A Work Project, presented as part of the requirements for the Award of a Master's degree in Finance from the Nova School of Business and Economics

PRIVATE EQUITY CHALLENGE – HOMESERVE AS A VALUABLE INVESTMENT OPPORTUNITY

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Work project carried out under the supervision of: Diogo Chalbert Santos

### **Abstract**

The purpose of the work project is to develop an investment thesis of HomeServe.

In the common part, an overview of the company covering its business model and financials is provided, followed by a study of the market. Then, four value creation strategies are presented as well as their impact on financials. In the Capital Structure section, a breakdown of the sources and uses is presented. Lastly, a returns and exit waterfall is provided, together with a judgement on the most suitable exit option.

In the individual part, the investment thesis is developed profoundly, explaining the rationale for the acquisition of HomeServe as well as the buy-and build and the expansion to new markets strategies.

# Keywords

Investment thesis, HomeServe, Home Improvement and Repairs market, value creation, expansion to new markets, buy-and-build, valuation, LBO, IRR, MM, capital structure, exit, multiple parts sale.

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# **Investment Thesis**

HomeServe offers great growth potential and value creation opportunities

# Deal Rationale



## **Market Leader**

HomeServe enjoys a leading position within its three business lines and geographies and shows profitable growth opportunities.



# **Stable Business**

Business is **independent** on economic cycles. Further, during the current pandemic, both the overall market and HomeServe show resilience.



# **Experienced Management Team**

Their management team has shown strong performance by building an attractive brand and increasing EBITDA margin by 1,300 bps within 6 years.



# **M&A Willingness**

The company has showed strong M&A activity record in the past years as well as easiness to integrate the acquired business in the firm.



# Increasing demand for offered service

There is an increasing demand for home services. Furthermore, both marketplaces and the memberships are gaining more acceptance.

# Value Creation

# A - Inorganic Growth

- Use high Cash Flow generations to implement a Buy & Build strategy in the HVAC market
- Signing new partnership with utilities. especially in USA and Japan

# Why?

- **HVAC:** it is a highly fragmented market and demand is increasing.
- Membership: market still unserved
- Synergies between the two business lines can increase revenue

# **B – Global Expansion**

- Entering new markets with a focus on Australia and Poland, where existing utility partners already operate.
- Collaborative working with HomeServe's already existing **International Development Team**

## Why?

Diversify operations geographically to ensure cash flow stability and increase revenue

# **C** - Unification of Home Experts **Brands**

Consolidation and unification of HomeServe's platforms to ensure a unified Corporate Identity on a global level.

# Why?

- Brand consolidation, greater access to market
- Cost cutting strategy resulting in lower maintenance costs of platforms

# **D** - Operational Restructuring

Digitize customer service procedure to reduce costs and improve margins.

# Why?

- Currently there are approx. 2,000 call center workers in HomeServe.
- By digitizing process, cost could be cut by 10-40% and length of calls could be reduced by 35%
- Usage of data analytics to tailor offers and increase revenues

Source: BCG

# HVAC service market acquisition strategy

A robust growth, market fragmentation and synergies combined create a noteworthy investment opportunity

# Growing demand in HVAC

- The Global HVAC market is estimated to grow at a 3.9% CAGR until 2030 reaching a final value of \$367.5 bn.
- The US HVAC service market is expected to grow at a 6.73% CAGR until 2025 .
- European HVAC service market is expected to grow at a 6% CAGR until 2025.
- The market growth is driven by several factors including climate change, tax credits and upgrading of old systems.

### Market consolidation

- Acquiring small business will not only enable HomeServe to consolidate the market and create value but also use the new workforce acquired to build a pipeline of human resources to be used in Membership.
- This strategy will enhance HomeServe's already strong position as a home service provider. allowing it to satisfy thousands of HVAC installations requests from its customer base that will be directed to HomeServe's own HVAC business instead of to competitors.

# **Synergies**

- By acquiring HVAC businesses in areas of high policy density, HomeServe offers cross-selling membership covers.
- The income per customer in the Membership business line will benefit from a boost thanks to the creation of new covers that will include **HVAC** repairments.
- The acquired HVAC businesses will benefit from cost synergies that will increase margins.

