

# Assisted Living Property Investment APAC Report

**A | L**  
ASSISTED LIVING  
BY KNIGHT KNOX



# Sector 1

## What is Assisted Living?

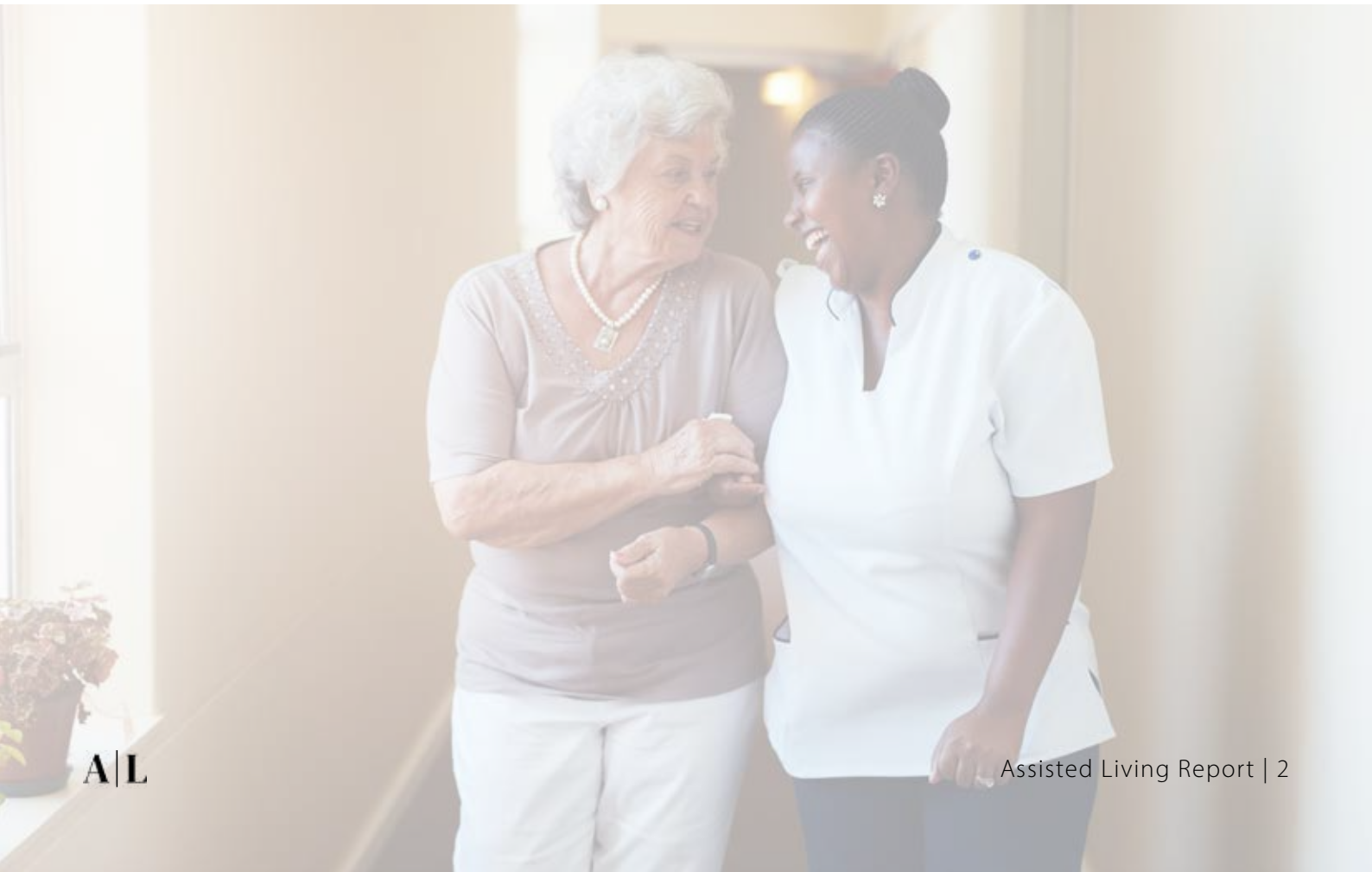
**Assisted Living is not social housing or economically affordable housing, it is classed as supported housing.**

Supported housing is accommodation that is provided alongside support, supervision, or care to help people with specific needs to live as independently as possible in the community.

Residents in assisted living may include older individuals, those with learning disabilities, autistic individuals, those with mental health related needs, vulnerable young people, and individuals who have experienced homelessness.

