



Eclipse  
Corporate Finance

Care Home Valuation Guide

# Overview

## A basic guide to the valuation of elderly residential care businesses

- This guide aims to provide a simple overview of the key factors influencing the value of elderly residential care homes
- Elderly care businesses are generally valued by applying an Earnings Multiple to the profits (usually the EBITDA) of the business
- For example, an Earnings Multiple of 7x applied to EBITDA of £500k would lead to a value of £3.5m for the business
- Most valuations of this nature are made on a cash free, debt free basis (see page 6 for further details)



### Underlying EBITDA

- Whilst many may think that the EBITDA of a business is fixed, it is far from it for the purposes of business valuation
- The EBITDA used to structure a valuation should be the "Underlying EBITDA" – i.e. the true underlying profitability of the business to the acquirer
- A number of adjustments are generally made to EBITDA in order to present the most favourable figure for the purposes of valuing the business – see page 3 for further details



### Earnings Multiple

- Multiples within the elderly residential care sector range broadly from c.5x to over 10x
- Numerous factors will impact the Earnings Multiple applied to EBITDA
- These factors are unique to the elderly care market and should be carefully considered as part of a sale process – see page 4 for further details
- Presenting these factors in the best light and addressing any issues prior to commencing a sale process will help to maximise the value achieved

# Underlying EBITDA

Presenting a credible Underlying EBITDA figure is key in maximising value

- Presenting the optimum Underlying EBITDA for the business will have a material impact on the value achieved
- Rather than simply presenting the EBITDA from the latest statutory accounts, looking at trading performance over the last twelve months or run-rate period (often the last six months annualised) can be highly beneficial to a seller
- Exceptional costs or costs which will not continue post completion of a transaction should then be “added back” to increase the EBITDA figure
- Finally, any “pro-forma” adjustments, for example to show the true profit of new beds which have recently become operational, should then be added back
- An illustrative example is outlined in the table to the right

£	FY17	FY18	FY19	LTM*	Run-rate**	Comments
<b>Reported EBITDA</b>	[ ]	[ ]	[ ]	[ ]	[ ]	<b>EBITDA before any adjustments</b>
<i>Add back costs:</i>						
Director Salaries	[+]	[+]	[+]	[+]	[+]	May not continue post completion of the deal
Other Shareholder Costs	[+]	[+]	[+]	[+]	[+]	Examples include leasing of private vehicles, memberships of golf clubs etc.
One Off Professional Fees	[+]	[+]	[+]	[+]	[+]	Exceptional costs related to a specific non-recurring item (e.g. legal fees for a bank refinancing)
<i>Other potential adjustments:</i>						
Profit From New Beds	[+]	[+]	[+]	[+]	[+]	Where new beds have recently become operational, adjustments can be made to show their true value
Synergy opportunities	[+]	[+]	[+]	[+]	[+]	Potential cost savings for the acquirer post completion (e.g. the removal of certain admin staff)
<b>Adjusted EBITDA</b>	[ ]	[ ]	[ ]	[ ]	[ ]	<b>EBITDA figure upon which offers will be structured</b>

\* Last twelve months of trading

\*\* Run-rate figures, often looking at the last six months of trading annualised

# Earnings Multiple Drivers

A number of key factors will drive the size of the Earnings Multiple applied to profits



## Quality

- CQC ratings are the key identifier of quality for acquirers of care homes
- "Good" and "Outstanding" ratings will attract premium multiples, whilst "Requires Improvement" or "Inadequate" ratings will materially hamper valuations



## Fee levels

- Higher fee levels will drive greater multiples
- In Elderly Care, predominantly private pay service users are generally favoured to Local Authority funded placements
- A track record of service users with FNC and CHC funding is also value additive



## Occupancy

- High occupancy levels are a sign that a care home business is operating effectively
- Consistently high occupancy levels will therefore drive greater Earnings Multiples



## Staffing

- Adequately staffed care homes will drive higher margins
- Labour/fee ratios are therefore a key metric for acquirers
- Excessive use of agency staff is often seen as an area of concern



## Property

- Freehold property ownership will attract higher multiples than leasehold
- New build and purpose built properties are often favoured to retrofitted buildings
- En-suite rooms and wet-rooms are particularly in demand due to COVID

