



ABERCORN BUSINESS SALES
SUCCESSFULLY SELLING YOUR BUSINESS



Residential Childrens Home (Ages 11-17) - Emotional and Behavioral Disorders (EBD) Specialist.

Kent

Asking Price: £1,300,000

Reference: DC08-ABS | Confidential Memorandum

Established, Ofsted Rated 'Good', Recession-Proof Essential Care Provider

Asking Price: Offers in the region of £1,300,000.

Annual Fees (Year Ending May 2025): Circa £1,050,000 p.a.

Adjusted EBITDA pre director drawing (Year Ending May 2025): Circa £382,000 p.a.

Expected Fees for Current Year Ending May 2026: Circa £2,000,000 p.a.

Status: Highly Confidential – Full Details Available Upon Signed NDA

Business Overview

- Established: 2023
- Ownership: Founded and operated by an experienced registered teacher and social care practitioner with 25+ years' sector experience, and 17 years as a supported accommodation provider (ages 16–18).
- Service Type: Residential children's home for young people aged 11–17 with emotional and behavioral disorders.
- Regulatory Status: Ofsted Rated Good
- Properties: Two leasehold residential properties (one operational, one ready for Ofsted registration).
- Reputation: Widely regarded as dependable, caring, and results-focused.

The home provides stabilisation, consistent routines, and personalised therapeutic support, enabling young people to develop coping skills, integrate socially, and progress towards independence.

Executive Summary

This is a rare opportunity to acquire an established, Ofsted-registered residential children's home specialising in the care of young people aged 11 to 17 with emotional and behavioral disorders (EBD). Operating for over three years and consistently rated Good by Ofsted, the home provides a safe, structured, and therapeutic environment trusted by Local Authorities.

The business generated circa £1,050,000 in annual fees last year and is expected to double this in the current year and benefits from long-standing relationships with Kent County Council, Medway Councils, and referral access from London and South-East Boroughs. A second fully furnished property—with planning permission and all modifications complete—is ready for Ofsted registration, presenting an immediate, low-cost growth opportunity.

With robust systems, statutory compliance, a skilled workforce, and a newly appointed Residential Manager, this is an ideal acquisition for an operator seeking a dependable, recession-proof care business with immediate scalability.

Services Provided:

Core Services:

- Specialist residential care for children with EBD
- 24/7 support delivered by trained staff
- Therapeutic, structured routines tailored to individual needs

- Full safeguarding and statutory compliance
- Multi-agency collaborative working

Operational Strengths:

- Clear Care software in use
 - Fully compliant systems and statutory frameworks in place
 - New Residential Manager recently appointed
 - Well trained workforce with defined roles (Manager, Deputy Manager, Team Leaders, Support Workers)
 - The Ofsted application for second home has actually now been submitted
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Market & Clients

Client Base:

- Strong, long-standing relationship with Kent County Council
- Regular referrals from Medway Council
- Included on referral mailing lists for numerous London Boroughs and Southeast authorities
- Daily enquiries due to significant shortage of quality residential EBD provision

Market Outlook:

- Extremely favourable; demand exceeds supply
- Children's services remain essential and recession-proof
- Local Authorities prioritise stable, quality-assured placements

Competition:

- Minimal – strong reputation and trusted relationships with commissioning bodies
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Operations

Premises:

- Property 1: 5-bedroom detached residential home (fully operational)
- Property 2: 3-bedroom detached property with 2-bedroom annex (fully furnished; planning permission and modifications completed; ready for Ofsted application)
- Leasehold Rents: £4,000 and £5,500 annually
- Rent Reviews: Every 2 years
- Location: Kent – excellent access to essential services and local infrastructure

Staffing:

- Full-Time Staff: 10 (Residential Manager, Deputy Manager, Team Leaders, Support Workers)
- Part-Time / Bank Staff: 3 Support Workers
- All staff have employment terms, job descriptions, and required training

Systems & Processes:

- Clear Care management software

- Strong QA framework, safeguarding procedures, and operational policies
- Children's Guide and Statement of Purpose in place

Handover Support:

- Owner will provide full support and training during transition
- Estimated new owner familiarisation: 1–3 months

Financial Summary (Full financial statements available under NDA)

Financial Metric	Amount	Notes
Annual Fees (2025)	£ 1,050,00 income 0	Stable LA-funded
Profitability	Availa ble under NDA margins	Consistent, predictable
Staff Costs	Availa ble under NDA	
Operational Costs	Availa ble under NDA	

This business benefits from strong, predictable income due to statutory demand for children's services.

Growth Opportunities

A new owner can accelerate growth immediately through:

- Opening the second property: All modifications completed; requires only Ofsted application.
- Increasing placement capacity: Strong commissioner demand ensures rapid occupancy.
- Expanding into London borough referrals: High?value placements with consistent enquiries.
- Enhanced marketing: No website currently; establishing an online presence would strengthen visibility.
- Leveraging existing relationships: Long?standing ties with Kent CC and London boroughs offer immediate scalability.

Reason for Sale

The owner plans to retire and relocate. They are committed to a smooth transition and will:

- Provide full handover training
- Offer post-completion support
- Agree to non-compete terms

Next Steps

To Access the Full Information Pack:

A signed Non-Disclosure Agreement (NDA) is required to release:

- Full financial accounts
- Property details and addresses
- Staff structure and contractual information
- Ofsted documentation
- Business policies and procedural manuals

To Register Interest, you will need to fully complete our Confidentiality Agreement

Please contact Abercorn Business Sales. e-mail: expert@aberncornbusinesssales.com or telephone: [0800-246-1313](tel:0800-246-1313)

Commercial Finance:

Abercorn Business Sales are specialists in highly confidential off-market business sales. Should you require commercial finance, we have a panel of leading commercial finance brokers with access to the whole market to enable you to source the best possible terms.

Confidentiality Notice

All information contained in this memorandum is strictly confidential and provided solely to assist parties in evaluating the acquisition opportunity. Distribution or disclosure without prior written consent is prohibited.



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Next Steps & Contact

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