



Construction Requirements for Care Home Facilities

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Introduction

As part of a Technical Due Diligence assessment, we also compare the applicable building code regulations and the requirements stipulated in the building permit with the actual status of the property. This is intended to minimise the risks for our clients, mostly in connection with a transaction.

In case of special purpose properties, it is a particular challenge to always consider all relevant legal requirements. The federal system in Germany increases the complexity of the task to take the different statutory rules and regulations of the federal states into consideration.

Real estate in the healthcare sector provides the backbone for our medical care and therefore deserves our special attention. Statutory requirements have been introduced in order to minimise the risks originating from the building and are intended to ensure and support participation for users and residents with limitations. This makes it increasingly important to us and our clients to be aware of the basic technical requirements for buildings like care homes in each federal state, which enables us to make recommendations and point out deficiencies for which operators and owners may be liable.

We have established so-called Centres of Expertise for the various asset classes. Our strategy means that all colleagues are qualified to evaluate every type of building, but that each colleague acts as a specialist for a building category.

This person then supports the other colleagues, serving as contact and quality manager. This way we learn from each other effectively and continuously. Our Centre of Expertise for Healthcare is currently working intensively on the building regulations for care homes in order to deepen our knowledge in this area even further. It is important to us to share this knowledge, which is the reason for this excerpt of the result of our work. It should enable you to roughly assess care homes with regard to compliance with the respective state rules and regulations.

This should help you to conduct a first initial check. For a more detailed analysis, our specialists from the healthcare sector are at your disposal.



Madeleine Hohlbein
Senior Director, CBRE

The Terminology for Care Home Facilities

With the reform of federalism in 2006, responsibility for the Care Home Act was transferred to the federal states. As a result, almost all states developed rules and regulations that went beyond the minimum requirements of the care home building regulations, with their building law requirements having a considerable influence on the operation and economic efficiency in recent years. Most recently, Saxony-Anhalt (2022), Lower-Saxony (2022), Bremen (2022) and the Saarland (2021) have also used their legislative powers. The federal regulation (so called “Heimmindestbauverordnung”) now only applies in Thuringia.

In particular, quotas for single rooms, minimum sizes for living and communal areas and direct access to sanitary facilities from the living area have changed the facilities offered by care homes considerably. Transitional regulations apply or have applied to existing facilities. Some of which have already expired. However, due to the time limitation, an overview of the current applicable regulations is essential for project developers and investors.

The state regulations themselves specify the facilities to which the requirements are to be applied. Each state has introduced its own terminology for differentiation purposes: “stationäre Einrichtungen” (inpatient care facilities) in Baden-Wuerttemberg are “anbieterverantwortete unterstützende Wohnformen” (supportive housing forms for which the providers are responsible) in Branden-

burg, “Wohneinrichtungen” (housing facilities) in Hamburg, “Einrichtungen mit umfassendem Leistungsangebot” (facilities with a comprehensive range of services) in Rhineland-Palatinate or “Überlassung von Wohnraum und Zurverfügungstellung oder Vorhaltung von Betreuungs- und Pflegeleistungen [...] für kürzere Zeit oder auf Dauer” (allocation of housing and provision or arrangement of care and nursing services [...] short-term or on a permanent basis) in Hesse.

After reading the regulations, the impression arises, that there is a “patchwork” of regulations under state law. Despite the lack of a uniform terminology, the state laws have in common that the building law requirements are intended to apply particularly where facilities have a certain size and residents cannot choose their own care and nursing services. The credo applies: The less participation in decision-making, the more is regulated and limited by legislation. This is different in the case of smaller “ambulant betreuten Wohngemeinschaften” (assisted living communities), “Formen des betreuten Wohnens” (forms of assisted living), “betreuten Wohngruppen” (assisted residential groups) or “Servicewohnen” (service housing), when residents have to use and pay for care services that are not required to be offered in addition to general support services and domestic care. Although they are partly subject to obligations concerning quality assurance and participation in decision-making, the facilities do not have to fulfil the building law requirements.



