

DEVELOPMENT SITE REQUIREMENTS

for retained developer operator clients

Senior Property Associates (SPA) is a development advisory business focused on development sites for:

- Senior Living/ Integrated Retirement Communities (IRC/ assisted living/ extra care) – C2 Use Class;
- Care homes (C2);
- Medical centres (within new residential developments – D1);
- Associated mixed uses - private and affordable housing, food stores etc; and
- Strategic land – for incubation through the planning process.

Our time is split between:

- Site disposal work for landowners and those in control via an option or conditional contract; and
- Acquisition work for developers, operators and investors.

Requirements for our retained acquisition clients are:

Integrated Retirement Community (Senior Living) Developer Operators

- Niche and experienced developers and operators
- Urban or semi-urban sites in towns and suburbs of cities in southern England.
- Site size of c1.5-10 acres for c40-160,000 sq ft and 40 bungalows - 160 apartments.
- Smaller requirement is for 40-80 units in bungalows, cottages, townhouses and apartments above a small clubhouse.
- Larger requirement is for 80-160 apartments in various pavilion-style blocks around a central clubhouse.
- Subject to planning for a C2 Use Class.
- Both will own and operate the asset long term.
- Formally retained by both (with all their site opportunities reviewed by SPA, whether sourced by us or not).



Care Home Developer Operator(s) - Various

- Leading national developer and operator.
- Semi-urban sites in prominent roadside locations in towns & suburbs of cities in southern England.
- Site size of c1-1.5 acres for c30-45,000 sq ft and c55-75 care home rooms.
- Subject to planning for a C2 Use Class.
- Will own and operate long term.



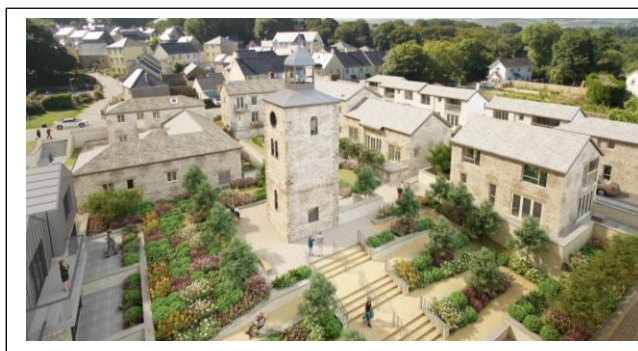
Medical Centre and Medical Campus Developer

- Highly successful developer & partnering investment business.
- Multiple locations in the UK, particular interest to be within new housing developments in edge of town and city locations.
- Medical centre site size of 0.5 acres for a self-contained building of c10-20,000 sq ft or 3+ acres for medical campus.
- Potential to increase the size by incorporating other innovative medical D1 uses, along with other commercial mixed uses benefiting from the hub and community footfall created.
- Subject to planning for an D1 and C2 Use Class respectively.



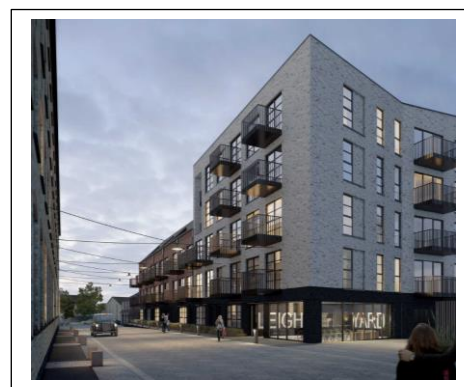
Strategic Land Incubating Developer

- Experienced developer for sites that need strategic/promoting and detailed planning work.
- Urban, semi-urban or edge of settlement sites in villages, towns and cities in southern England.
- Site size of c1-15 acres for: IRC/ senior living; care home & close care; C3 retirement; private and affordable residential; & other complimentary mixed uses (e.g. food store).
- Unconditional, option, subject to planning.
- Formally retained (with all their site opportunities reviewed by SPA, whether sourced by us or not).



Affordable Housing Developer(s) - Various

- Established regional Housing Association, who also operates.
- Urban, semi-urban or edge of settlement sites, Home Counties.
- Flexibility to remove the private sale element and incorporate up to 100% of the units as affordable, by a combination of shared ownership and social rent
- Affordable can assist with a planning consent.
- Site size of 2+ acres for c40-150 units, for mainly houses.
- Predominantly C3 residential but potential to consider C2.
- Subject to planning and consented sites.



Brad: 07825 798896 **Simon:** 07836 680439 **Tom:** 07771 650506