



SAFE AS HOUSES  
INVESTMENT PLC

# ENABLING THE CARE SECTOR TO EXPAND QUICKLY AND SAFELY

---

We can and will fund the needs of selected partners to allow them to secure future proofed, fit for purpose properties, all fully furnished and equipped.

We can also provide cash-flow breathing space if required.

Safe as Houses Investment Plc  
(TRADING AS SAH)



## Enabling the Care Sector to expand quickly and safely

We can and will fund the needs of selected partners to allow them to secure future proofed, fit for purpose properties, all fully furnished and equipped. We can also provide cash-flow breathing space if required.

- **On completion you can buy or lease from us.**
- **We can also buy your existing properties, provide all the above and then lease it back to you.**
- **We can buy any existing properties that you no longer need.**

## What we provide

All properties are sourced to meet your geographical requirements, finished to your exact specifications and fully compliant with all safety standards.

## Funding

We can assist everyone from the largest operators to suitably qualified individuals who wish to be operators and start or grow their own portfolios.

## Networking

We can and will assist with matching and networking - bringing operators and associations together.

## Properties

We can provide properties sourced to meet **YOUR GEOGRAPHICAL REQUIREMENTS**, finished to **YOUR EXACT SPECIFICATIONS** and **FULLY COMPLIANT WITH ALL SAFETY STANDARDS**. All future proofed and energy efficient.

## Fixtures and furnishings

All furnishings, fixtures and fittings **INCLUDED** as required

## Cashflow aid

Assistance in the form of **LEASE-FREE PERIODS** or **DISCOUNTS**

## Re-purposing for the benefit of society

A unique future proofed solution designed for today's significant challenges which have resulted from the last decade of market turmoil and financial upheaval. Targeting a significant increase in value by finding the best possible use and repurposing of existing unused or badly used property. This should not be confused with conventional property development or typical real estate propositions.

Safe As Houses Investment PLC (SAHI) are specialists in the renovation, regeneration and change of use of distressed properties, multiple occupancy properties and gap sites that are all given a new lease of life. The properties are then sold on to become, amongst other things, residential homes, assisted living and care home housing stock. .

We are not "city" financiers or property speculators; We are a non-speculative property wholesaler and our returns are generated from the profits made on the purchase, refurbishment and selling of specific classes of carefully vetted property, for pre-determined buyers.

At a time when the housing shortage is becoming more pronounced across the whole of the UK and the country's population is ageing, SAHI offer both a financially wise and ethically sound way to invest in the immediate regeneration of existing property. This property includes areas that need it the most and where it can benefit all society including the vulnerable members. Where practical we also adopt the latest in Green and Eco friendly technologies and build techniques, to help ensure that those properties are efficient to run and future proofed.

The Business Plan contains several examples of projects that reflect the above, for example

- Merchants House, Leeds Rd Shipley, was a derelict office block which was converted into residential supported living facility.
- Newstead Heath, Spring Lane Halifax, previously residential albeit in a very rundown state which was converted into a quality supported living facility.
- Boars Head, Accrington, was a redundant pub converted into supported living facility

The above process involved several linked parties, SAHI are typically presented with target postcodes from either a Care Operator and/or a Housing Association. Together with a specification of the required building. SAHI source suitable properties, agree on a target, it is then purchased, refurbed to the agreed specification, which includes dramatically improving its energy rating an green foot print and if required also fitted and furnished. The Housing Association on behalf of and in partnership with the Care Operator enters a long t-erm full insuring and repair lease with SAHI. Significant enhanced value is achieved as a result of the combination of the property value and the yields delivered from the lease which tends to fall within the range of 5-8%, depending if sold on individually or as a group.

A similar process to the above is being explored with Council owned properties whereby SAHI takes old stock from the council, which can for example include redundant retail space on failing local high streets, which is ideal for housing for the likes of the disabled that require ground floor access. Regardless the property is modernized and future proofed including its energy footprint and then leased back to the council on a long term fully insured and repairing lease.

In all cases SAHI maintain the target time limits to ensure the best use of funds by ensuring that work can start immediately once the property is paid for and that the sales funds are released on completion.

## **Dramatic Care Shortage - the SAH checks and balances**

There is a dramatic shortage of quality Care Facilities throughout the UK, which is very much in the public's psyche.

SAH provide new build and repurposed future proofed properties to provision for Homeless Care, Assisted Care across most sectors and Elderly Care

Equally there is a degree of sensitivity around provisioning the care sector, due to the unfortunate bad practice of some. Conscious of this, SAH have taken significant steps to overcome this and be seen to deliver best practice to the sector.

SAH have invested in both a detailed review of all 22000 care operators and after analyzing a number of key factors including CQC ratings, SAH devised a relevant score for each operator. Together with partnering with Experian's Smart Search, embedding the service within the SAH DD system allows SAH to instantly verify the financial stability and robustness of any partner operator.

