

INVESTMENT INSIGHTS

Q1 2026

UPDATE

OPPORTUNITIES

STRATEGY

DEVELOPMENTS



Shaping Portfolios for 2026

Welcome to our 2026, Q1 edition of Investment Insights.

This edition brings together a snapshot of the investment opportunities currently available through Westbrooke Associates, alongside the partners we work with and the strategic direction guiding our activity this year. It reflects both the breadth of available opportunities and the disciplined approach behind how those opportunities are selected.

Each offering has been chosen for clear and consistent reasons: strong underlying fundamentals, credible and experienced leadership teams and investment structures designed to remain robust across changing market cycles. Rather than pursuing scale for its own sake, our focus remains on opportunities where the commercial rationale, operational delivery and long-term relevance are aligned.

As we move through 2026, we continue to shape our approach via evolving market conditions and investor priorities. Demand for stability, resilience and clarity has become increasingly prominent, particularly across property, alternative assets and specialist sectors. In response, we are maintaining a selective pipeline, introducing new opportunities only where there is a compelling investment case and a clear strategic fit.

Looking ahead, our emphasis remains on thoughtful expansion rather than volume. By prioritising resilience, relevance and long-term value, we connect investors with opportunities that are not only timely but positioned to perform over the years ahead.



The Role of EIS and SEIS in Modern Portfolios

EIS is one of the most generous tax wrappers available to UK investors. It offers up to 30% income tax relief on investments of up to £1 million, with further benefits such as capital gains deferral and loss relief should the investment underperform. When deployed thoughtfully, this structure can provide a useful safety net for high-net-worth individuals and growth-focused investors alike.

[Read the full article →](#)



Guide to Understanding Life Tenancy Investment Opportunities

While interest rates continue their downward slide and traditional property models struggle to keep pace with regulation and tax changes, investors are seeking stability without sacrificing growth.

A life tenancy is a unique form of property investment where an older individual (the life tenant) is granted the right to live in a home for the rest of their life, rent-free.

[Explore more →](#)

Life Tenancy Investment Amid Rising Demand for Stable UK Property Solutions

According to recent UK housing reports, there is increasing demand for secure, rent-free living among the ageing population, particularly those seeking to downsize and release equity without the stress of conventional renting.

LTI facilitates this, allowing tenants to move into more suitable homes while investors benefit from long-term, capital-based growth.

Westbrooke Associates' Life Tenancy investment opportunity offers discounted UK residential property purchases at up to 60% below the RICS vacant possession market value, enabling investors to benefit from built-in capital growth.

These properties typically appreciate steadily, driven by age-related tenancy changes, improvements made by the tenants and broader housing inflation.

The model is also highly ethical, providing secure, rent-free accommodation for older individuals seeking dignity and stability in later life.

With no ground rent, service charges, maintenance costs or void periods, ownership is low-maintenance and hands-off.

[Read more →](#)





LET'S GET
READY TO
RUMBLE

Westbrooke Associates Introduces Rumble Rooms Competitive Socialising Investment Opportunity

With a track record of introducing structured investment opportunities across specialist sectors, Westbrooke Associates works closely with experienced operators and management teams to ensure investment opportunities are supported by clear commercial rationale, defined growth strategies and alignment with wider market trends.

The introduction of Rumble Rooms reflects the firm's ongoing focus on experience-led leisure models that benefit from evolving consumer behaviour and structural shifts within the UK leisure market.

Competitive socialising has become a significant feature of the UK leisure landscape, supported by changing consumer preferences and growing demand for activity-based social experiences.

According to Savills' UK [Competitive Socialising & Immersive Leisure report](#), research indicates the number of competitive socialising venues has increased by around 40% since 2018, with expectations that the market will continue to expand in the years ahead.

This shift reflects a broader trend within leisure and hospitality, where consumers increasingly prioritise immersive experiences over traditional alcohol-led nightlife. Competitive socialising venues combine entertainment, social interaction and high-quality environments, often extending dwell times and supporting diversified revenue streams. These dynamics have positioned the sector as one of the more resilient areas of the UK leisure market, attracting interest from operators, landlords and investors alike.

The wider sector has also attracted institutional interest. In August 2025, the [Financial Times](#) reported that Mike Ashley's Frasers Group took a stake in UK leisure operator We Do Play, whose portfolio includes Rumble Rooms alongside brands such as [Flip Out](#), [Activate](#) and [Putt Putt Social](#).

The investment highlighted growing institutional confidence in competitive socialising and experience-led leisure formats as long-term drivers of footfall and consumer engagement.

[Read the full article →](#)

