



THE **CONSENSA** PORTFOLIO



MENTAL HEALTH GROUP COMPRISING 5 HOMES



91 Chandos Road, Stratford E15 1TX



167 Chandos Road, Stratford E15 1TX



67-69 Highbury Gardens, Seven Kings IG3 8AF



21-25 Third Avenue, Manor Park E12 6DX



81-83 Chadwin Road, Plaistow E13 5ND

## Summary

On the instructions of the Joint Administrators to Consensa Care Asset Management Ltd (In Administration), Simon Thomas and Aaron Kendall, Moorfields Corporate Recovery Ltd, the sale of 5 freehold mental health homes.

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- Mental health group comprising 5 freehold homes
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- Well established business with local presence
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- Well adapted mainly en-suite accommodation
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- Mix of registered care home and supported living beds
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- Range of services including LD, MH and brain injuries
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- Good platform for improving economies of scale and market presence
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- Increased Government focus on improving care for people with MH issues
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- Rising demand/incidence for mental health services
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- Strong underlying property market
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- **Offers invited for the Group - £3.5m**
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## Location

The Group is located with a strong geographic focus in East London and comprises the following –

Property	
1	91 Chandos Road, Stratford E15 1TX
2	167 Chandos Road, Stratford E15 1TX
3	67-69 Highbury Gardens, Seven Kings IG3 8AF
4	21-25 Third Avenue, Manor Park E12 6DX
5	81-83 Chadwin Road, Plaistow E13 5ND

## Overview

Consensa Group has been operating for nearly 10 years and comprises a mix of registered and supported living (SL) beds across 5 homes which provide a range of services including learning disabilities, mental health and brain injuries. There are currently 27 registered beds and 10 SL beds.

Of particular note is the housing market across East London which has risen significantly since 2008 with the ongoing increase in employment around Canary Wharf, the opening of Westfield in Stratford, improving public transport connections (East London line and DLR etc) and the wider East London economic and housing upturn.





## Properties

### **91 Chandos Road, Stratford, E15 1TX** – Supported living unit for 3 residents

Stratford is a mixed residential and commercial district in east London some three miles east of the City and immediately east of the Olympic Park. Chandos Road is a reasonably quiet Victorian terraced street running east off Major Road (A112) that links Leyton Road and Leyton High Street. Stratford town centre is half a mile south and provides a good range of retail and leisure facilities together with excellent public transport. Leyton town centre is half a mile north.

A mid terrace, Victorian house of traditional construction over two floors which has been lightly adapted to provide three bedrooms (one en-suite), lounge, quiet lounge, kitchen and communal bath and shower rooms. The location close to Stratford town centre is ideal. It is currently run in conjunction with 167 Chandos Road with a shared manager and is operated as a supported living unit that logically would provide a step down facility for 167 Chandos Road.

Energy Performance Certificate – Rating of 52 – Band C

### **167 Chandos Road, Stratford E15 1TX** – Registered for 7 residents

A double fronted mid Victorian house of traditional brick and tile construction, lying 150 metres west of 91 Chandos Road. The home is registered with CQC for 7 residents with mental health issues and comprises 7 single en suite bedrooms, TV lounge, small lounge, dining room, 2 kitchens, laundry room, activity room, downstairs wc, computer room and office.

Planning consent was granted in May 2011 for the erection of a detached single storey self-contained rehabilitation studio flat to the rear garden for use in conjunction with the existing care home use. This has now time expired.

We are advised that both 91 and 167 Chandos Road are connected to main services including water, electricity, drainage and gas with central heating provided via gas fired boiler to radiators. Both properties are fitted throughout with smoke/fire detectors and emergency lighting, which we are advised meet with current statutory requirements.

Energy Performance Certificate – Rating of 60 – Band C

### **67-69 Highbury Gardens, Seven Kings, IG3 8AF** – Registered for 6 residents

Seven Kings is a residential district in east London approximately one mile east of Ilford town centre and built largely in the 1930s. The property lies on the east side of Highbury Gardens, a residential road running between High Road (A118) and Green Lane (A1083). Surrounding properties are almost exclusively houses whilst close by to the west is Cricklefield Stadium and South Park, with tennis courts and boating lake. There are also numerous parades of shops together with supermarkets. Seven Kings train station is 400 metres north east and provides direct services to Ilford, Stratford and Liverpool Street. Road connections are good with the north circular 1½ miles west and the A12 a mile north.