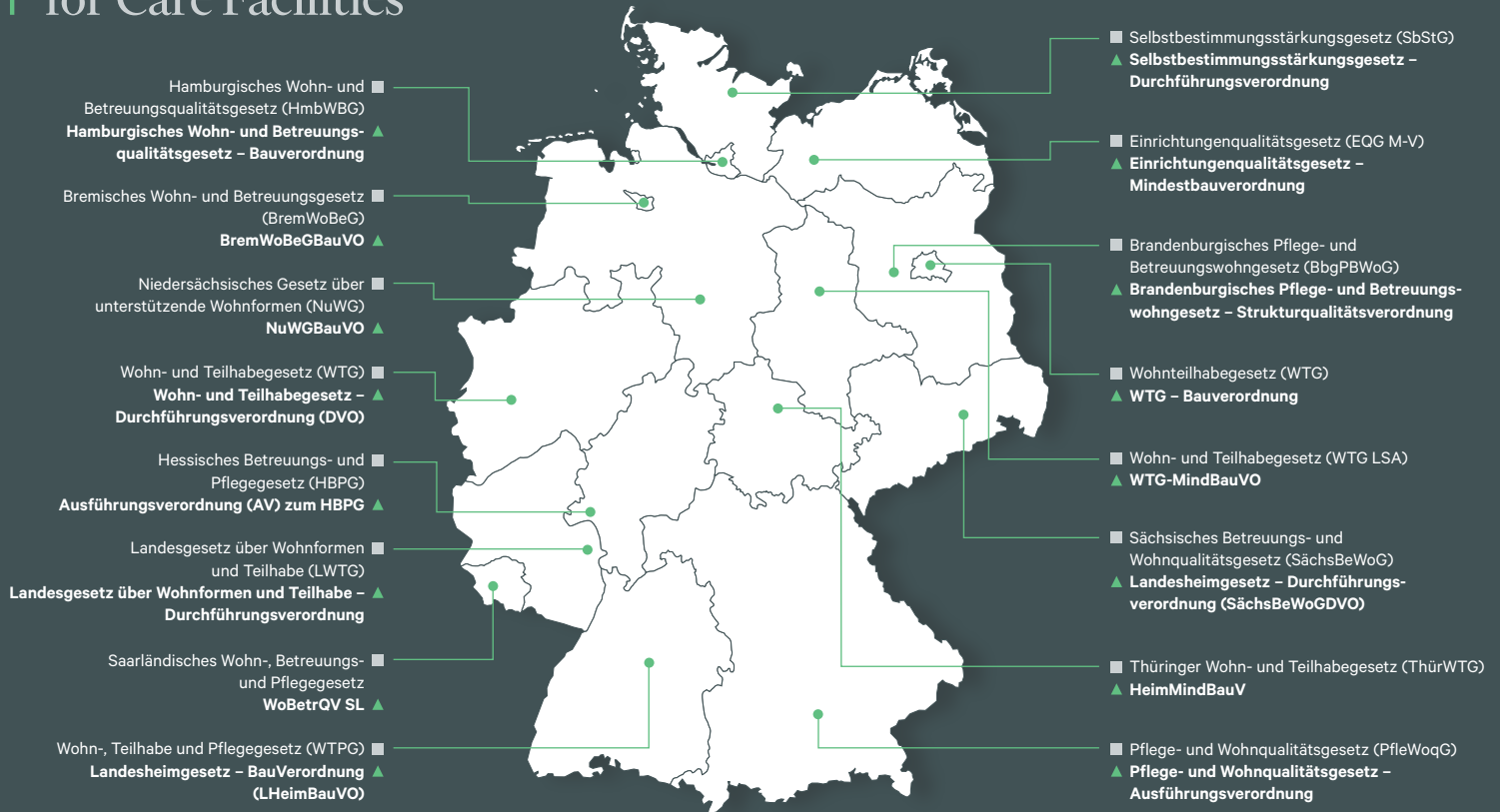
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The variety of terms and different requirements makes it difficult, especially for project developers and investors, to implement uniform concepts at different locations. In particular in projects with mixed uses (care with assisted living and/or serviced housing), the concept must be precisely aligned with state law to ensure that it does not trigger the more stringent structural requirements. Otherwise, there is a risk of high fines and of delay regarding the realization of the projects.

