

# 'Sereni Orizzonti': A Leading Player in the Italian Residential Care Market for the Elderly

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## ABSTRACT

Italy is one of the fastest aging countries in the world. This aging population is putting a strain on the Italian healthcare system, which is already struggling to cope with the demand for care. 'Sereni Orizzonti' is a leading provider of residential care for the elderly in Italy. The company is committed to providing high-quality care, and it is also committed to sustainability. The company's sell and lease-back strategy has been successful, and it is a model that could be used by other companies in the residential care sector. 'Sereni Orizzonti' is well-positioned to succeed in the growing market for residential care for the elderly. The article contributes to the literature on the aging population in Italy by providing a case study of a leading provider of residential care for the elderly. The article highlights the challenges and opportunities facing the Italian healthcare system as it seeks to meet the needs of an aging population. The article also discusses the role of private-public partnerships in providing long-term care services. The article suggests several areas for further research, including the factors that are driving the growth of the residential care market in Italy, the impact of public-private partnerships on the quality and cost of long-term care services, and the challenges and opportunities facing Sereni Orizzonti as it expands its operations into new markets.

**Keywords:** Residential Healthcare Facility; Social Services; Aging population; Sustainability; Long-term care

## Introduction

Italy is one of the fastest aging countries in the world. The average age in Italy is 44.4 years, and it is expected to reach 51.5 years by 2050 [1]. This aging population is putting a strain on the Italian healthcare system, which is already struggling to cope with the demand for care. The aging population is a global phenomenon, but it is particularly acute in Italy. This is due to a number of factors, including low fertility rates, increasing life expectancy, and declining immigration rates. The aging population is having a significant impact on the Italian economy, as well as on the social fabric of the country. One of the most pressing challenges facing Italy in the post Covid-10 pandemic era [2] and in the years [3,4] of the PNRR [5], is the need to provide care for the elderly. The Italian healthcare system is not equipped to meet the needs of the aging population, and there is a shortage of long-term care facilities. This has led to a growing demand for private residential care for the elderly. 'Sereni Orizzonti' is a leading provider of residential care

for the elderly in Italy. The company operates a network of over 80 facilities in the country, and it is committed to providing high-quality care. 'Sereni Orizzonti' has also been using a sell and leaseback strategy to finance the construction of new facilities. Under this strategy, the company sells a new facility to a financial institution and then leases it back. This allows the company to raise capital without taking on debt, and it also provides the company with a predictable stream of income. The sell and leaseback strategy has been successful for Sereni Orizzonti, and it is a model that could be used by other companies in the residential care sector. Sereni Orizzonti is well-positioned to succeed in the growing market for residential care for the elderly. The article will discuss the challenges and opportunities facing the Italian healthcare system as it seeks to meet the needs of an aging population. The article will also discuss the role of private-public partnerships in providing long-term care services. The article will conclude by discussing the future of residential care for the elderly in Italy.

## The Aging of Italy

The following table shows the aging of the Italian population from 2000 to 2050. As the table shows (Table 1), the number of people over the age of 65 in Italy is expected to double by 2050. This will put a significant strain on the healthcare system, as well as on the economy as a whole. The aging population in Italy is a complex issue with far-reaching consequences for the country's economy, healthcare system, and social fabric. The aging population is a result of a number of factors, including low fertility rates, increasing life expectancy, and declining immigration rates. The average age in Italy is currently 44.4 years, and it is expected to reach 51.5 years by 2050. This means that there will be a significant increase in the number of people over the age of 65, who are more likely to need healthcare and other forms of assistance. The aging population is putting a strain on the Italian healthcare system, which is already struggling to cope with the demand for care. The system is underfunded and understaffed, and it is not equipped to meet the needs of the aging population. This has led to long waiting lists for care, and it has also made it difficult for people to access the care they need. In 2022, the percentage of the Italian population over the age of 65 was 24.1%. This is expected to increase to 27.2% by 2035 and 32.1% by 2050. The number of people over the age of 65 in Italy is expected to increase from 13.8 million in 2022 to 19.2 million by 2050. The number of people aged 80 and over is expected to increase from 4.7 million in 2022 to 7.8 million by 2050 [6].

