ACQUISITION OPPORTUNITY

Eddisons

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	FY23 S	FY24 S	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)
Other Income	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:
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