In some cases, it is also necessary to work out the connections between operators and service providers in terms of corporate law, because a connection can lead to the Care Home Act becoming applicable. Above all, investors should not lose sight of this.



State Laws and Building Regulations for Care Facilities



State Regulations

■ State Regulations for Care Home Facilities

▲ State Regulations for the Construction of Care Home Facilities

Baden-Wuerttemberg

Construction requirements for care homes in Baden-Wuerttemberg for construction projects starting 01.09.2009

Inpatient care facilities	
Maximum size of facility	100 residents
Contingent single rooms	100 %
Maximum occupancy per room	1 resident (2 residents may use 2 rooms as joint unit)
Minimum room size SGL / DBL / 3 residents / 4 residents	14 m ² / min. 28 m ² for 2 residents
Number of residents per bathroom	1
Protection against scalding	–
Common bathrooms (therapeutic bath)	1 per facility
Room amenities (technical)	–
Room amenities (furniture and areas)	–
Call system	–
Common area	Minimum 5 m ² per resident
Structure common area	Recreation areas for shared use, maximum 1/3 of the area as rooms for inter-group activities outside the residential group; kitchen, housekeeping room, storage areas; outdoor area
Utility rooms (facility operations)	– Special function rooms – Working rooms

Bavaria

Construction requirements for care homes in Bavaria for construction projects starting 01.09.2011

Inpatient care facilities	
Maximum size of facility	–
Contingent single rooms	appropriate number (administrative practice: 75%)
Maximum occupancy per room	2 residents
Minimum room size SGL / DBL / 3 residents / 4 residents	14 m ² / 20 m ² (applies only to living-sleeping areas without sanitary rooms, etc.)
Number of residents per bathroom	2
Protection against scalding	Mandatory
Common bathrooms (therapeutic bath)	1 per 40 residents
Room amenities (technical)	Radio, TV, telephone, internet
Room amenities (furniture and areas)	–
Call system	– Living rooms (at the bed), – Sanitary rooms, therapy rooms, common rooms
Common area	1,5 m ² per resident, minimum 20 m ²
Structure common area	– Minimum 1 common room per building – Minimum 1 common area for each residential group
Utility rooms (facility operations)	– Inpatient care facilities: storage and rooms with bedpan washer/disinfector on each floor – Facilities for people with disabilities: sufficient number of special function rooms and rooms with bedpan washer/disinfector – In case of double rooms: farewell room – Therapy room for building

Berlin

Construction requirements for care homes in Berlin for construction projects starting 19.10.2013

Inpatient care facilities	
Maximum size of facility	–
Contingent single rooms	60%
Maximum occupancy per room	2 residents
Minimum room size SGL/DBL/ 3 residents/4 residents	14 m ² /22 m ² (applies only to living-sleeping areas without sanitary rooms, etc.)
Number of residents per bathroom	2
Protection against scalding	–
Common bathrooms (therapeutic bath)	Long-term care: 1 per floor; retirement home: 1 per building and 30 residents; home for people with physical disabilities: 1 per building and 20 residents
Room amenities (technical)	– Radio, TV, telephone, internet – Connection for reading lamp at each bed – Night-time illumination for care personnel – Room lighting adjustable (at the bed)

Inpatient care facilities	
Room amenities (furniture and areas)	– Bed (depending on level of care required), wardrobe, seating + table, bedside table, TV – sufficient space for care (depending on level of care required) – Area to use individual mobility equipment
Call system	Living rooms (at the bed), sanitary rooms, relaxation rooms
Common area	5 m ² per resident
Structure common area	– Common room (kitchen/living room/eat-in kitchen) – Accessible toilet near the common room, suitable for wheelchair
Utility rooms (facility operations)	– Therapy/treatment room (including washbasin) – Storage rooms (equipment, technical aids, beds) – Storage rooms (personal belongings) – Visitor's toilet facility – Employee office (per building) – Rooms with bedpan washer/disinfectant (workspace rooms unclean) (per building) – Workspace rooms clean/unclean (per residential floor) – Housekeeping rooms