# Strategic approach

 HomeServe will acquire small or family-run business in areas with either high policy density (in order to exploit synergies) or with low policy density but high demand for HVAC systems. Acquisitions of HVAC business will depend on:



WHY

HOW

(Hill) Geographies



# of region served



**Products mix** 



- The acquisitions of HVAC businesses will be pursued mainly in North America due to the dimension and fragmentation of the market. However, a few further acquisitions will be done in the other geographies.
- The acquisitions will be done during seasons with lower demand of HVAC system.
- Following the past acquisition strategy of the company and the fragmentation of the market small businesses will be considered. However, target companies must have revenues higher than \$2m 1).

# **Funding**

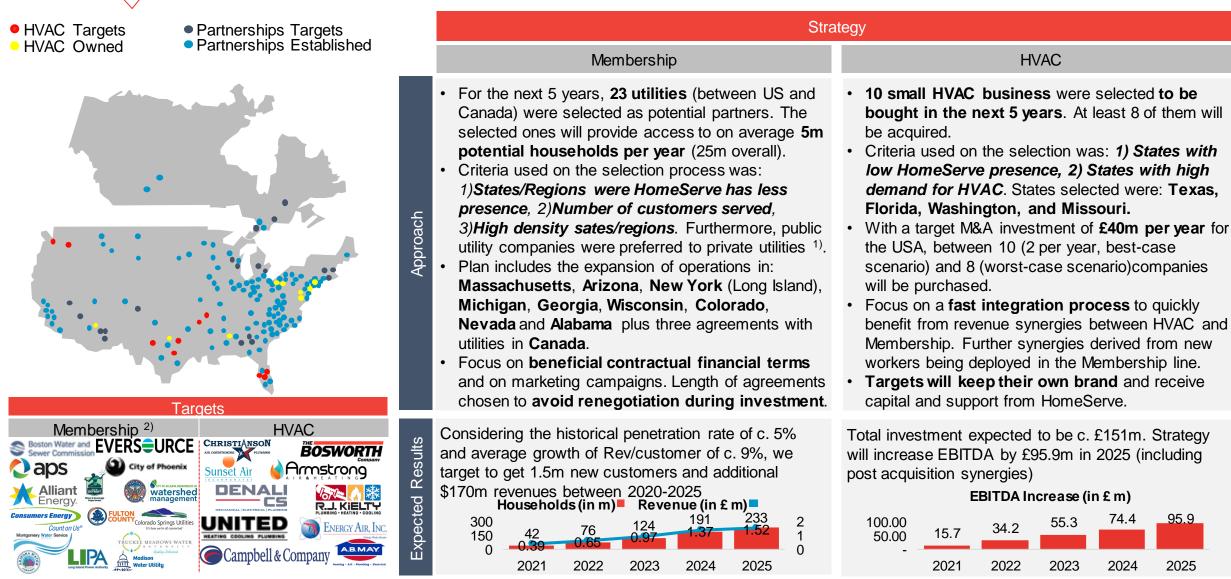
- Combination of CAPEX facility and leveraged loans
- Cash-in from ongoing sales

Source: Statista, Mordor Intelligent Nova School of Business and Economics | Private Equity Challenge: HomeServe PLC | Group: F | January 2021

Notes: 1) Businesses with revenue < \$ 2m in the HVAC sector are considered not sustainable or profitable

# Acquisition and partnership strategy for North America

The favorable regulatory framework combined with a high fragmented market will enable superior growth in North American market



# Possible M&A Targets in the USA

Strategic targets in Florida, Texas, Washington and Missouri will help HomeServe becoming a major player in the HVAC service Market

# Denali CS



Foundation: 2004 Type: Family-owned

States/Cities Served: TX Segment Served: Residential

and Commercial

Revenues in M\$ FY20 20.37 Entry Multiple (Sales)<sup>1</sup> 0.46x Acquisition Price in M£ 7.17 **Employees** 88



Foundation: 1973 Type: Family-owned

States/Cities Served: FL

32.33 Revenues in M\$ FY20 Entry Multiple (Sales)<sup>1</sup> 0.46x Acquisition Price in M£ 11.35

### Christianson

# **CHRISTIANSON**

Foundation: 1950 Type: Family-owned

States/Cities Served: TX Seament Served: Residential

and Commercial

Revenues in M\$ FY20 58.73 Entry Multiple (Sales)<sup>1</sup> 0.46x Acquisition Price in M£ 20.68 **Employees** 550

# The Bosworth Company

# **BOSWORTH**

Foundation: 1949

Type: Inc.

