

# MPA

**Medical Property Advisers**



**New Perspectives for Medical Property**

[www.medicalpropertyadvisers.com](http://www.medicalpropertyadvisers.com)

# New Perspectives

- + In today’s changing economic and financial climate, medical property provides long term opportunities for investors, owners and occupiers.
- + The healthcare market is not immune to these challenges, although well positioned to access rising demand for healthcare services in the future as the UK population ages.
- + Medical Property Advisers (MPA) provides a fresh outlook for existing and new participants in this developing market enabling them to achieve secure, sustainable property returns.

## Medical Property

- + Medical property encompasses both health and social care, private and public sector.

Category	Services	Description
NHS Health Services	NHS Hospital & Intermediate/ Community Services	This includes acute hospitals (covering emergency and planned care), specialist NHS hospitals and community hospitals, and buildings occupied by mental health trusts, care trusts, primary care trusts (PCTs) and ambulance trusts.
	Primary Care & New Services	This includes General Practitioner medical centres, primary care resource centres, NHS walk-in centres, dental premises, and community pharmacies.
Independent/ Private Health Services	Independent Acute Medical/Surgical Hospitals	This includes independent hospitals, independent sector treatment centres, and independent mental health hospitals/specialist dependency clinics.
Elderly Care	Long-Term Care Homes for the Elderly	This includes care services for the elderly, and physically disabled in care homes, nursing homes, respite homes, and domiciliary care.
	Assisted Living	This includes ‘Extra Care’ and care villages for older people and supported living for learning disabled and mentally ill people.
Special Educational & Children’s Care	Care Services for Learning Disabled & Mentally Ill People & other Specialist Providers	This includes care services for the learning disabled and mentally ill people in both public sector and independent sector run homes.
	Children’s Homes & Special Schools	This includes buildings providing specialist care for children with learning, social, or inter-relational difficulties.
Research	Research & Development Establishments	This includes buildings used for healthcare research, laboratories, and development testing.

*“As an investment, healthcare property is significantly under-utilised, given that the investible stock is equivalent to over half the value of commercial offices in the UK...”*

# MPA can help you...

## ✓ Understand the medical property market

Medical Property offers long term income, underpinned by government expenditure, driven by consumer demand rather than economic cycle, and provides substantial opportunities in a largely untapped market.

## ✓ Gain access to medical property investments

MPA has extensive network of contacts within the healthcare market, to provide access to stock and facilitate the investment of capital to meet investor and occupier requirements.

## ✓ Improve existing portfolio performance

Understanding existing portfolios and analysing where performance can be improved is an essential part of owning or occupying medical property. MPA provides long term solutions for running a portfolio through better management, increased occupancy, and implementing new ideas.

## ✓ Create innovative property solutions

Developing new processes to deliver asset development and improve service delivery. MPA's understanding of the budgetary processes and limitations enables the creation of robust, long term solutions.

## Who are MPA?

MPA LLP is a UK based independent adviser specialising in medical property investment and occupational strategy.

The Principals of the business are Peter Hadley and Adam Dalglish, both Chartered Surveyors (MRICS) with a combined professional experience of over 30 years, 18 specialising in medical property.

MPA facilitates the investment of capital into medical property, improves the efficiency in creating new facilities and increases performance from existing medical property portfolios.

*“Fundamental and wholesale change of funding for the NHS is not an option for any political party...”*



**Peter Hadley**

20 years in the UK property investment, fund management and development sectors, most recently creating an innovative portfolio of new, integrated Primary Care premises.

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**Adam Dalglish**

12 years expertise across a range of sub-sectors, and experience of several procurement types including 3PD, PPP, NHS LIFT and the PFI.

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