Brandenburg

Construction requirements for care homes in Brandenburg for construction projects starting 01.07.2010

Assisted forms of housing	
Maximum size of facility	–
Contingent single rooms	–
Maximum occupancy per room	1 resident (2 residents only by special request or with permission)
Minimum room size SGL / DBL / 3 residents / 4 residents	14 m ² / 24 m ² (applies only to living-sleeping areas without sanitary rooms, etc.); the rule of presumption applies in regard to the stated sizes, in individual cases smaller sizes can be sufficient)
Number of residents per bathroom	2
Protection against scalding	–
Common bathrooms (therapeutic bath)	1 per facility
Room amenities (technical)	Radio, TV, telephone, internet
Room amenities (furniture and areas)	Bed, wardrobe, furniture for TV etc. and seating with a table as well as enough space to move around
Call system	–
Common area	5 m ² per resident
Structure common area	– Eat-in kitchens, dining rooms, terraces, balconies, special function rooms, rooms for daily routines – Kitchen – Housekeeping room
Utility rooms (facility operations)	– Medical treatment room – Farewell room (in case of double rooms)

Bremen

Construction requirements for care homes in Bremen for construction projects starting 01.02.2022

Care home facilities	
Maximum size of facility	80
Contingent single rooms	100 %
Maximum occupancy per room	1 resident
Minimum room size SGL / DBL / 3 residents / 4 residents	14 m ² for residents in need of care and 15 m ² for residents with mental, physical or psychological disabilities / 28 m ² or 30m ²
Number of residents per bathroom	2
Protection against scalding	–
Common bathrooms (therapeutic bath)	1 per building
Room amenities (technical)	Radio, TV, telephone, internet
Room amenities (furniture and areas)	–
Call system	Living room and sanitary rooms
Common area	3 m ² per resident
Structure common area	Eat-in kitchen, possibility to use radio, TV and internet
Utility rooms (facility operations)	Service and special functional rooms, appropriate storage areas in sufficient amount

Hamburg

Construction requirements for care homes in Hamburg for construction projects starting 01.03.2012

Housing facilities	
Maximum size of facility	–
Contingent single rooms	100 %
Maximum occupancy per room	1 resident (2 residents only by special request or with permission, joint use of 2 single rooms)
Minimum room size SGL / DBL / 3 residents / 4 residents	14 m ² (applies only to living-sleeping areas without sanitary rooms, etc.)
Number of residents per bathroom	– 2 (people in need of care) – 4 (other)
Protection against scalding	–
Common bathrooms (therapeutic bath)	1 per 40 residents
Room amenities (technical)	Only apartments: kitchen or cooking area

Housing facilities	
Room amenities (furniture and areas)	if individual aids are required, e.g. ventilator, usually + 3 m ²
Call system	Living rooms, common rooms
Common area	–
Structure common area	<ul style="list-style-type: none"> – Common room (furnished, central) – Housekeeping room – Storage areas – Kitchen + living room/eat-in kitchen/cooking area – Outside area
Utility rooms (facility operations)	<ul style="list-style-type: none"> – Service and special function rooms² – 1 m² per resident to store personal belongings – No service and special function rooms for employees (locker/staff room) in common areas – Guest toilet including washbasin (residential group residents in need of care)



Hesse

Construction requirements for care homes in Hesse for construction projects starting 01.01.2018

Providing housing and providing or offering care and nursing services in housing facilities in return for payment

Maximum size of facility	–
Contingent single rooms	100 %
Maximum occupancy per room	1 resident (2 residents only by special request or with permission)
Minimum room size SGL / DBL / 3 residents / 4 residents	14 m ² / 24 m ² (applies only to living-sleeping areas without sanitary rooms, etc.)
Number of residents per bathroom	1
Protection against scalding	Mandatory
Common bathrooms (therapeutic bath)	1 per facility
Room amenities (technical)	– Radio, TV, telephone, internet – Connection for reading lamp at each bed – Night-time illumination for care personnel
Room amenities (furniture and areas)	Hospices: space for a family member/friend
Call system	Living rooms (at the bed), sanitary rooms, therapy rooms, common rooms
Common area	2,5 m ² per resident, minimum 20 m ²
Structure common area	– Common room (per building, per residential group/ living room area) – Dining rooms, hallways suitable for living room functions etc. can be taken into account
Utility rooms (facility operations)	– Therapy room (including washbasin) – Farewell room (double room) – Guest toilets, equipped for wheelchairs DIN 18040-2 Care: – rooms with bedpan washer/disinfector (per floor) – storage rooms – Sufficient number of special function, service and housekeeping rooms