Specialist Supported Housing Investments Respond to Growing UK Demand

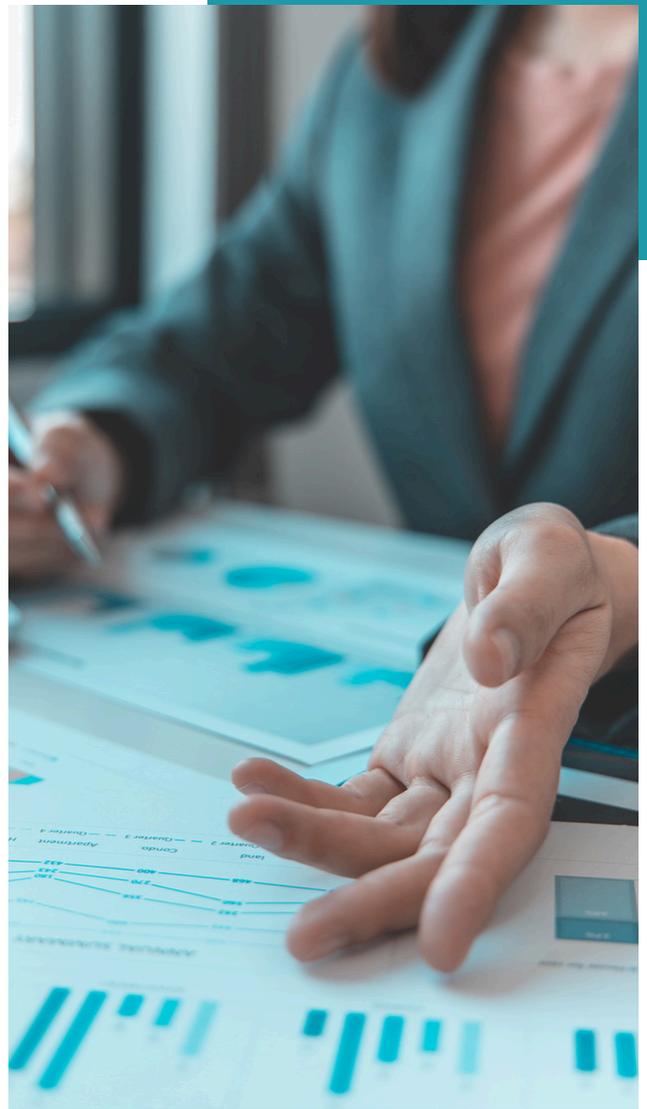
Westbrooke Associates is backing the newly launched Specialist Supported Housing (SSH), an initiative delivering one of the country's most impactful and socially responsible property investment opportunities.

This venture responds directly to the UK's escalating housing crisis for vulnerable adults. With demand far outpacing supply, particularly for those with additional support needs, this initiative represents an investment offering with strong fundamentals, long-term security and an ethical focus.

All properties come with a 25-year Full Repairing and Insuring (FRI) management agreement held with Nurture Housing Association, with no break clause, no void periods and annual CPI-linked rent reviews.

There are zero service charges, no ground rent and no maintenance obligations, making this a truly hands-off investment model.

[Read the full article →](#)



Gold-Backed Investment Enters the Market

Through Westbrooke Associates, eligible investors are now able to access a structured gold-backed investment opportunity introduced in partnership with Own Gold Global Ltd, a UK-incorporated gold trading and investment company with international operations spanning the UK, the UAE, Asia and Australia.

By sourcing gold directly from established supply networks and trading through accredited refineries, the company is able to complete multiple gold trading cycles each year.

[Read the full article →](#)

A NEW ERA IN HOLIDAY LETS



Hello! Found a place with no cleaning lists, no surprise charges and no drama. Feels like the future of holiday lets has finally arrived!

Westbrooke Associates Announced as Official Agents for Owl B&B

Westbrooke Associates is pleased to announce its appointment as official agents for Owl B&B, a SEIS-approved short-term rental platform designed to bring fairness, transparency and trust back to the holiday-let market.

[READ THE FULL ARTICLE →](#)



What's Ahead?

Thank you for taking the time to read this edition of Investment Insights. We hope the overview of current opportunities, market context and strategic direction has been both clear and useful.

As market conditions continue to evolve, our focus remains on carefully sourcing and introducing opportunities that demonstrate strong fundamentals, credible leadership and long-term relevance.

Through a selective and disciplined approach, we aim to support informed decision-making across a broad range of investment strategies.

In the next edition, we will continue to share developments across our existing opportunities, introduce new areas of focus as they emerge and provide further commentary on the factors shaping today's investment environment.

Until then, we appreciate your continued interest and engagement.

The Investor Relations Team
Westbrooke Associates



Innovative Airspace Development

With attractive returns, robust security measures and the backing of experienced developers, Castlemere Developments, investors can participate in a project that not only offers distinctive financial returns but also contributes positively to urban sustainability and housing solutions. [Read more →](#)



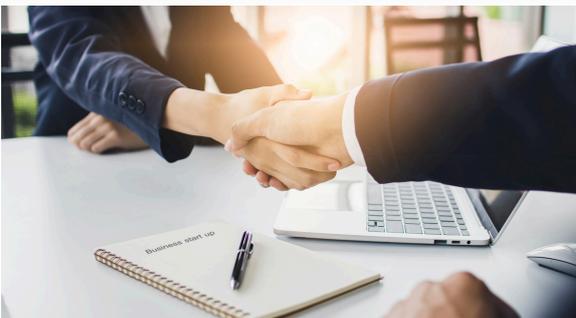
Inside the Due Diligence Process

Westbrooke Associates has released detailed insight into how it sources, screens and approves the products it presents to clients. In a climate where discerning investors increasingly prioritise transparency, ethical investing for retirement and low-risk scalability, the firm's rigorous process demonstrates why it has become a go-to name in UK alternative investments. [Read more →](#)



Carbon Neutral Plus+ Status

Westbrooke Associates has been officially certified as Carbon Neutral Plus+, marking a key milestone in the company's commitment to corporate responsibility, environmental transparency and ethical investor alignment. It has proactively offset 30 tCO₂e, which is more than eight times its footprint. [Read more →](#)



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