Assisted living developments from Knight Knox are specialised supported housing, which means long-term housing designed for vulnerable people who need a high level of care, like people with a learning disability or serious mental health condition.

Residents of assisted living property are able to live more independently and enjoy a better quality of life overall. Assisted living developments are exempt accommodation which means they are exempt from locally set caps on Housing Benefit. The rental fund is from the DWP (Department for Work & Pensions)



# Sector 2

## Assisted Living Market Overview

### **The need for increased provision of supported housing in the UK has never been greater.**

Not only is the sector plagued by a chronic undersupply of fit-for-purpose homes, the number of vulnerable people that rely on supported housing is forecast to increase dramatically over the coming years.

According to LaingBuisson's Homecare and Assisted Living UK Market Report, the value of the UK market for homecare and supported living is £11.5 billion (2021/22), and estimates that around 670,000 people are in receipt of homecare or support services in the UK.

According to new research, there is a shortfall of more than 487,000 assisted senior living housing units across the country. This shortfall has resulted in a huge demand for privately owned assisted living properties throughout the UK, making for a strong investment market.

The government review estimated that the government spent around £3.5 billion in England per year on the accommodation element of supported housing through the Housing Benefit.

## Benefits of Investing in the Assisted Living Market

Up to 10% NET Yields over 25 years

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Hassle-free fully managed investments

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No running and repair costs, and annual inflation-linked rent increases

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Assured income in one of the UK's fastest-growing property markets

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Contribute to the well-being of vulnerable individuals and improve their quality of life

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# Sector 3

## Why Invest in Assisted Living?

**The market for assisted living is considered to be a highly stable and lucrative sector for property investment.**

Numerous properties within this market yield rental returns above the average, and in most instances, they are safeguarded by long-term leases. Investing in assisted living properties provides an opportunity for investors to enjoy a robust return on their investment, while also witnessing the significant positive impact these properties can have on their residents.

**01 Growing Demands:**  
Investing in the growing sector of affordable assisted living options tailored to individuals with disabilities and mental health issues presents an outstanding opportunity for wealth accumulation, given the rising demand for such properties.

**02 Profitable Investment:**  
Investing in assisted living properties is highly profitable due to the ongoing surge in demand, expected to persist into the foreseeable future, making it a reliable choice for investment.

**03 Steady Income:**  
Investing in assisted living apartments offers a reliable income stream, mainly through government-funded programs that facilitate long-term leases, ensuring stable rental income, with rental rates adjusted periodically to accommodate inflation, making them an appealing investment option.

**04 Social Responsibility:**  
Investing in assisted living apartments not only brings financial benefits but also carries a social responsibility by providing safe homes for individuals with disabilities, enhancing their independence, and promoting inclusivity within society.

# Sector 4

## Assisted Living Vs. Residential Property

While the initial cost of acquiring an assisted living property may be higher compared to a standard residential property in the same locality, the rental yields offered far surpass those in the residential market.

Moreover, as the demand for these properties continues to grow, the potential returns on investment are expected to increase accordingly.

Property Spec.	Assisted Living	Residential Property
Contract period	25 Years	1 Year
Tenant	Housing Association	Private tenants
Rent increases	Annual upward: CPI +1%	Dependency on market
Voids	No void periods	More likely ✓
Management fee	£0	Required ✓
Maintenance fee	£0	Required ✓
Service charge	£0	
Building insurance	£0	
Ground rent	£0	

# Sector 5

## Invest in Assisted Living with Knight Knox

There is currently a significant surge in demand for assisted living properties across the UK, creating an opportunity for privately owned assisted living sites to be leased at premium rates under longer-term lease agreements.

Knight Knox is a Manchester-based, established property investment agent with 20 years of proven experience. We have launched over 140 developments with a total value of over £1.2bn.

Since 2004, Knight Knox has actively engaged with thousands of clients in the APAC region. Through events, exhibitions, and seminars, we have fostered strong relationships, guiding investors to the most profitable property investment opportunities.

Knight Knox has sold over 15 blocks of assisted living development to financial institutions and investors in the past years. Starting from February 2020, we have sold over 700 individual assisted living properties to HNW international investors.

Explore our diverse assisted living portfolio, featuring a selection of houses and apartments strategically situated in high-demand areas. Benefit from the immediate rental returns reaching as high as 10% over an impressive 25-year span.

With seasoned bilingual (Chinese & English) Senior Property Consultant Jessica, your investment experience is seamless. Knight Knox guarantees not only returns but also a secure and rewarding investment journey. Make a wise move towards securing your financial future with Knight Knox today.



### Jessica Wang

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# Assisted Living By Knight Knox

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