Mecklenburg-Western Pomerania

Construction requirements for care homes in Mecklenburg-Western Pomerania for construction projects starting 10.11.2010

Facilities that serve the needs of elderly people, people in need of care or mentally ill people, including addicts, or disabled people

Maximum size of facility	–
Contingent single rooms	–
Maximum occupancy per room	2 residents (it must be possible to provide single room upon request; rooms for 3 or 4 residents only with authority permit)
Minimum room size SGL / DBL / 3 residents / 4 residents	12 m ² / 18 m ² (applies only to living-sleeping areas without sanitary rooms, etc.)
Number of residents per bathroom	2 (when one bathroom per room) 4 (in case of no own bathroom)
Protection against scalding	–
Common bathrooms (therapeutic bath)	1 per 32 residents
Room amenities (technical)	Radio, TV, telephone, internet
Room amenities (furniture and areas)	–
Call system	Living rooms (at the bed), sanitary rooms
Common area	Number and size depend on the concept of the facilities
Structure common area	– Common room – Kitchen – Housekeeping room – Accessible toilet near the common room

Utility rooms (facility operations)

- Therapy room
- Employee office, lockable
- Storage room
- Rooms with bedpan washer/disinfector
- Employee offices
- Dirty-work rooms
- Housekeeping rooms



Lower Saxony

Construction requirements for care homes in Lower Saxony for construction projects starting 20.09.2022

Care home facilities	
Maximum size of facility	–
Contingent single rooms	70%
Maximum occupancy per room	2 residents
Minimum room size SGL/DBL/ 3 residents/4 residents	14 m ² / 22 m ² (calculation as per Wohnflächenverordnung (WoFlV) from 25.11.2003)
Number of residents per bathroom	2 residents
Protection against scalding	yes
Common bathrooms (therapeutic bath)	1 per facility; 2 per facility with more than 100 residents 3 per facility with more than 200 residents etc.
Room amenities (technical)	Radio, TV, telephone, internet
Room amenities (furniture and areas)	–
Call system	Living room (close to the bed), sanitary rooms, therapie rooms and common rooms
Common area	2 m ² per resident
Structure common area	min. 1 room with 20 m ² per building, accessible for bedridden residents
Utility rooms (facility operations)	– On each floor with residents rooms: - 1 Dirty-work rooms and 1 bedpan washer/disinfector

North Rhine-Westphalia

Construction requirements for care homes in North Rhine-Westphalia for construction projects starting 11.11.2014

Facilities with a comprehensive range of services	
Maximum size of facility	80 residents
Contingent single rooms	80 % (existing buildings) 100 % (new construction)
Maximum occupancy per room	2 residents
Minimum room size SGL/DBL/ 3 residents/4 residents	14 m ² / 24 m ² (applies only to living-sleeping areas without sanitary rooms, etc.)
Number of residents per bathroom	2
Protection against scalding	–
Common bathrooms (therapeutic bath)	1 per facility
Room amenities (technical)	Radio, TV, telephone, internet
Room amenities (furniture and areas)	–
Call system	By special request and if required
Common area	5 m ² per resident, thereof minimum 3 m ² as residential group room
Structure common area	– 1 common room per residential group – Kitchen
Utility rooms (facility operations)	– Storage rooms – Per 40 residents, 1 toilet equipped for wheelchairs – Room for smokers

Rhineland-Palatinate

Construction requirements for care homes in Rhineland-Palatinate for construction projects starting 22.03.2013