States/Cities Served: TX Segment Served: Residential

and Commercial

Revenues in M\$ FY20 52.59 Entry Multiple (Sales)<sup>1</sup> 0.46x Acquisition Price in M£ 18.52 **Employees** 289



# Armstrong Air & Heating



Foundation: 1994 Type: Family-owned

States/Cities Served: FL

**Segment Served:** Residential

and Commercial

Revenues in M\$ FY20 49.59 Entry Multiple (Sales)<sup>1</sup> 0.46x Acquisition Price in M£ 17.48

**Employees** 

157

# Energy Air. Inc



Foundation: 1976

Type: Inc.

States/Cities Served: Orlando Segment Served: Residential

and Commercial

Revenues in M\$ FY20 45.01 Entry Multiple (Sales)<sup>1</sup> 0.46x Acquisition Price in M£ 15.85 **Employees** 375











 $\Leftrightarrow$ 

Segment Served: Residential

and Commercial

Revenues in M\$ FY20 Entry Multiple (Sales)<sup>1</sup> Acquisition Price in M£ **Employees** 94 **Employees** 

# Campbell & Company



Foundation: 1993 Type: Family-owned

States/Cities Served: WA Segment Served: Residential

and Commercial

26.38 0.46x 9.29 115 台

## Sunset Air



Foundation: 1976

Type: Inc.

States/Cities Served: WA Segment Served: Residential

and Commercial

Revenues in M\$ FY20 22.55 Entry Multiple (Sales)<sup>1</sup> 0.46x Acquisition Price in M£ 7.94 **Employees** 178  $\Leftrightarrow$ 

### United



Foundation: 1990

Type: Inc.

States/Cities Served: MO Segment Served: Residential

and Commercial

Revenues in M\$ FY20 39.37 Entry Multiple (Sales)<sup>1</sup> 0.46x Acquisition Price in M£ 14.82 **Employees** 152

# A.B May



Foundation: 1959 Type: Family-owned

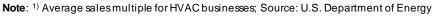
States/Cities Served: MO Segment Served: Residential

and Commercial

35.84 Revenues in M\$ FY20 Entry Multiple (Sales)<sup>1</sup> 0.46x Acquisition Price in M£ 12.69 **Employees** 142







# Acquisition and partnership strategy for other existing markets

Through new acquisitions and partnerships HomeServe will expand its addressable market

Spain





# Strategy

- For the HVAC business line, 6 possible small businesses were selected as targets for the next 5 years. The strategy is to acquire at least 4 of the pre-selected targets.
- The plan is to invest around £ 5m and acquire at least 1 company per year (in the best-case scenario) or a total of 4.
- Regarding the Membership business line the target is to sign a 10 years agreement with lberdrola (11.1 m potential customers)

- The HVAC market in France has a relatively small dimension, but the plan is to acquire at least 4 out of 5 pre-selected targets, at the rate of one per year.
- The partnerships already established with the top three water utilities (Veolia, Suez, and Saur) provide a good range of potential targets without any need for further acquisitions.
- The highly fragmented market requires to invest in smaller businesses, so HomeServe plans to invest £ 8m with the outcome of an increase in EBITDA of £ 2.4m in 2025.

- Given the infant phase of the business, the Joint Venture established with one of the biggest player in the HVAC market allows to avoid further acquisitions.
- Currently 9 utility companies are operating in Japan (one per region). Since HomeServe has already partnered up with Chugoku Electric, HomeServe will partner up with any of the utilities located on the bordering region (Kyushu, Shikoku, or Kanto) during the 2<sup>nd</sup>/3<sup>rd</sup> year <sup>1</sup>.

- The total amount invested to acquire HVAC businesses will be £ 21m between 2021 and 2025. HomeServe expects an EBITDA increase of £ 6.6m in 2025
- The agreement with Iberdrola will bring 0.56m new customer by 2025 and an increase in revenues by £ 55m

- The partnership with Chugoku Electric will generate around 0.5m customers per year and revenues of £ 24m by 2025.
- At the beginning of 2023, HomeServe plans to start another partnership with Kyushu Electric Power Co. which will bring additional 0.24m customers by 2025 and an increase in revenues by £ 22m.