**Table 1.**

Year	Population (millions)	Over 65 (millions)
2000	57.7	13.5
2010	60.4	15.7
2020	62.1	18.2
2030	63.8	21.0
2040	65.5	23.9
2050	67.2	26.8

The aging population is also having a significant impact on the Italian economy. The elderly are more likely to be retired, and they are less likely to be in the workforce. This means that there will be a decline in the number of people paying taxes, which could lead to a decrease in government revenue. The aging population is also having a social impact on Italy. The elderly are more likely to be isolated and lonely, and they are more likely to suffer from depression and other mental health problems. This can lead to social problems, such as crime and poverty. The aging population is a challenge, but it is also an opportunity. By taking steps to address the challenges posed by the aging population, Italy can ensure that its elderly population is well-cared for and that the country can continue to thrive. These include:

- Investing in the healthcare system to make it more efficient and effective.
- Encouraging people to stay in the workforce longer.

- Providing more support for elderly people, such as home care and social services.
- Raising awareness of the challenges of aging and how to address them.

It is important to understand the challenges and opportunities posed by the aging population so that the country can develop policies to address them in the post – Covid era. As the population ages, there is a growing need [7] for residential care for the elderly. Residential care can provide a safe and supportive environment for older adults who need assistance with daily living activities, such as bathing, dressing, and eating. It can also provide social and recreational activities that help to promote health and well-being.

### 'Sereni Orizzonti'

'Sereni Orizzonti' [8] is a leading provider of residential care for the elderly in Italy. The company operates a network of over 80 facilities in the country (it also operates in Spain), and it is committed to providing high-quality care for the elderly. Sereni Orizzonti offers a range of services to meet the needs of its residents, including:

- 24/7 medical care
- Nursing care
- Social and recreational activities
- Residential care
- The Company's Commitment to Sustainability

'Sereni Orizzonti' is also committed to sustainability. The company is investing in new facilities that are built to the Nzeb standard, which means that they are designed to be nearly zero energy buildings. This means that they generate as much energy as they consume on an annual basis, and they use renewable energy sources to meet their energy needs. 'Sereni Orizzonti' has also been using a sell and lease-back strategy to finance the construction of new facilities. Under this strategy, the company sells a new facility to a financial institution and then leases it back. This allows the company to raise capital without taking on debt, and it also provides the company with a predictable stream of income. The sell and leaseback strategy has been successful for 'Sereni Orizzonti', and it is a model that could be used by other companies in the residential care sector.

### The Future of 'Sereni Orizzonti'

'Sereni Orizzonti' is committed to continuing to grow and expand its network of facilities. The company plans to open 20 new facilities in Italy by 2025, and it is also considering expanding into other countries. The company is also committed to developing new technologies and services to meet the needs of the aging population. For example, the company is developing a new app that will allow residents to stay connected with their families and friends. 'Sereni Orizzonti' is well-positioned to succeed in the growing market for residential care

for the elderly. The company has a strong track record of providing high-quality care, and it is committed to sustainability and innovation.

### Contribution to the Literature

This article contributes to the literature on the aging population in Italy by providing a case study of a leading provider of residential care for the elderly. The article highlights the challenges and opportunities facing the Italian healthcare system as it seeks to meet the needs of an aging population. The article also discusses the role of private-public partnerships in providing long-term care services.

### Recommendations for Further Research

This article suggests several areas for further research. First, it would be useful to conduct a more indepth study of the factors that are driving the growth of the residential care market in Italy. Second, it would be valuable to examine the impact of public-private partnerships on the quality and cost of long-term care services. Finally, it would be interesting to explore the challenges and opportunities facing Sereni Orizzonti as it expands its operations into new markets.

### Conclusion

'Sereni Orizzonti' is a leading provider of residential care for the elderly in Italy. The company is committed to providing high-quality

care, and it is also committed to sustainability. The company's sell and leaseback strategy has been successful, and it is a model that could be used by other companies in the residential care sector. Sereni Orizzonti is well-positioned to succeed in the growing market for residential care for the elderly.

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