Facilities with a comprehensive range of services	
Maximum size of facility	–
Contingent single rooms	–
Maximum occupancy per room	2 residents
Minimum room size SGL / DBL / 3 residents / 4 residents	14 m ² / 20 m ² (applies only to living-sleeping areas without sanitary rooms, etc.)
Number of residents per bathroom	2
Protection against scalding	–
Common bathrooms (therapeutic bath)	Appropriate number in relation to the number of residents
Room amenities (technical)	Radio, TV, telephone, internet
Room amenities (furniture and areas)	– Bed, wardrobe, chair/armchair + table, furniture for TV etc. – Area to use individual mobility equipment
Call system	Living room
Common area	3 m ² per resident
Structure common area	– Eat-in kitchens, common rooms, dining rooms, rooms for handicraft, rooms for creative activities, hallways suitable for living room functions – Housekeeping room – Outside areas (shared balconies, terraces or gardens)
Utility rooms (facility operations)	– Therapy/medical treatment rooms – Storage rooms (equipment, technical aids) – Accessible toilet facility for visitors in entrance area – Rooms with bedpan washer/disinfectant – Employee office – Commercial kitchen + cooling/storage rooms – Special function/storage rooms

Saarland

Construction requirements for care homes in Saarland for construction projects starting 06.08.2021

Care home facilities	
Maximum size of facility	–
Contingent single rooms	60 %
Maximum occupancy per room	2 residents
Minimum room size SGL / DBL / 3 residents / 4 residents	14 m ² / 20 m ² (applies only to living-sleeping areas without sanitary rooms, etc.)
Number of residents per bathroom	2
Protection against scalding	Mandatory
Common bathrooms (therapeutic bath)	1 per 60 residents
Room amenities (technical)	Radio, TV, telephone, internet
Room amenities (furniture and areas)	–
Call system	Living room (close to the bed), sanitary rooms, therapy rooms and common rooms
Common area	1,5 m ² per resident
Structure common area	1 per 30 residents
Utility rooms (facility operations)	– Housekeeping rooms – Service rooms – Storage rooms – Rooms with bedpan washer/disinfectant

Saxony

Construction requirements for care homes in Saxony for construction projects starting 06.09.2014

Inpatient care facilities	
Maximum size of facility	–
Contingent single rooms	–
Maximum occupancy per room	2 residents
Minimum room size SGL / DBL / 3 residents / 4 residents	12 m ² / 18 m ² (applies only to living-sleeping areas without sanitary rooms, etc.)
Number of residents per bathroom	2
Protection against scalding	–
Common bathrooms (therapeutic bath)	1 per 40 residents
Room amenities (technical)	–
Room amenities (furniture and areas)	–
Call system	Living rooms (at the bed), sanitary rooms, common rooms
Common area	0,75 m ² per resident, 1 room with 20 m ²
Structure common area	– Common room (per facility/building) (bedridden residents must be able to attend get-togethers) – Dining rooms, hallways suitable for living room functions etc. to be taken into account
Utility rooms (facility operations)	Special function/working rooms (nursing care)

Saxony-Anhalt

Construction requirements for care homes in Saxony-Anhalt for construction projects starting 01.08.2022

Care home facilities	
Maximum size of facility	–
Contingent single rooms	80 % (recommendation)
Maximum occupancy per room	2 residents
Minimum room size SGL / DBL / 3 residents / 4 residents	14 m ² / 22 m ² (calculation as per Wohnflächenverordnung (WoFlV) from 25.11.2003)
Number of residents per bathroom	2 residents
Protection against scalding	Mandatory
Common bathrooms (therapeutic bath)	1 per 50 residents
Room amenities (technical)	Telephone, TV, radio, internet
Room amenities (furniture and areas)	–
Call system	At the bed and in the bathroom in rooms for people in need of care
Common area	1 m ² per resident, room with minimum 20 m ²
Structure common area	Common room (bedridden residents must be able to attend events)
Utility rooms (facility operations)	– Housekeeping rooms – Storage rooms for belongings of residents – Dirty-work rooms and rooms with bedpan washer/ disinfectant – therapy rooms (if not available off-site at a reasonable distance); number, size and equipment depend on the number, interests and needs of the residents