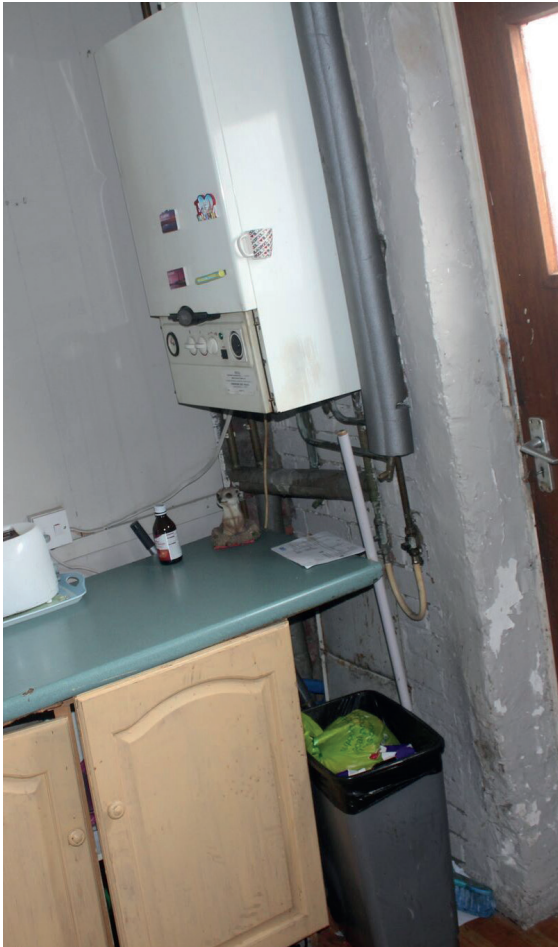
The combination of this insures that SAH only partner with the most suitable operators.

The above process involved several linked parties, SAH are typically presented with target postcodes from either a Care Operator and/or a Housing Association together with a specification of the required building. SAH source suitable properties, agree on a target, it is then purchased, refurbished to the agreed specification, which includes dramatically improving its energy rating and green footprint and, if required, also fitted and furnished. The Housing Association on behalf of and in partnership with the Care Operator enters a long term full insuring and repairing lease with SAH.

A similar process to the above has been adopted with Council owned properties whereby SAH takes old stock from the Council, which can for example include redundant retail space on failing local high streets, which is ideal for housing for the likes of the disabled that require ground floor access. Regardless the property is modernised and future proofed including its energy footprint and then leased back to the Council on a long term full insuring and repairing lease.

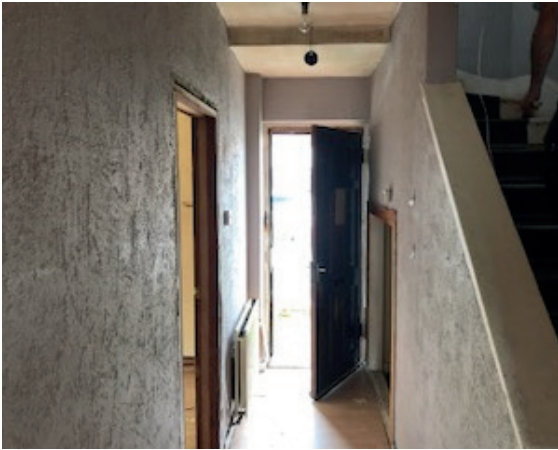


# Merchants House, Shipley





**Boars Head, Accrington**



**Newstead Heath, Halifax**







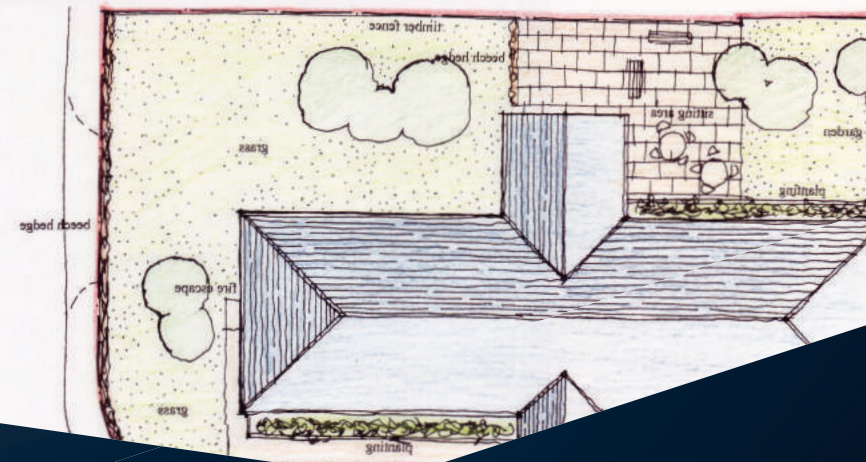
SAFE AS HOUSES

# CURRENT PROJECTS

Safe as Houses Investment Plc  
(TRADING AS SAHI)