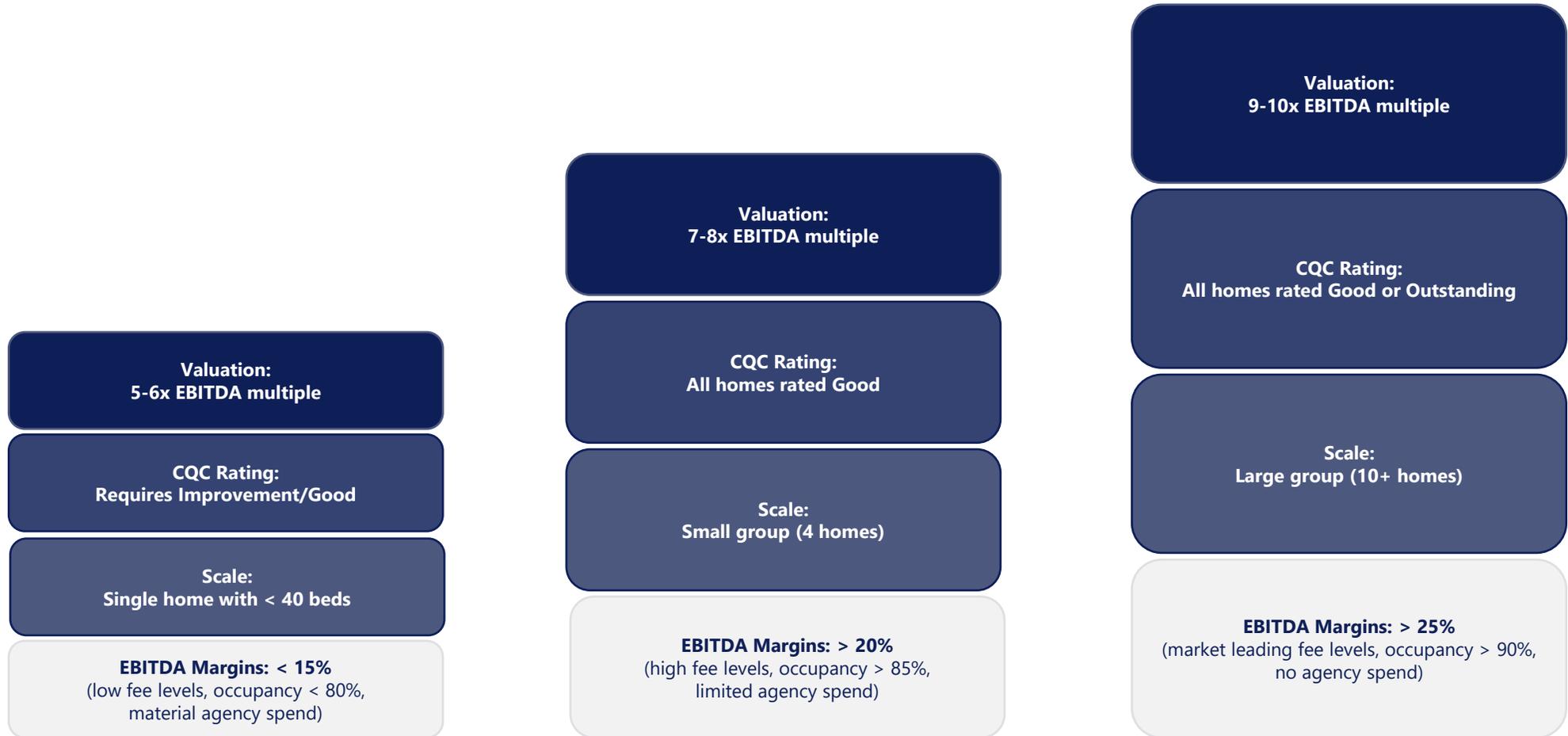


## Scale

- The scale of a business will also impact the Earnings Multiple – generally larger businesses generate higher multiples
- This applies to both the number of beds in a home (with 40+ bed homes in higher demand) and the number of homes that a business operates

# Illustrative Valuations within Elderly Residential Care

Earnings multiples range from c.5x EBITDA to over 10x EBITDA depending upon the key valuation drivers



\* All illustrations assume that the business owns the freehold property of the homes. For homes which are leased, a reduction to the EBITDA multiple of at least 2x is likely

# Cash free, debt free offers

Offers will be made on a cash free, debt free basis, with a normal level of working capital

- When selling the shares of a company, the vast majority of offers are made on the basis of being "cash free, debt free"
- In simple terms, this means that any cash in the business is retained by the seller and that all debt is repaid by the seller upon completion
- Transactions should also include an adjustment to "normalise" working capital. This prevents the buyer from having to inject funds into the business if there is insufficient working capital to run the business after completion
- This adjustment is usually calculated by comparing the working capital at completion against the average working capital over the recent past
- The table on the right outlines an illustrative example of this calculation

Description	£000s	Comments
<b>Enterprise value</b>	<b>3,500</b>	<b>Adjusted EBITDA x valuation multiple</b>
Plus cash on balance sheet	250	
<i>Minus debt and debt like items:</i>		
Mortgage/bank loans	(500)	
Hire purchase creditors	(25)	
Corporation tax	(50)	Any outstanding corporation tax liabilities for the period up to completion
Deferred tax	(10)	Treated as debt if the balance will crystallise in the medium term
Plus/Minus working capital adjustment	20	Generally calculated by deducting the average working capital over the last 12 months from the working capital at completion
<b>Equity value</b>	<b>3,185</b>	<b>Value payable to the shareholders</b>



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