

Join us in Brussels for our second Summit



Ron van Bloois,
Co-founder
and chair, SHHA

Join us on 18 June in Brussels for the second Senior Housing and Healthcare Summit, hosted by SHHA, EPRA and Deloitte. After the resounding success of our inaugural event, we are back to delve even deeper into the critical issues facing our sector.

The landscape of senior housing and healthcare is rapidly evolving, driven by the unstoppable force of demographic change. It is imperative that we come together to create a new ecosystem capable of meeting the diverse needs of older adults.

At the Summit, we aim to foster open dialogue among key stakeholders including investors, developers, operators, municipalities and NGOs. Together, we will explore innovative solutions to scale our activities to unprecedented levels and build inclusive, affordable spaces for seniors.

Our sector is not just about nursing homes: it

encompasses a spectrum of real estate products and services that directly impact the lives of individuals aged 60 and above. We recognise the distinct needs of different age

‘The Summit serves as a platform for learning, engagement, and collaboration’

groups within this demographic and aim to dispel misconceptions surrounding senior housing and healthcare. Moreover, we are committed to shifting the narrative from solely addressing chronic diseases to promoting longevity and wellness through appropriate infrastructure and services.

The Senior Housing and Healthcare Summit serves as a platform for learning, engagement, and collaboration. Whether you are looking to understand market fundamentals, explore investment opportunities, or simply lend your voice to this vital conversation, our event offers a unique opportunity to connect with industry leaders and align with the broader value chain. We invite you to join us in Brussels.

<https://shha.international>



BayernCare senior living facility takes shape in Schwandorf

BayernCare, a nursing and senior living developer in southern Germany, has completed the shell of the Schwanenhof senior living complex at Regensburger Straße 39, Schwandorf (pictured above).

The facility will provide 50 barrier-free senior apartments comprising one, two and three-room units from 44 to 77 sq m.

The building is designed to meet the needs of seniors by providing

complete accessibility, senior-friendly bathrooms and emergency call facilities. There will also be an attached Bavarian Red Cross service office in the building, through which residents can book services including nursing and everyday support as well as cleaning, laundry and shopping.

Plans for the project include extensive greening and a central courtyard that will provide a covered meeting area. Completion is scheduled for early 2025.

Aedifica spends €74m to complete 10 projects in first quarter of 2024

Brussels-headquartered Aedifica completed 10 projects under its investment programme in the first quarter of 2024.

The developments, in Germany, the UK and Finland, completed at a cost of about €74 million, will add capacity of 425 adult residents and 15 children to the group portfolio.

Aedifica said the care properties will be operated by a diverse pool of well-established and private and non-profit operators.

Aedifica chief executive Stefaan Gielens said the design of the projects pays “special attention to environmental standards and energy efficiency”.

The assets are equipped with

energy-efficient features, including solar panels, air-source heat pumps, high-efficiency condensing boilers and low-energy lighting. These have resulted in A or B EPC1 ratings.



Pre-election inertia stymies England's senior housing sector

England's planning regime is currently one of the major challenges for the country's seniors housing market according to research from consultant Knight Frank and law firm Irwin Mitchell. Nearly a third of local authorities remain unprepared to provide suitable housing for the ageing population.

The report, *Unlocking Potential for Seniors Housing Development*, concludes that this "significant shortcoming in the level of planning for seniors housing" is particularly worrying given the UK's demographic profile. Forecasts indicate that the number of people aged over 65 will increase to more than 15 million by 2043 – or one in four of the population.

Similar research carried out in 2017, 2020 and 2022 ranked local authorities between A and D according to the provisions in their local plans towards seniors housing. Authorities with an A rating had clear policies indicating details of the required number of dwellings and care home beds and how to achieve that, together with specific site allocations for development. D-rated authorities had neither a clear policy nor site allocation.

This year, only 75 local authorities out of 326 (23%) were graded A, while 100 (33.7%) were graded B, 47 (14.4%) C and 104 (31.9%) D.

"While previous research has shown significant progress, our latest analysis suggests that over the last two years, the pace of change has stalled," said Oliver Knight, partner and head of residential research at Knight Frank.

"Some 34 [local authorities] have moved backwards over the last two years. The appetite from investors and developers to deliver more age-appropriate housing is clear and growing. A more consistent and supportive policy environment will unlock more supply, more propositions, and more choice for seniors."

Irwin Mitchell planning partner, Nicola Gooch, said this policy inertia was disappointing, but not surprising. "We have seen a decline in the number of new local plans as several local authorities have either delayed or withdrawn their local plans as they try to get to grips with ever-moving and changing government policy."

