



SAFE AS HOUSES
INVESTMENT PLC

RE-PURPOSING AND BUILDING NEW PROPERTY THROUGHOUT THE UK FOR THE BENEFIT OF SOCIETY

A unique future proofed solution designed for
today's significant challenges

Safe as Houses Investment Plc
(TRADING AS SAH)



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. We re-purpose unused and/or not fit for purpose property, resulting in fulfilling an accommodation need. This should not be confused with conventional property development or typical real estate propositions.

Safe As Houses Investment PLC (SAH) 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, SAH 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 society including its most vulnerable members. Where practical, we also adopt the latest in Green and Eco friendly technologies and build techniques. This helps to ensure that the properties are efficient to run and are also future proofed.

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

- Newstead Heath, Spring Lane, Halifax, was 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 a supported living facility.

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 would then work closely with said partner to agree a viable financial plan. SAH would purchase the relevant property, refurbish it to the agreed specification, which would include dramatically improving its energy rating and green footprint. If required, we would also provide the property fully fitted and furnished. The housing association and/or 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 purchases stock from the council, which can, for example, include redundant retail space on failing local high streets, SAH would then work closely with said partner to agree a viable financial plan. SAH would purchase the relevant property, refurbish it to the agreed specification, which would include dramatically improving its energy rating and green footprint. If required, we would also provide the property fully fitted and furnished. Adopting our model, 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.

SAH adhere to strict time limits which enable the best use of funds. This ensures work can start immediately the property is paid for, and that sales funds are released on completion.

Dramatic care shortage: 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.

To satisfy provision for homeless care, assisted care, and elderly care SAH provide new build and re-purposed future proofed properties.

SAH have invested in a detailed review of all 22,000 care operators and after analysing a number of key factors including CQC ratings, SAH devised a relevance score for each operator. Partnering with Experian's Smart Search and embedding the service within the SAH Due Dilligence system SAH can instantly verify the financial stability and robustness of any potential partner operator.

The combination of these practices ensure that SAH only partner with the most suitable operators.

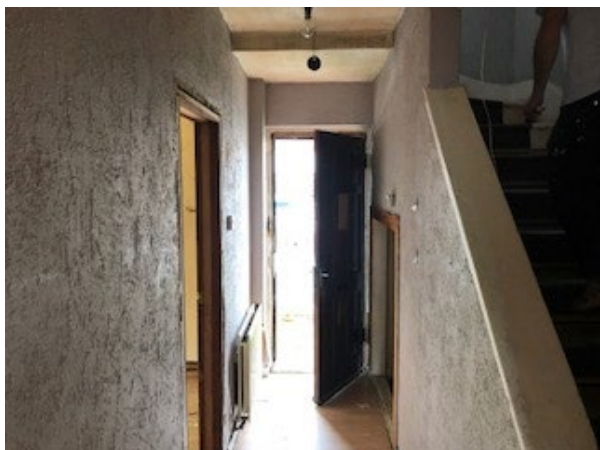
Newstead Heath, Halifax







Boars Head, Accrington





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