The home comprises a pair of semi-detached 1930s houses of brick and tile construction over ground, first and basement floors. The property was refurbished in 2007 and provides six single bedrooms, each

with en-suite shower and WC. In addition, there is good day space and a large pleasant rear garden. It is registered with CQC as a mental health care home with capacity of six.

We are advised the Property is connected to main services including water, electricity, drainage and gas and has gas central heating via radiators. The buildings are fitted throughout with smoke/fire detectors and emergency lighting, which we are advised meet with current statutory requirements.

Energy Performance Certificate – Rating of 49 – Band B

### **21-25 Third Avenue, Manor Park, E12 6DX** – Registered for 14 residents

Third Avenue is a pleasant residential road mainly of Victorian/pre-1914 terraced houses and with some modern warehouse units to the Property's north / left hand flank. The home is some 75m south of Romford Road (A118) in Manor Park, a mile west of Ilford town centre in east London. It has good local shops and amenities. Transport is good with the North Circular within a mile to the east, local buses run along Romford Road and mainline trains are within half a mile at Manor Park and Woodgrange Park stations. Stratford is 1.5 miles west.

The property comprises a mix of period buildings which was largely rebuilt and reconfigured in 2006, such that it is almost purpose built for care. It is currently registered with the CQC as a care home for people with mental health and learning disabilities with a maximum capacity of 14. It was last inspected in December 2014 and is currently shown on the CQC website as being 'overall good'.

We are advised the Property is connected to main services including water, electricity, drainage and gas and has gas central heating via radiators. The buildings are fitted throughout with smoke/fire detectors and emergency lighting, which we are advised meet with current statutory requirements.

Energy Performance Certificate – Rating of 43 – Band B

### **81-83 Chadwin Road, Plaistow E13 5ND** – Supported living unit for 7 residents

The property is situated on the north side of Chadwin Road and surrounding properties comprise mainly privately owned Victorian terraced housing. The nearest stations are Prince Regent DLR station, Canning Town (Jubilee Line) and Plaistow (District and Mainline) approximately half a mile away. Road connections are good with easy access onto the A13 that links south Essex, the City and City Airport as well as connecting with the North Circular, Blackwall Tunnel and motorway network. On street parking is available and without restriction. Plaistow is close to areas such as Canary Wharf and Canning Town which are subject to large regeneration projects and gentrification has picked up as the area becomes better connected.

The property provides supported living accommodation within two mid terrace Victorian houses of traditional brick and tile/slate construction, each over ground and first floors and connected at ground floor only. The accommodation has been refurbished recently and provides seven single bedrooms together with associated day space. The rear garden has been re-turfed recently and presents well.

We are advised the Property is connected to main services including water, electricity, drainage and gas and has gas central heating via radiators. The building is fitted throughout with smoke/fire detectors and emergency lighting, which we are advised meet with current statutory requirements.

Energy Performance Certificate – Rating of 50 – Band B



## CQC Registration

Across the Group there are currently 27 beds within three homes which are registered with CQC together with 10 supported living beds. At the date of Administration we are advised that the existing owners were in the process of registering Chadwin Road with CQC which is currently run as a supported living unit.

## Fee Information

We have been provided with an up to date occupancy and fee list which show the current resident fees range from circa £707.00 to £2,450.00 per week and the current average weekly fee payable is circa £1,220.00. Full details will be made available to genuine interested parties on request.

## Staffing

We are advised that Healthcare Management Solutions (HCMS) are currently overseeing the day to day management of the Group. We will provide further and more detailed staffing information to genuine interested parties on request.

## Trading Information

We have been provided with forecasts prepared by HCMS for the period from Administration to December 2015 which will be available to genuine interested parties on request.

## Offers

We are inviting offers for the freehold going concern of the Group to be submitted in writing together with a proposal indicating ability to proceed, credentials and details/proof of funding. Consideration may also be given to individual offers for the properties.

## Viewing

Any interested party wishing to view any of the homes should contact Lambert Smith Hampton. Under no circumstances should the homes or any of the employees be approached directly or without a prior appointment.

## Contacts

For further information please contact:

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Please note that the Joint Administrators contract as Agents and without personal liability.

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