

## Tips for Your Care Home Acquisition Search

Finding the right care home involves more than identifying an available property. The most successful acquisitions are those aligned with long-term strategy, operational strength, and sustainable demand.

**Below are some of the key factors to consider when assessing opportunities:**

- **Location**

Focus on areas with strong demographics for later-life care, alongside good access for families, staff, and local healthcare services. Location underpins both occupancy and long-term value.

- **Strategic Fit**

If you are building or expanding a group, ensure the opportunity complements your existing portfolio- geographically, operationally, and in terms of service offering.

- **Demand and Supply Dynamics**

Look for regions with clear demand for care services and constrained supply. Strong local demand supports occupancy, fee levels, and long-term resilience.

- **Resident Mix**

A balanced mix of private and local authority residents can provide both stability and upside. Understanding the funding profile is key to forecasting income and risk.

- **Governance and Compliance**

Homes with strong compliance, governance frameworks, and regulatory track records typically offer greater security and smoother ownership transitions.

- **Staffing and Continuity**

Experienced and committed staff are critical. They help maintain standards of care, protect compliance, and reduce operational disruption during a change of ownership.

- **Management Structure and Succession**

A strong, well-structured leadership team, supported by clear succession planning, can make transitions smoother, significantly de-risk the transition and support future growth.

- **Quality of Infrastructure**

Well-maintained buildings and compliant, modern facilities remain important. They reduce near-term capital expenditure and enhance both resident experience and marketability.

- **Operational Performance**

Look for stable occupancy, efficient systems, and consistent financial performance. Strong operations provide a solid platform for growth and financing.

- **Long Term Potential**

Consider opportunities to enhance value over time - whether through development, repositioning, or improving occupancy and fee levels.

---

**At Buyacarehome, we work closely with buyers to identify opportunities that align with their strategy and support sustainable growth in the care sector.**

**If you're exploring your next acquisition, our team would be happy to help guide your search.**



## Care Home Finding Service

Are you facing challenges finding the perfect care home or losing out in competitive situations?

Do you struggle to find time to search for properties?

If this resonates with you, we're here to assist.

**buyacarehome.com**