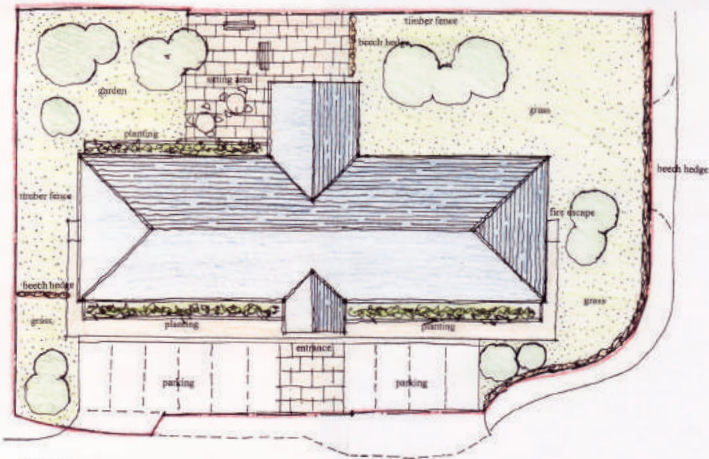
ATIVE VIEW



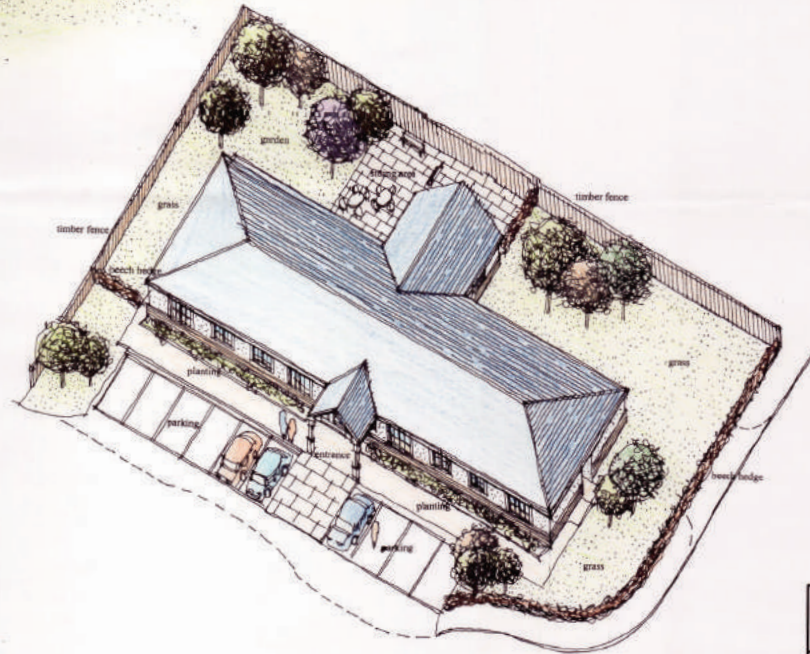




PERSPECTIVE VIEW



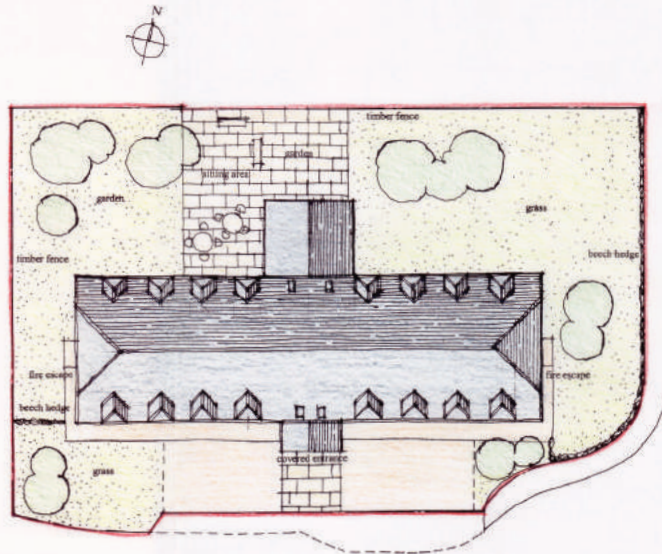
SITE PLAN 1:200



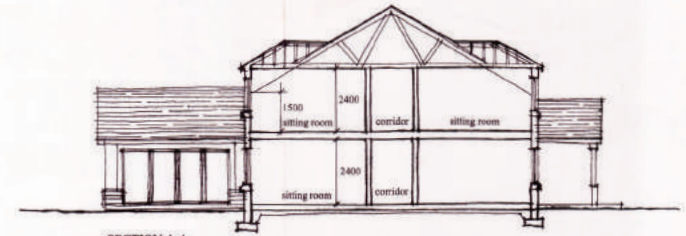
BIRDS EYE VIEW OF SITE

<b>StudioK</b> Architects Ltd 14 Huron Street, Aurora, Ontario, M1S 1P4 Tel: 01764 023730 Fax: 01764 023730 e-mail: studiok@sternnet.com			
Client		Safe As Houses	
Project		Proposed Development At Fairways Avenue, Muir of Ord, Inverness.	
Drawing		Proposed Site Plan & Sketches	
Scale	1/500	Drawn	KK
Date	Nov 18	Rev. Date	
Job No.	1816	Draw. No.	SK02