Schleswig-Holstein

Construction requirements for care homes in Schleswig-Holstein for construction projects starting 22.12.2011

Inpatient care facilities	
Maximum size of facility	–
Contingent single rooms	75%
Maximum occupancy per room	2 residents
Minimum room size SGL / DBL / 3 residents / 4 residents	14 m ² / 20 m ² (applies only to living-sleeping areas without sanitary rooms, etc.)
Number of residents per bathroom	2
Protection against scalding	–
Common bathrooms (therapeutic bath)	1 per building
Room amenities (technical)	TV, telephone, internet
Room amenities (furniture and areas)	A lockable compartment for private items
Call system	Living rooms, sanitary rooms
Common area	“sufficient”
Structure common area	Common room (also seating areas in hallways used for living room functions, heated winter gardens)
Utility rooms (facility operations)	<ul style="list-style-type: none"> – Special function and supply rooms – Storage rooms (for aids) – Accessible toilet (also for visitors) – Therapy/care rooms – Care: rooms with bedpan washer/disinfector (per floor)

Thuringia

Construction requirements for care homes in Thuringia (HeimMindBauV) for existing buildings and new construction

Care home facilities	
Maximum size of facility	–
Contingent single rooms	–
Maximum occupancy per room	4 residents
Minimum room size SGL / DBL / 3 residents / 4 residents	12 m ² / 18 m ² / 24 m ² / 30 m ² (calculation as per Wohnflächenverordnung (WoFIV) from 25.11.2003)
Number of residents per bathroom	4 residents per washbasin 8 residents per toilet 20 residents per shower & bathtub
Protection against scalding	–
Common bathrooms (therapeutic bath)	<ul style="list-style-type: none"> – Showers and bathtubs in common bathrooms including privacy screen – Grab bars on bathtubs, showers and toilets – 1 toilet per 8 residents in the building – 1 shower AND bathtub per 20 residents in the building
Room amenities (technical)	–
Room amenities (furniture and areas)	–
Call system	At the bed in rooms for people in need of care
Common area	0,75 m ² per resident, 1 room with 20 m ²
Structure common area	–
Utility rooms (facility operations)	<ul style="list-style-type: none"> – Housekeeping rooms in sufficient number and according to the level of required care – Storage room for belongings of residents – 1 single room for temporary use (per building) – Post-mortem room, if transfer cannot be guaranteed – Dirty-work rooms and rooms with bedpan washer/disinfector – 1 therapy room (if not available off-site at a reasonable distance)

“Assisted living” as an attractive sub-asset class of the healthcare real estate sector



Due to the complex construction requirements and the shortage of products in regard to full inpatient care as well as its associated high personnel intensity, project developers, operators and investors are increasingly focusing on “sheltered housing” (Servicewohnen) or “assisted living” (Betreutes Wohnen) facilities. The terminology in this sub-asset class has not yet been precisely defined, so that “sheltered housing” or “assisted living” can be considered to refer to a variety of utilisation concepts. The spectrum ranges from a merely barrier-free housing complex to integrated concepts comprising housing, daytime care, shared accommodations with domiciliary care and outpatient services provided at one location - with or without a general tenant. This form of accommodation serves to relieve the burden on fully inpatient care facilities, as many concepts of “assisted living” can also provide adequate care for people in care categories 1 to 3 (in some cases also care categories beyond those). In addition, this form of care and housing is less personnel-intensive, which makes the planning of new locations easier than for nursing homes. In addition, these types of housing are not subject to the strict construction requirements compared to full inpatient care facilities.

The returns on purchase are approaching those of classic residential properties and the demand can hardly be met by the limited supply.

Due to the increasing professionalisation and the corresponding increasing transparency of the nursing home operators as well as due to the fact that, with a few exceptions, these are also the same operators of senior citizens’ residences, the risk for the operator decreases. Despite this, the single-tenant risk remains, especially for the operator model, so that special attention should be paid to the operator when evaluating the purchase, especially in forward deals.

While nursing homes and rehabilitation clinics in decentralised, rural locations are also of interest, the A and B cities (major cities in Germany of national and international importance/bigger cities in Germany of national and regional importance) are particularly in demand for “assisted living”.



