Selling to a Dental Conglomerate – The Devil is in the Detail!

Each stakeholder in dentistry has their own opinion on the dental corporates – whether they are successful or doomed for failure? But sure enough the corporates are growing in number as Sainsbury’s and Tesco ups the ante. Similarly, House of Fraser are rumoured to follow suit, which will leave the Independent Principal competing with some even bigger corporates. There are also two other players shortly to enter who I’m involved with but not allowed to mention!

Some dentists view the corporates as the devil and I’m not in this camp (nor do I hold any commercial interest in being so), but there is increasingly a number of practitioners considering either selling or working for one. However, the trick is to work out what you want from them before even opening any discussion with them. If you look to sell or be recruited by any of them you will deal with some well-trained individuals in their field, so the first thing is to be clear in your mind what you want out of the deal. Nearly all of the individuals I deal with for acquisitions to dental corporates have considerable clout to negotiate the deal terms so that they will work for the vendor if they are negotiated properly;

So let’s start with the decisions that should be made before entering any negotiations;

1. Price - Get a realistic idea of the value of your business from a recognised valuer or accountant with an independent view. If you were selling your house – would you only get one valuation? Lots of the valuers (including ours) offer free ‘no-strings’ valuations now.

2. Basis – Remember that corporates value on profit not turnover, read my article on EBITDA or come and talk to us about it on stand M05a at the Showcase.

3. Deal Terms – When will you get your money? On Day 1 – Over 5 Years. Work out how this would work if you were selling to another dentist. Would they insist you work around for 5-5 Years to get the full consideration?

4. Tenure - Is it worthwhile retaining the Freehold? Does the buyer really want the Freehold. There are buyers out there who look just to buy buildings tied into 15-20 Years Leases.

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The Team – What will happen to them? How is your purchase price calculated? Will your associates be bought onto lower UDA values, just given them or not? Also your staff will be protected by TUPE but there is an old saying about wins and ways!

Of course this list is not exhaustive, just an illustration of the four key principles I would request any potential vendor consider before opening negotiations because it is easy to get too far down the road and then consider the outcomes post-sale.

Of course, what some may perceive as negative outcomes from the above can also be outcomes if you were to sell to another dentist, and you cannot contract someone to run the business how you would have run it when you have sold it. Thus it is imperative that you trust the purchaser and do due diligence on them as they will on you during the sale process.

Once you have decided the outcomes with, with then the negotiations roll on. Remember, that if you have had two independent valuations from trusted sources then the chances are that their valuations should hold firm. Do not let a purchaser talk down the price of a practice. Put simply – if they don’t like the practice they won’t buy it all.

Remember there are always other options. Yes the ADP-IDH Merger has in essence removed one competitor from the market, but there are ample small groups and purchasers out their looking for the same stock as them. There is also more than one corporate buying private practices. Competition is everything! Do not feel guilty for shopping around. Some people fear that if they shop around they will lose the initial offer they had. This may be true in House Sales but not true when you are selling to a conglomerate. Unless their funding pot dries up (which it would have done anyway during the DDI process if it was going to), your offer of £500,000 will still be there in three weeks time!

Always remember for NHS practice sales, they times out of 10 you are in the driving seat!

For Private Practices, make sure the deal is right. If you are in the market for an associate as 50% of the battle will be fought, the other 50% is up to you and it’s this 50% you have to consider before you even open the negotiations!