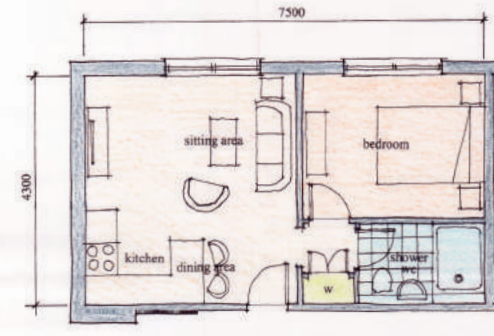




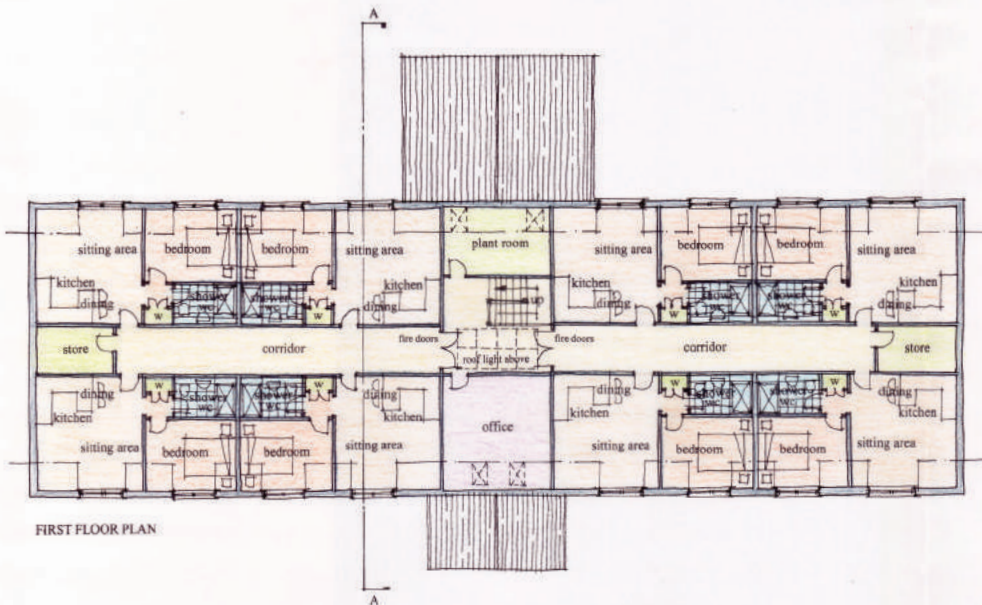
SITE PLAN 1:500



SECTION A-A

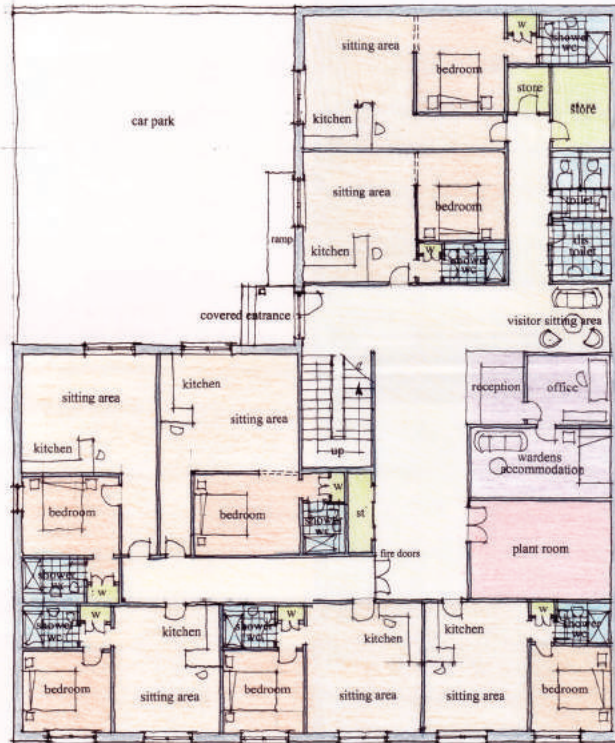


UNIT LAYOUT 1:50

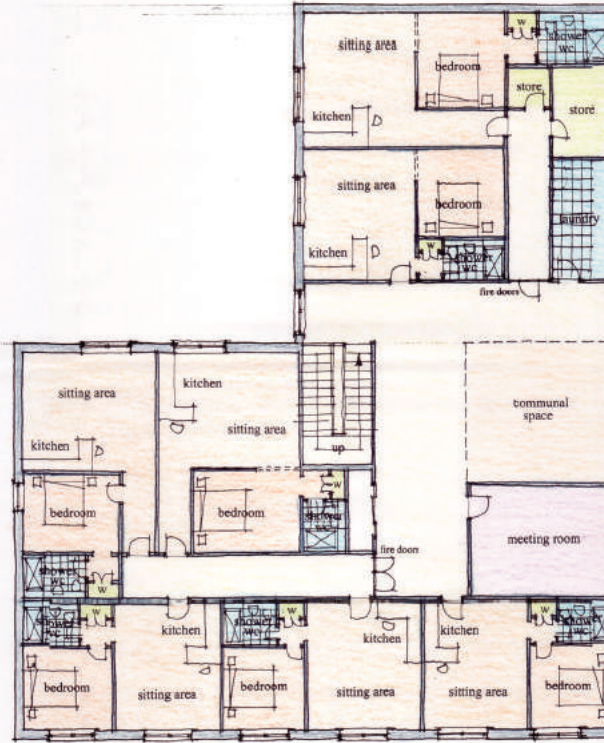


FIRST FLOOR PLAN

<b>StudioK</b> Architects Ltd 14 Farnley Street, Auchincloss, IV20 9PA Tel: 01764 983700 Fax: 01763 164886 e-mail: studiok@studiok.com	
Client:	Safe As Houses
Project:	Proposed Development At Fairways Avenue, Muir of Ord, Inverness.
Drawing:	Proposed Plan & Site Plan
Scale:	1:100 1:500
Drawn:	KK
Date:	March 19
Rev. Date:	
Job No:	1816
Proj. No:	P02



GROUND FLOOR PLAN



FIRST FLOOR PLAN

<b>StudioK Architects Ltd</b> <small>14 Hurst Street, Auckley, Leicestershire LE15 1PA          Tel 01754 653746 Mob 07952 184200          e-mail: studiok@btinternet.com</small>		
Client	Safe as Houses	
Project	Proposed Assisted Care Facility, Middleton, Manchester.	
Drawing	Proposed Plans	
Scale	1:100	Drawn
Date	March 19	Rev. Date
Job No	1905	Rev. No
	Desk No	Rev.
	SK01	



THIS DRAWING (OR ANY PART THEREOF) MAY NOT BE COPIED, TRANSMITTED OR DISCLOSED TO ANY THIRD PARTY OR UNAUTHORISED PERSON WITHOUT THE PRIOR WRITTEN PERMISSION OF GILLING DOD ARCHITECTS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS PREPARED BY CONSULTANTS AND SUB-CONTRACTORS.

