

Supported Living Solutions

Sourcing and delivering high-quality, tailored supported living accommodation across the Midlands and Yorkshire

TARGET LOCATIONS

- **Midlands** — Leicester, Coventry, Nottingham, Derby, Birmingham, Northampton
- **Yorkshire** — and the wider North of England
- Open to surrounding areas and tenant submarket preferences

POSSIBLE ADAPTATIONS

- **Wheelchair access** — ramps, wide doorways, lifts
- **Bathrooms** — wet rooms, grab rails, Closomat toilets
- **Kitchens** — adjustable counters & appliances
- **Carers** — office / sleep-in room, ensuite & parking
- **Safety & technology** — telecare systems, anti-ligature fixtures, secure entry

TARGET PROPERTY TYPES

- **HMOs** — 4-6 bed, ensembles or communal bathrooms
- **Bungalows, delivered two ways** — as 2-3 bed shared accommodation, or as two self-contained one-person bungalows with an on-site carer's facility
- **Houses** — terraced, semi-detached, detached
- **Blocks of flats** — case-by-case, up to 10 units

FINANCIAL STRUCTURE

- 10+ year leases preferred (5-10 years possible)
- FRI (Full Repairing & Insuring) lease structure — providing tenant control over property condition, adaptations and compliance

TARGET TENANT TYPES

- Learning disabilities
- Autism
- Mental health difficulties
- Physical disability
- Live-in care or independent living
- Open to shorter-term needs

BACKGROUND

- 7 years with Morgan Stanley & Crossroads acquiring, developing and managing pan-European real estate (hotels, apartment blocks and offices)
- Founded Acorn Real Estate Partners in 2021
- Acquired, converted & stabilised multiple HMOs for supported housing in the Midlands

BENEFITS OF PARTNERING WITH US

Tailored property sourcing

Experienced in acquisition and adaptation

Long-term partnership approach

Flexible and responsive

CONTACT

Please reach out to discuss further. Variations to these requirements are possible on a case-by-case basis.

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