Gooch She added: "This year's survey is released in the run-up to a general election and at the end of a period of unprecedented political turmoil. Since the last report was published there have been two changes of prime minister, three secretaries of state at DLUHC and six housing ministers. We have seen the Levelling-Up and Regeneration Act 2023 enter the statute books, major amendments made to the NPPF, and the publication of more than a dozen consultations on a wide variety of proposed reforms to the planning system."

Despite the inertia, a sense of urgency seems to be taking hold. The Older People's Housing Taskforce is due to report later this year; the government's support for senior housing has been recognised in the National Planning Policy Framework and also in the Levelling-Up and Regeneration Act.



Clariane sells UK care homes to Elevation for £207m

Paris-headquartered care specialist Clariane – formerly known as Korian – has sold its UK activities and assets to UK investment fund Elevation Healthcare Properties for £207 million (approximately €243 million).

Clariane's UK interests comprised 805 beds in 12 care homes acquired between 2020 and 2022 and which, with one exception, it owned outright. The platform generated sales of £55 million in 2023 with an EBITDA of £12 million.

The homes were operated by Berkley Care, a company acquired by Clariane in 2021. Berkley Care's leadership has simultaneously acquired the company from Clariane and Elevation has leased back 11 of the properties to Berkley on inflation-linked, long-term leases.

Elevation said the deal cements and expands EHP and Berkley Care's existing relationship. Berkley Care is a highly-regarded operator of 12 modern award-winning prime care homes across England, comprising 805 high-quality beds.

"We carefully select operating partners who are proven to create best-in-class care home environments, have an excellent record in care and can evidence a positive impact on their respective local communities," said Elevation managing partner Andrea Auteri. "Berkley Care is a certified top employer and is committed to continuously evolve and improve its environments and practices for staff, residents and communities."

The deal is part of Clariane's plan to strengthen its financial structure through a programme of disposals of operating and real estate assets and capital partnerships intended to release €1 billion to reduce debt and leverage.

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Nicola Gooch, Irwin Mitchell



Northern Horizon Aged Care IV fund fully invested after €648m spree

Specialist healthcare real estate investor Northern Horizon's fourth Nordic aged-care fund has been fully invested, deploying €648 million and bringing the portfolio to 47 top-tier assets across the Nordics, of which three are under construction.

"We are pleased to have exceeded expectations since the fund's final close in December 2022," said Kasper Wehner, co-fund manager for Aged Care IV and investment director for Denmark at Northern Horizon. "While real estate transaction volumes in general were very low in the Nordics in 2023, we have seen many opportunities in the healthcare segment which have allowed us to be selective to fully benefit from the current market situation."

Aged Care IV invests in modern, fit-for-purpose care homes and similar residential care assets in the Nordics. The fund's strategy addresses the structural shortage of care homes and senior living concepts as a result of an ageing population in the region. At the same time, it helps to solve a societal challenge by providing good-quality living conditions for seniors. The buildings are leased to private and public care operators on long-term leases.

Among the fund's most significant

Mariehjemmene Sorø Denmark



transactions are: the acquisition from eQ of a portfolio of 15 prime healthcare properties in Finland in December 2023; a portfolio of six care homes, two kindergartens, and 23 senior living units in Denmark from NREP in March 2023; and a portfolio of four Swedish aged-care properties from SBB in July 2022.

Following the fund's last acquisition of a

care home under construction in Hørsholm, Denmark, the fund's portfolio is diversified across three countries, 31 municipalities, six segments, and 24 tenants. The fund has ambitious ESG requirements for its portfolio, and more than half of the assets already have, or are expected to achieve, BREEAM or similar certification.

Germany's Cureus maintains pace of development

Hamburg-headquartered Cureus, a property company that develops and manages a portfolio of care homes, completed a 449 care and assisted living units in various locations in Germany in the first quarter of 2024.

They include 378 places for inpatient care, 36 daycare places, 27 serviced apartments and eight staff apartments. The company also began construction of a further 360 inpatient care units. A Belia senior residence opened in Herne (pictured), comprising 84 care places for

full, short-term and respite care, including a dementia residential group.

Cureus currently has 1,769 care places, 141 assisted living units and 67 other units under construction in 15 locations.

The company's portfolio comprises 65 leased properties with 6,473 care places, 747 assisted living units and 24 other units. It has about 6,170 units under construction and in the pipeline at 41 locations.

Furthermore, 3,120 care places, 1,060 assisted living units and 10 other units in 26 locations are in planning.



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driving the senior housing and healthcare sector forward



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