REPORT ANY DISCREPANCIES TO THE ARCHITECT OR REPRESENTATIVES THEREOF.

© ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSIONS OF THE COPYRIGHT HOLDER

ONCE PRINTED AND DISTRIBUTED THIS DOCUMENT IS ASSUMED UNCONTROLLED

DO NOT SCALE FROM THIS DRAWING. WORK ONLY TO PRINTED DIMENSIONS.



GROUND FLOOR PROPOSED PLAN  
SCALE 1:50 at A1

Rev	By	Description	Date
P01	MW	First Issue	06/02/19

The Cruck Barn, Duxbury Park, Chorley, Lancashire. PR7 4AT  
t: 01257 260070 f: 01257 260071

Client Name:  
Safe as Houses Property Investment

Site Name:  
Abbey Lodge

Project Name:  
Abbey Lodge Nursing Home Redevelopment

Drawing Title:  
Proposed Ground Floor Plan

Project No: 8314a	Sheet Size: A1	Scale: 1 : 50	
Drawn by: MW	Checked by: MW	Approved by: SK	Revision: P01
Suitability: Work in Progress			Status: S0
Drawing Number: ABLOPC-GDA-V1-ZZ-DR-A-05_20-0004			

THIS DRAWING (OR ANY PART THEREOF) MAY NOT BE COPIED, TRANSMITTED OR DISCLOSED TO ANY THIRD PARTY OR UNAUTHORISED PERSON WITHOUT THE PRIOR WRITTEN PERMISSION OF GILLING DOD ARCHITECTS.

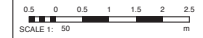
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS PREPARED BY CONSULTANTS AND SUB-CONTRACTORS.

REPORT ANY DISCREPANCIES TO THE ARCHITECT OR REPRESENTATIVES THEREOF.

© ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSIONS OF THE COPYRIGHT HOLDER

ONCE PRINTED AND DISTRIBUTED THIS DOCUMENT IS ASSUMED UNCONTROLLED

DO NOT SCALE FROM THIS DRAWING. WORK ONLY TO PRINTED DIMENSIONS.



FIRST FLOOR PROPOSED PLAN  
SCALE 1:50 at A1

Rev	By	First Issue	Description	Date
P01	MW			06/02/19



The Cruck Barn, Duxbury Park, Chorley, Lancashire. PR7 4AT  
t: 01257 260070 f: 01257 260071

Client Name:  
Safe as Houses Property Investment

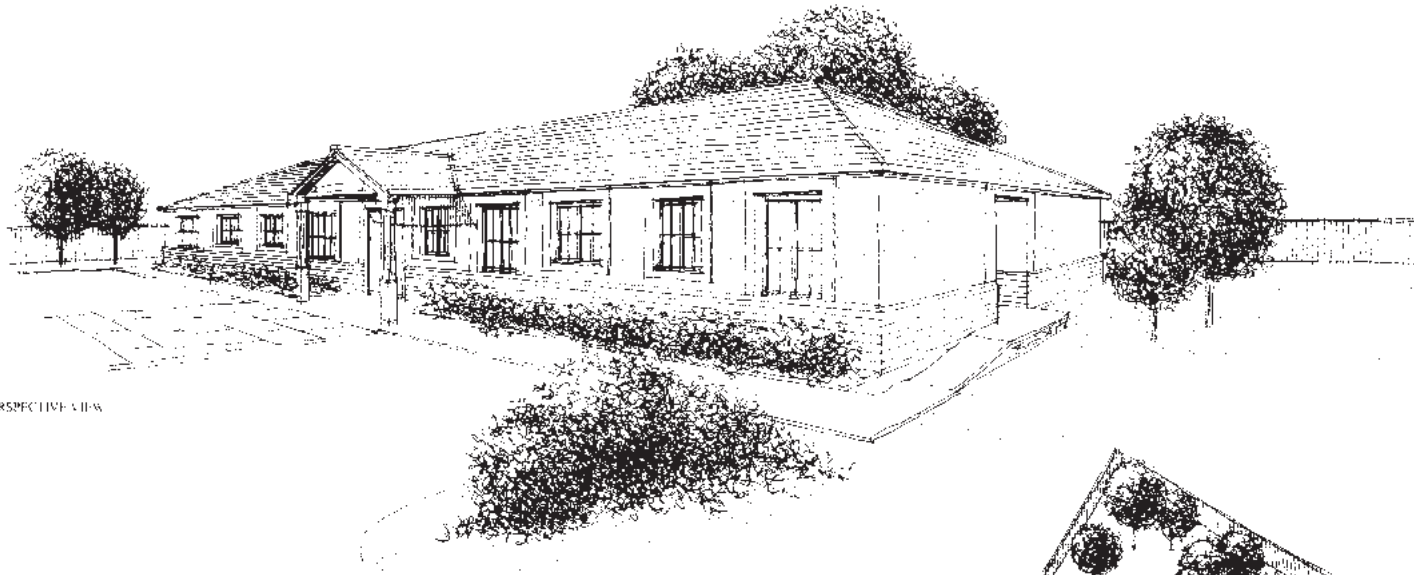
Site Name:  
Abbey Lodge

Project Name:  
Abbey Lodge Nursing Home Redevelopment

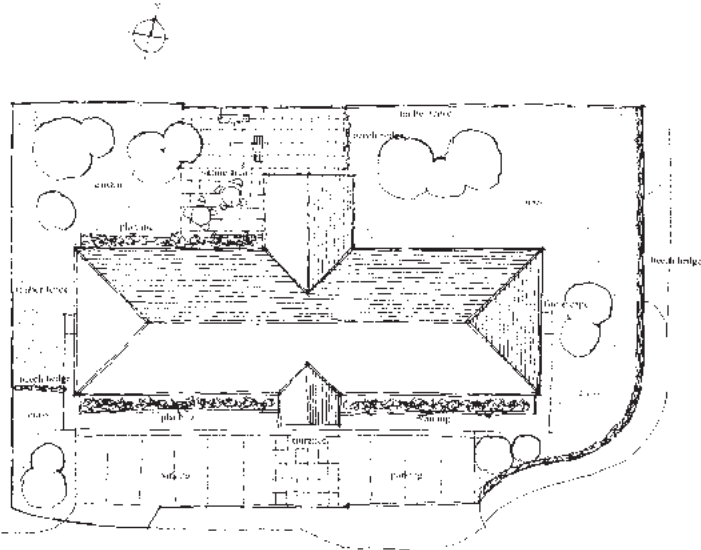
Drawing Title:  
Proposed First Floor Plan

