibson Place, and surrounded by a vibrant mix of residential and commercial developments, Cheetham Hill's enviable location is just half a mile from Manchester Victoria station and the fringes of the bustling city centre.

This development will comprise of 252 build to rent apartments over 25 floors, providing a range of high-specification residential units featuring designer kitchens and appliances, bathrooms with ceramic tiles with luxury fixtures and fittings, laminate oak wood flooring to kitchen and living spaces, and electric heating throughout. The property also benefits from secure parking and CCTV.

A build to rent development situated on a reimagined brownfield site at Shannon Street Mills and Marsh Lane.



Current projects

Shannon Street Leeds



Project type
Build to rent



Units
211



Status
Planning



Offering inviting spaces both inside and out, this build to rent development will be situated in the heart of Leeds.

Standing at 21 storeys, it offers 211 carefully crafted apartments with exquisite roof terraces and balconies, thoughtfully designed in a mix of 1, 2, and 3 bedrooms.

Residents will have access to an array of amenities, including a dedicated gym and cinema. Inside the building, an inviting reception and lobby lead to a cosy lounge area, versatile conference facilities, communal workspaces, and elegant dining rooms. Stepping outside, people will discover landscaped gardens that create inviting communal spaces within the north west courtyard.

The site is located in the centre of Leeds, to the east side of the city centre and north of the river, within the Burmantoft's and Richard Hill Ward.

Geographical locations

Our care home developments are scattered across the country.

01

Whitchurch

05

Shropshire

02

Rubery

06

Redhill

03

Wigan

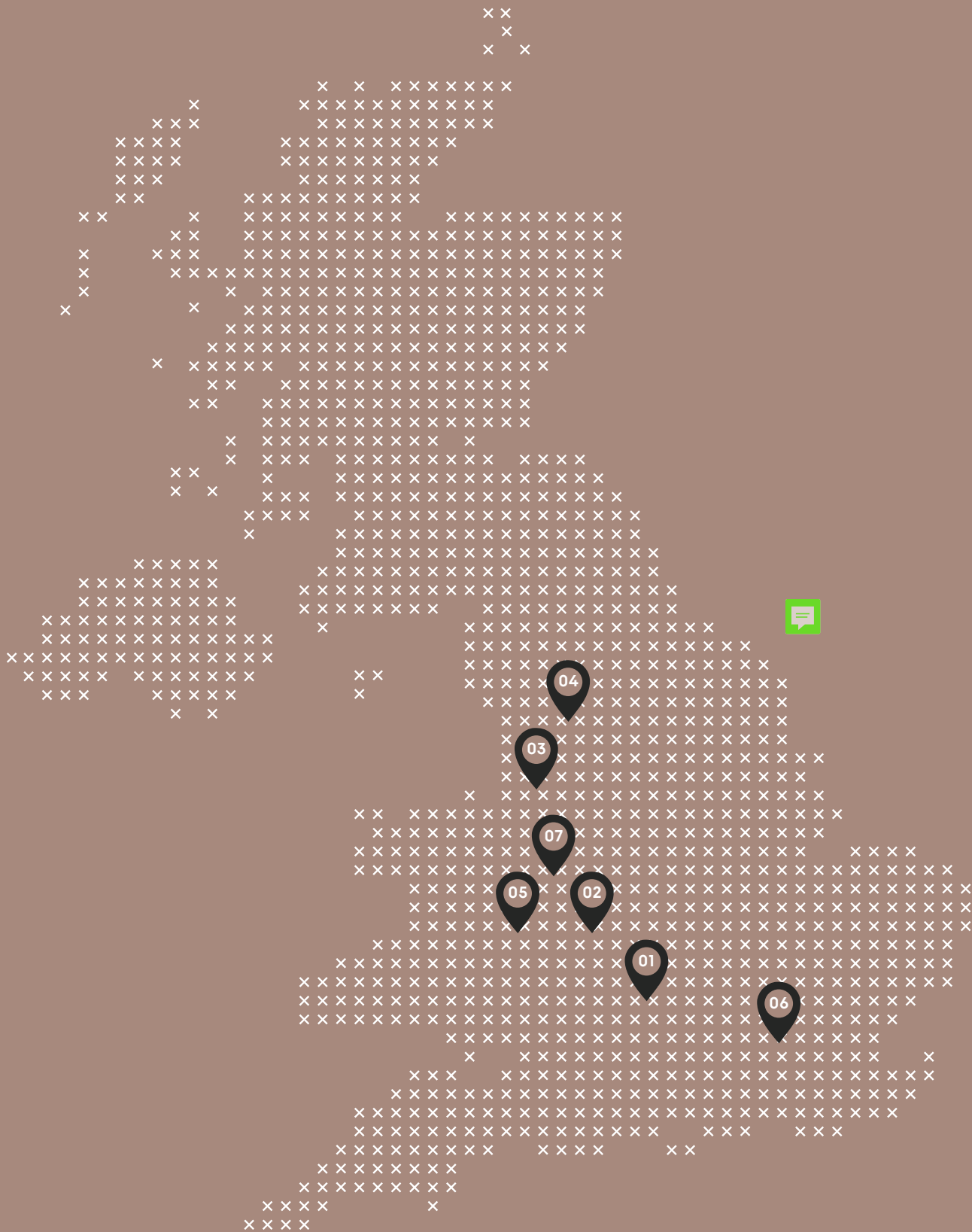
07

Burntwood

04

Blackburn





Geographical locations

Our build to rent developments are based in Manchester, Milton Keynes and Leeds with more to come in this thriving sector.

