ACQUISITION OPPORTUNITY



PROJECT JANUS - October 2025

An Opportunity to Acquire a Well-Established Provider of Integrated Property Services to the Social Housing Sector

Opportunity

 Opportunity to support funding of or acquire part or all the business and assets of a property services business, servicing social housing clients across London and the South East.

Key Business Highlights

- The Company leverage's a skilled workforce of 150 employees alongside a trusted network of subcontractors.
- It delivers a fast and dependable reactive maintenance service, prioritising first-time fixes across a broad spectrum of faults to minimise disruption and maximise efficiency.
- Expertise spans a wide range of roofing systems, from fault identification to full roof replacements, ensuring long-term structural integrity and safety.
- Planned works programmes include kitchen and bathroom installations, property inspections, testing, and compliance-focused projects, all delivered to high standards.
- A dedicated voids team refurbishes vacant properties for swift re-letting, undertaking deep cleans, waste clearance, and comprehensive safety checks.
- Fully qualified electricians carry out extensive electrical services, from routine testing to complete rewiring, supporting social housing maintenance and regulatory compliance.

Financial Overview

- The Company is currently facing cash flow challenges as a result of losing a key customer and increased pressure from HMRC
- The business is therefore looking for further investment or a sale of the business and assets.
- The business has traded profitably for a number of years, with EBITDA of £264k in FY24 and £154k in FY25.
- Revenue has, generally, shown year-on-year growth post-pandemic, which has been supported by repeat engagements from key customers.

£'000	FY23S	FY24S	FY25M
Revenue	15,739	21,107	19,395
Cost of Sales	(11,574)	(16,477)	(14,982)
Gross Profit	4,165	4,630	4,413
Overheads	(3,826)	(4,366)	(4,256)
OtherIncome	5	0	(2)
EBITDA	344	264	154
Finance Costs	(15)	(12)	(22)
Depreciation	(32)	(27)	(31)
Net Profit Before Tax	297	226	101
KPIs			
Gross Margin %	26%	22%	23%
EBITDA %	2%	1%	1%
Net Profit %	2%	1%	1%

Expressions of Interest

- Interested parties will be required to sign a non-disclosure agreement (NDA).
- Offers, along with supporting proof of funding, are required no later than 5pm on 24 October 2025 with completion of a sale required soon thereafter.

Further information is available upon completion and return of a Non-Disclosure Agreement (NDA), which is available on request. The NDA will be provided by the firms' advisors. Enquiries should be directed in the first instance to:

E. richard.temple@eddisons.com

Important Notice

The information above has been supplied by our Client and should not be relied upon as statements or representations of fact or warranties of any kind. Eddisons, its Directors and employees shall not be responsible for any error, omission or misstatement. Neither we nor our client accept any responsibility whatsoever in respect of these particulars, which are simply offered as a general indication to parties who may be interested. Any notice of sale does not constitute an offer or contract.

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