

## Case study

**Client:**  
Housing association

**Sector:**  
Care homes

**Client challenge:**  
Reconfiguring the provision  
of care for a county's needs

**Capsticks services:**  
Acquisition legal advice

# Advising a leading regional housing association on the acquisition of care homes

We provided advice regarding the acquisition of a significant number of care homes from the county council and a care provider.

We leased the care homes back to the care provider on interim leases to enable them to operate the properties while the housing association commenced a 10 year rolling programme to construct new state of the art care homes to replace the older stock. On completion of the new care homes, residents were decanted into the new care homes, the interim leases surrendered and replaced with long leases of the new care homes.

The housing association acquired planning permission to provide additional social housing assets on some of the land acquired or sold the stock to other parties if the land was not required for the project.



## Client challenge

To create a programme and a framework that enabled sites to be identified, planning permission to be obtained, specification for the homes themselves and the implementation to deliver the construction programme.

## Our solution

We created the contractual framework to ensure the programme could succeed given its challenges and taking into account all the needs of the various stakeholders. We engaged with all interested parties to ensure collaboration and achieve an end product that met the needs of all parties.

## The outcome

Care provision for the county that achieved successful outcomes for all stakeholders.

## Client challenge

Criteria for development work needed to differ for varying demographics included the elderly and residents with learning disabilities.

## Our solution

It was recognised that we might need to have alternative sites to develop and we set out criteria in the legal documentation to meet this.

We included re-provision plans and criteria for both the care of the elderly homes and those for residents with learning disabilities. The contractual documentation included cost modelling and model specifications - including furniture, medical and electrical specifications - to support both design options.

## The outcome

Two housing solutions were achieved to benefit the county's varying care provision requirements.

## Do you face similar challenges?

Please contact:



KEVIN STEELE

Partner

019 6267 8371

kevin.steele@capsticks.com



SARAH SKUSE

Associate

020 8780 4652

sarah.skuse@capsticks.com