Expected Results

Approach

# Possible HVAC Targets in Spain and France

Strategic targets offer significant growth opportunities and relevant synergies

### Jové



Foundation: 1991 **Type**: Family-owned

States/Cities Served: Spain Segment Served: Residential

and Commercial

Revenues in M\$ FY20 7.52 Entry Multiple (Sales)<sup>1</sup> 0.46xAcquisition Price in M£ 3.12

**Employees** 







91







Foundation: 1997 **Type**: Family-owned

States/Cities Served: Spain Segment Served: Residential

and Commercial

Revenues in M\$ FY20 16.91 Entry Multiple (Sales)<sup>1</sup> 0.46xAcquisition Price in M£ 7.02 48

**Employees** 



### Mintec

# MINtec

Foundation: 2005 Type: Family-owned

States/Cities Served: Spain Segment Served: Residential

and Commercial

ana Committerolai	
Revenues in M\$ FY20	7.32
Entry Multiple (Sales) <sup>1</sup>	0.46x
Acquisition Price in M£	3.04
Employees	40
-	$\rightleftharpoons$

# Maciejowski service SARL



Foundation: 1993 Type: Family-owned

States/Cities Served: France Segment Served: Residential

and Commercial	
Revenues in M\$ FY20	4.72
Entry Multiple (Sales) <sup>1</sup>	0.46x
Acquisition Price in M£	1.95
Employees	43
<b>–</b>	$\forall$

### Kenfri



Foundation: 2014 Type: Family-owned

States/Cities Served: Spain Segment Served: Residential

Foundation: 1981

and Commercial

**Employees** 

Type: Family-owned

Revenues in M\$ FY20

Entry Multiple (Sales)<sup>1</sup>

Acquisition Price in M£

and Commercial						
Revenues in M\$ FY20	6.03					
Entry Multiple (Sales) <sup>1</sup>	0.46x					
Acquisition Price in M£	2.05					
Employees	30					
-	$\rightleftharpoons$					

Gateau Freres

States/Cities Served: France

Segment Served: Residential

4.66

0.46x

1.92

30

 $\Leftrightarrow$ 

GarciGas

Foundation: 1996 **Type**: Family-owned

States/Cities Served: Spain Segment Served: Residential

and Commercial

Revenues in M\$ FY20 Entry Multiple (Sales)<sup>1</sup> 0.46xAcquisition Price in M£

**Employees** 





8.45

3.51

38

### Salleron

# **M** SALLERON <del>※</del>

Foundation: 1993 Type: Family-owned

States/Cities Served: France Segment Served: Residential

and Commercial

Revenues in M\$ FY20 3.83 Entry Multiple (Sales)<sup>1</sup> 0.46xAcquisition Price in M£ 1.58 **Employees** 19

### Lasser



Foundation: 1977

Type: Inc.

States/Cities Served: Spain Segment Served: Residential

and Commercial

6.49 Revenues in M\$ FY20 Entry Multiple (Sales)<sup>1</sup> 0.46xAcquisition Price in M£ 2.69

**Employees** 





40

# **Provence Climatisation**



Foundation: 2000 Type: Family-owned

States/Cities Served: France Segment Served: Residential

and Commercial

Revenues in M\$ FY20 3.49 Entry Multiple (Sales)<sup>1</sup> 0.46xAcquisition Price in M£ 1.44 **Employees** 20