01

Manchester

02

Milton Keynes

03

Leeds





ESG and environmental policies

Environmental

We believe in designing beautiful spaces that prioritise sustainability, cutting-edge design, and community well-being. Our commitment to the environment is evident in everything we do, and we're excited to share our ESG efforts with you.

We strive to minimise our environmental impact by prioritising sustainability. We acknowledge the carbon emissions from our essential activities and are committed to actively reducing them in every way possible.

We're extremely proud of our focus on regenerating disused brown-field sites and underutilised buildings. This approach plays a significant role in reducing the environmental impact by retaining old structures rather than building new ones. By repurposing existing structures, we're helping to reduce the amount of waste and carbon emissions in our communities.

We are committed to sustainable practices throughout every stage of the property life cycle. We take a proactive approach to minimise the environmental impact of our properties, and we're constantly evolving our practices to stay up to date with the latest technology and environmental standards.

We have big environmental ambitions here at Zephyr X. We understand that sustainability is a journey and not a destination, and we're committed to learning, adapting and setting definitive emissions targets. We believe in being transparent in our action, measurement, and reporting, and we continually strive for excellence in our ESG practices.

In conclusion, we're dedicated to sustainability, and we're actively taking steps to minimise our environmental impact.

Social

Our entire business revolves around the notion that people are at the heart of everything we do. From our dedicated staff and valued customers to our steadfast investors and reliable supply chain, their importance cannot be overstated. As an employer, developer, and manager of accommodation, we understand the enormous responsibility we hold in shaping the quality of their daily lives. It is our ethos to build success, and leverage that success to make a positive impact on the lives of others.

We begin our positive social endeavours by prioritising our staff, cultivating a business environment that fosters security, support, and progression, while also allowing each individual to embrace their uniqueness and become the best version of themselves. This approach extends to our development activities as well. We are committed to delivering the highest quality accommodation and living experiences, particularly in under-supplied and undeserved markets.

At Zephyr X, we believe that property development has a social responsibility to create living spaces that prioritise community well-being. When it comes to care home developments, this responsibility is even greater, as they are homes to some of our most vulnerable community members. Our commitment to social impact is inherent in every home we develop, and we strive to create warm and welcoming spaces that prioritise the comfort and care of our residents.

We believe that by enhancing the quality of life of our customers, we can play a vital role in positively impacting our larger societies. Our approach is innovative, thoughtful, and always forward-thinking, ensuring that our care homes meet today's needs while anticipating tomorrow's demands.



At Zephyr X we are dedicated to creating sustainable and innovative living spaces that meet today's needs and anticipate tomorrow's demands.

Governance

Our robust governance framework creates trust, reliability, and transparency that sets us apart as one of the most respected and reliable real estate businesses in the UK. Starting with our internal policies and structures, we ensure that we are set up for success, consistently delivering exceptional results, and earning the trust of those who work, invest, reside, or associate with us.

Our logo stands as a recognised stamp of quality, honesty, integrity, and authority, representing the best in class.

To continuously achieve these high standards, our business directors review and establish governance practices annually. These practices undergo regular audits by third-party specialists for external validation, ensuring we remain accountable and transparent in our operations. With over 42 years of director experience in-house, we have a proven track record of successfully delivering real estate projects worth over £XXXX million since 2016, with £105 million currently under our ownership and management.

In our commitment to maintaining the highest quality standards, we go beyond internal expertise and track record. We appoint independent third-party specialists to audit our development opportunities prior to acquisition, providing investors with added confidence. This dedication to external validation ensures that our projects meet rigorous standards of excellence.

As part of our governance framework, we also actively give back to the community through philanthropic causes, donating company profits to charitable partnerships each year. At Zephyr X, our governance practices reflect our unwavering commitment to innovation, sustainability, and community well-being.







Comfortable and beautifully
designed living spaces at
The Oaks care home.

Partners

We take pride in our strong partnerships with industry leaders, working hand-in-hand to deliver innovation, quality, and reliability.

Consultants



Banks



Services



Contractors

Ilisandycroft

 LNC Property
Developments Ltd





whitby wood


KWL Architects





 Roscoe

 ECE
Group | ECE Architecture
ECE Planning
WESTWORKS





Solicitors

Bevan Brittan 

Gateley /





Zephyr X

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