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Accessibility - more than ramps and elevators



How simple means can be used to increase participation, safety and the attractiveness of the property.

Accessibility is more relevant than ever, and not just since the focus on ESG (Environmental - Social - Governance). The Minimum Construction Regulations for Care Homes (Heimmindestbauverordnung) and the State Care Home Facility Regulations (Landesheimgesetz) already regulate aspects of accessibility, and the Convention on the Rights of Persons with Disabilities (UN-Behindertenrechtskonvention) institutionalises the right to participation. The removal of barriers aims to enable all users to participate and thereby to use public (outdoor) spaces and buildings as unrestrictedly and independently as possible.

Construction is under the authority of the Federal States, which is why requirements regarding accessibility are regulated at the state level. The basis for this is provided by DIN 18040, state-specific guidelines and the federal government's Barrier-Free Construction Guidelines (Leitfaden Barrierefreies Bauen).

In general, accessibility is often associated with wheelchair accessibility. However, accessibility concerns all senses and comprises not only mobility but also vision and hearing, cognitive impairments, lack of language proficiency and illiteracy. This includes people with, for example, temporary limitations due to injuries, people with strollers, or even children who cannot yet read.

In order to enable all people to participate and use outdoor facilities and buildings equally, structural and design measures must be undertaken.

With the "S" as part of ESG, the social dimension has recently also become interesting for investors. Even comparatively minor measures can improve participation and increase safety.

Systematics for the identification of measures

In existing buildings, the issue of accessibility is subject to considerations between structural conditions, dominant user groups and other conservation goals such as monument protection. In general, the following two questions should be asked when identifying the measures to be taken:

1. Which group of people with which possible restrictions will use the building?
2. Can these persons perform various aspects of movement as independently as possible?

These two questions result in a matrix that assigns appropriate measures to the respective aspects of movement depending on the type of limitations.

Extent of impairment Four different aspects of movement	Restricted movement	Visual impairment	Hearing impairment, cognitive limitation, foreign language
	Typical technical measures applied (organisational/operational aspects are not considered)		
Can I find and reach the building?	<ul style="list-style-type: none"> • accessible parking space • signage leading to entrances that are accessible without having to use steps 	<ul style="list-style-type: none"> • high-contrast design of the outdoor facilities • areas at stairs drawing attention and designed to be perceived by touch 	<ul style="list-style-type: none"> • signage in form of pictograms
Can I enter the building?	<ul style="list-style-type: none"> • entrance without steps (ramp, elevator etc.) • automatic doors (no revolving door!) 	<ul style="list-style-type: none"> • high-contrast marking of entrance • overview / building plans designed to be perceived by touch 	<ul style="list-style-type: none"> • pictograms • Intercom system for people with impaired hearing
Can I use the building?	<ul style="list-style-type: none"> • all areas relevant to the individual user are accessible without steps or thresholds • nevertheless: correct execution of stairs according to barrier-free requirements, as well as • continuous handrails on both sides in stairwells and in hallways • suitable sanitary facilities • break rooms and tea kitchens useable by all groups of people • sufficient space for movement in utility, circulation and sanitary areas • sufficiently wide doors (90 cm) • operating elements such as switches, handles, etc. that can be reached from wheelchairs and by people of short stature • built-in elements that can be lowered: counters, fixtures, etc. 	<ul style="list-style-type: none"> • overview / building plans designed to be perceived by touch • high-contrast marking of doors 	<ul style="list-style-type: none"> • pictograms • displays • audio-frequency induction loop system
Can I get out of the building in case of emergency?	<ul style="list-style-type: none"> • alarm annunciation • fire compartments • marking of emergency exit routes • emergency evacuation chair 	<ul style="list-style-type: none"> • acoustic alarm annunciation • high-contrast marking of emergency exit routes 	<ul style="list-style-type: none"> • visual alarm annunciation • vibration cushions (for housing/accommodations)

This matrix does not represent a complete overview of measures. Each building and construction project has to be evaluated individually and should be assessed with regard to the different protection goals, user groups and their respective limitations.



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Sector Lead Healthcare Germany, CBRE

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