# Expanding into new countries by using existing partnerships

Focus on Australia and Poland, where existing utility partners already operate

	Australia	Poland	South Korea	China	Chile	Brazil
Existing Partnerships	Mitsubishi Corporation  Simplyenergy  VEOLIA	SUEZ  Mitsubishi Corporation  Corporation  Corporation	SUE2  Mitsubishi Corporation	SUE2  Mitsubishi Corporation  OVEOLIA	Mitsubishi Corporation	SUEZ  Mitsubishi Corporation  OVEOLIA
Market size	9.88 m Households	<b>13.65 m</b> Households	<b>20.89 m</b> Households	455.98 m Households	<b>5.74 m</b> Households	<b>72.40 m</b> Households
Consumer profile	<ul> <li>75% of homeowners unsatisfied with engagement of their Utility firm</li> <li>The perceived value of a monthly membership for home assistance is \$70</li> </ul>	<ul> <li>70% of homeowners unsatisfied with engagement of their Utility firm</li> <li>The perceived value of a monthly membership for home assistance is \$90</li> </ul>	<ul> <li>77% of homeowners unsatisfied with engagement of their Utility firm</li> <li>The perceived value of a monthly membership for home assistance is \$25</li> </ul>	<ul> <li>76% of homeowners unsatisfied with engagement of their Utility firm</li> <li>The perceived value of a monthly membership for home assistance is \$50</li> </ul>	<ul> <li>74% of homeowners unsatisfied with engagement of their Utility firm</li> <li>The perceived value of a monthly membership for home assistance is \$25</li> </ul>	<ul> <li>71% of homeowners unsatisfied with engagement of their Utility firm</li> <li>The perceived value of a monthly membership for home assistance is \$40</li> </ul>

A preliminary list of potential countries was generated considering where HomeServe main current partners were already established.

To narrow down the original list, the number of partners was examined. The market size was also analyzed with being Chile disregarded due to not meeting the minimum number of household's requirements.

Further, politically and economically stable countries where the perceived value of a membership is higher, were deemed more desirable.

After consideration, the countries selected were **Australia** and **Poland.** 

# Expanding into Australia

Existing relationships with partners from other countries combined with ongoing trends give HomeServe a good base for entering the Australian market

	$\vee$											
Existing Partnerships in other countries				Trends			Potential Customer Base					
Company	Туре	Business Line	Served Households	<ul> <li>Aggressive green energy agenda: It is estimated that by 2050, 30-45% of Australia's</li> </ul>					<ul> <li>Based on a penetration rate of 2–5% <sup>3)</sup>,</li> <li>HomeServe can gain 331k new households</li> </ul>			
<b>Existing Part</b>	nerships:			electricity needs will	•		and <b>revenue of £ 77m</b> <sup>4)</sup> in 2027.					
<b>%</b> SUe2	Water & Waste	Membership	780k	owned generators (i. Opportunity for Home	e. by roofto	p solar) ·		<b>Strategy</b> : Forming a joint venture with Mitsubishi and first signing new partnerships with existing partners in other countries and municipalities before accessing bigger partners.				
<b>€</b> VEOLIA	Water & Waste	Membership	790k	Utilities on the install  High cost expectati	lation and n	naintenar	with e					
Mitsubishi Corporation	Gas, Energy, and Appliances	Membership & HVAC	n/a	pay 1.75x the costs f the global average (	for Home A	ssistance	than		Households (in k) Revenue (in £ m)			
<b>e</b> ·on 1)	Electric Utility	Membership	n/a	generally higher than  • Growing HVAC mar	n the actual	costs.		200				
Simply energy 2)	Electric Utility	Membership	240k	at a 5.7% CAGR from	•		2021 2022 2023 2024 2025 2026 2027					
Potential Par	tnerships:			Households Competitors					nnetitors			
<b>Energy</b> Australia	Gas & Energy Provider	Membership	690k	9.88 m	Company	Geo-		Member	Competitor Analysis shows that the			
<b>Urban</b> Utilities	Water & Waste	Membership	610k	Households in Australia	HomeRepair <b>≜</b> ₱₩	graphies Major cities	place	-ship	Membership model is not established yet. There is only one big company			
Sydney WATER	Water & Waste	Membership	1,000k		RACV	Major cities	X	<b>✓</b>	(RACV) offering the Membership Model for Home Emergencies. RACV			
South East Water	Water & Waste	Membership	690k	5.51 m 5 Accessible Affinity	HOMECARE REPAIR AUSTRALIA	Major cities	X	X	is not focus on home services but operates in other areas. Hence, there			
ActronAir	HVAC	Membership & HVAC	300k	Partner Households in	Reactive Plumbing	Sydney	X	<b>✓</b>	<ul><li>is a huge opportunity for HomeServe.</li><li>Market: Australian Home Improvement</li></ul>			
BarwonWater icon	Municipalities	Membership	680k	2025, corresponding to 56% of Australian	service 6	Major	<b>✓</b>	X	Market is expected to grow by a 3% CAGR until 2030.			

