HAVEN GROUP

HAVEN GROUP AT A GLANCE

# Great homes and communities with care on hand.

HAVEN CARE

## Care & nursing homes

Buying good, trading care and nursing homes, investing in them and running them to one consistent standard, with residents and staff keeping the home they know.

- Mainly mid-market homes in central and southern England; typically 30 to 80 beds
- Freehold homes bought with the business, single homes to small groups
- Data-led selection; long-term operator
- Follows the model of Allegra Care, co-founded by Henry and grown to 13 homes

HAVEN SENIOR LIVING

## Rental senior living with care

Purpose-built rental communities for later life, in good market towns and mixed-age neighbourhoods, with care built in rather than bolted on.

- Mainly mid-market rental, around 50 to 100 homes per community
- Delivered with housebuilders and landowners, forward funded
- Rent indexed each year; care and extra services on a user-pay basis
- Long, inflation-linked income for long-term investors

## Why now

**2.4% vs 16.2%**
care home bed growth against over-65 growth in a decade

**18%**
of UK care home beds run by the ten largest operators

**1.2% vs 90%+**
senior housing rented, UK against North America (Knight Frank)

**84%**
of planned US senior housing includes care

Sources: Knight Frank; LaingBuisson; JLL UK Seniors Housing Report 2026; NIC, October 2026.

## Founder

**Henry Lumby** is a strategic leader with a passion for senior living and care, and a senior operational real estate executive who has specialised in the sector for 25 years. He sets strategy, raises capital across the stack, sources and acquires opportunities, asset manages, and drives commercial performance and value growth, on behalf of private equity and institutional investors.

Former National Head of Retirement Living at Savills; co-founder of Amicala and Allegra Care, run side by side; latterly Chief Commercial Officer at Auriens.

## The team

**90+**
years in senior living and care

**50+**
senior living communities

**15+**
care homes

Leaders in operations and care, land and partnerships, and sales and marketing, across the UK and North America.

> **Our ambition is to build a £1bn+ platform across care homes and senior living over the next decade.**

## Working with us

**Investors:** an operating partner to institutional capital, managing risk, driving standards and adding value, aligned to deliver positive outcomes for all stakeholders. **Owners and agents:** confidential conversations about care homes and sites. **Housebuilders and landowners:** partnerships to deliver rental homes with care.

**Henry Lumby**, Founder, Haven Group
henry@haven-care.org · haven-care.org

Haven Group, Haven Care and Haven Senior Living are trading names of Haven Advisory Limited, company number 17486556. 66 Paul Street, London EC2A 4NA.