Project No: 8314a	Sheet Size: A1	Scale: 1 : 50
Drawn by: MW	Checked by: MW	Approved by: SK
Suitability: Work in Progress	Status: S0	Revision: P01
Drawing Number: ABLOPC-GDA-V1-ZZ-DR-A-05_20-0005		

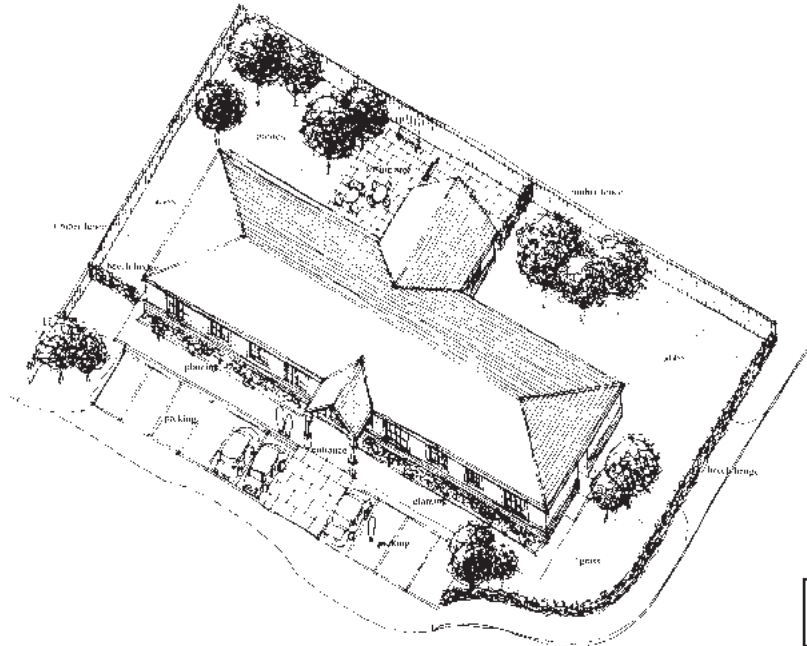




PERSPECTIVE VIEW

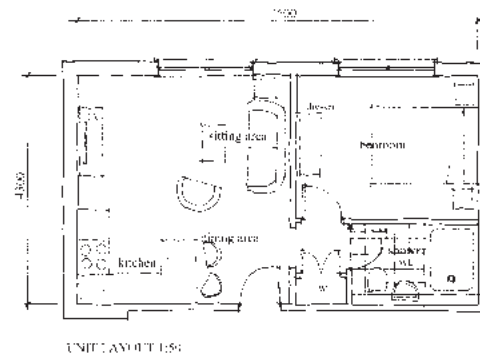
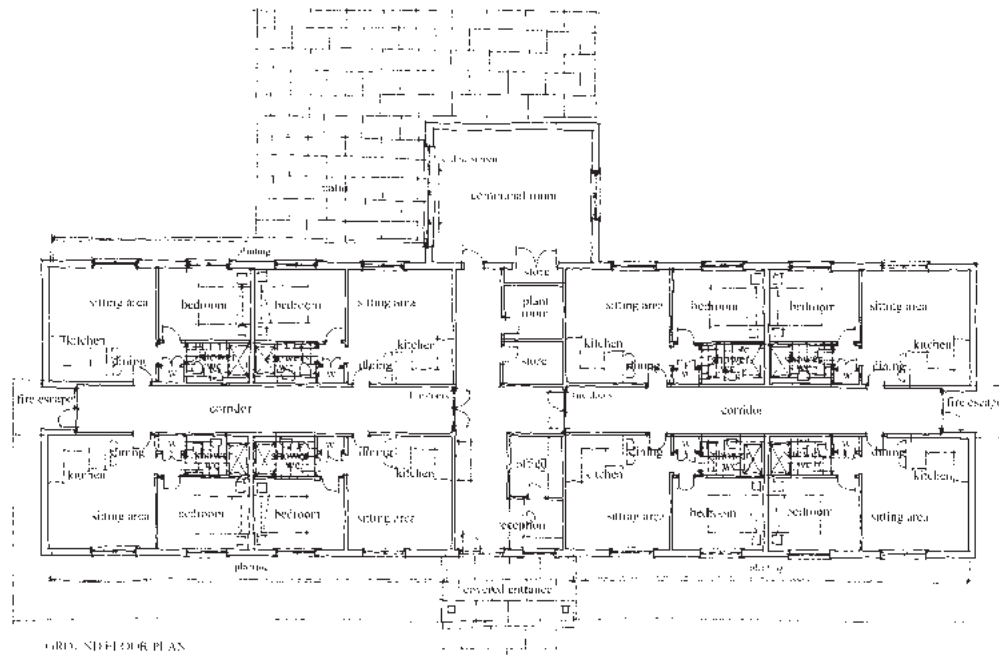
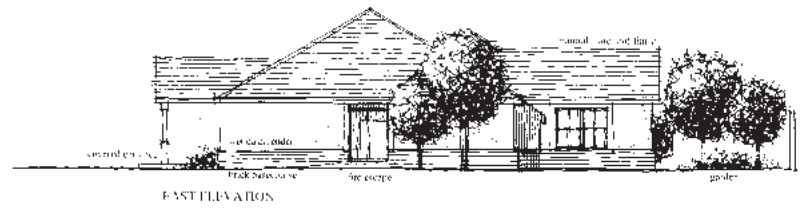
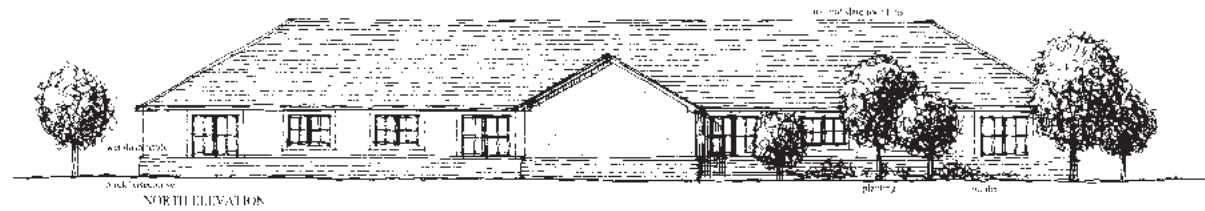
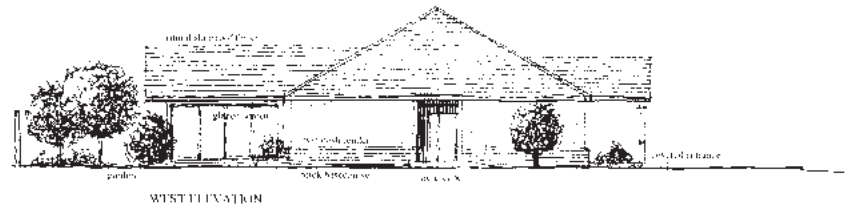
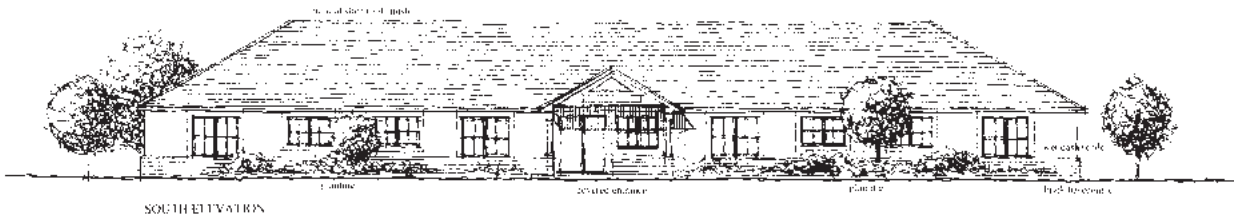


SITE PLAN 200



BIRDS EYE VIEW OF SITE

<b>StudioK</b> Architects Ltd <small>11 KERRIE STREET, INVERNESS, PH1 1RA Tel: 01462 801340 Fax: 01462 151340 e-mail: studiok@studiok.com</small>			
Client		Safe As Houses	
Project		Proposed Development At Fairways Avenue, Muir of Ord, Inverness.	
Drawing		Proposed Site Plan & Sketches	
Scale	1:500	Drawn	KK
Date	Nov 18	Rev	001
Proj No	1816	Proj. No	SK02



<b>StudioK</b> Architects Ltd 14 Hunter Street, Ashburton, 7500, NZ Tel: 03 755 8570, Fax: 03 755 8582 Email: studio@studiok.co.nz			
Client: Safe As Houses			
Project: Proposed Development At Fairways Avenue, Mur of Ord, Inverness.			
Drawing: Proposed Plans & Elevations			
Scale: 1:100	Drawn: KK		
Date: Nov 15	Rev: 000		
Job No: 1815	Drawn: SK-I	Rev:	





# SAFE AS HOUSES

INVESTING IN PROPERTY REGENERATION THROUGHOUT THE UK

## **Stuart Nicoll**

**Business Development Manager | Safe As Houses**

**P:** 02039041666 **E:** [stuart.nicoll@sahpi.com](mailto:stuart.nicoll@sahpi.com)

Safe As Houses Investment PLC | [sahpi.com](http://sahpi.com) | [safeashousescaregroup.com](http://safeashousescaregroup.com)

---

Units 16-20 Enterprise House, Springkerse Business Park, Stirling, FK7 7UF