Notes: 1) E.ON operates under its subsidiary Innogy in Australia; 2) Simply Energy is part of Engie Group; 3) Based on historical penetration rates 4) Based on historical ø revenue/customer in Membership & HVAC, adjusted by GDP per capita; 5) Considering that c.5% of the overall served households are being served by more than one potential partner. Sources: Companies Information, Energy Networks Australia, HomeServe, Research and Market, Now Finance, Statista Nova School of Business and Economics | Private Equity Challenge: HomeServe PLC | Group: F | January 2021

households

# **Expanding into Poland**

HomeServe will enter the Polish market through a Joint Venture due to strong existing partnerships

Existing Partnerships in other countries				Trends			Potential Customer Base				
Company	Туре	Business Line	Served Households		market: Since 2017, the hanks to an increase in the		<ul> <li>Based on a penetration rate of 2–5% <sup>2)</sup>,</li> <li>HomeServe can gain 454k new households</li> </ul>				
<b>Existing Part</b>	tnerships:			_	ions and the government		and <b>revenue of £43m</b> <sup>3)</sup> in 2027.				
<b>%</b> Suez	Water & Waste	Membership	720k	green-agenda suppo	_	•	<b>Strategy</b> : Forming a joint venture with Bosch <sup>4</sup> or Mitsubishi and signing partnerships with				
(du	Water & Waste	Membership	500k	2.25x the costs for H	•		existing	kisting partners, municipalities and energy ompanies before reaching out to PGNiP.			
<b> ○ VEOLIA</b>	Water & Waste	Membership	48k	40\$), which is way h	nigher than the actual cost	sts.	Households (in k) Revenue (in £ m)  500  34  43 6				
Mitsubishi Corporation	Gas, Energy, and Appliances	Membership & HVAC	n/a	70% of surveyed in l	Poland think utilities are noncommunity for utilities		250 6 8 14 20 25 379 454 0 92 115 193 258 303 379 454 2021 2022 2023 2024 2025 2026 2027				
e·on¹)	Electric Utility	Membership	1,000k	and HomeServe to p	• •						
<b>ENGIE</b>	Energy, Appliances	Membership & HVAC	n/a	Households	Competitors  Geo- Market- Member Competitor Analysis shows that						
<b>⊜</b> BOSCH	Appliances	Membership & HVAC	1,013k	13.65 m Households in	Gompany graphies pla	ace -	ship	Competitor Analysis shows that there are no strong competitors in			
Potential Par	tnerships:			Poland	Duer Warsaw	Κ .	X	Poland. The market is still highly			
PGE	Energy Provider	Membership	1,873k	1	<b>r</b> intently.co Warsaw <b>v</b>	/	X	traditional and moved by word of mouth. Thus, there are <b>not many</b>			
TAURON POLSKA ENERGIA	Energy Provider	Membership	1,909k	/.5/ m <sup>5</sup> )				digital platforms offering home services. The existing companies are			
<b>F</b> PGNi	Gas Provider	Membership	13,242k	Partner Households in 2025, corresponding	cities		X	operating in the major cities and do not have a relevant market share.			
WATERWORKS COMPANY	Municipalities	Membership	520k	to 55% of Polish households	All major cities	<b>/</b>	X	There are currently <b>no companies</b> offering membership services.			

Notes: 1) E.ON operates under its subsidiary Innogy in Poland; 2) Based on historical penetration rates; 3) Based 5) Considering that approx. 15% of the overall served households are being served by more than one potential partner since our partners include utilities, the gas monopoly PGNiG and Bosch. Sources: Companies Information, Home Serve Affinity Partners Report, SPIUG Report The market of heating appliances in Poland, Veolia Report, Hydrogen Europe, World Bank Group, Lexology

# The future of the Home Repairs & Improvements Market

A new player might change the competitive dynamics of the sector

As analysed in the previous slides, the Home Repairs & Improvements market has shown constant growth and is expected to keep growing in the upcoming years, at around a 3.5 – 5.5% CAGR in the main developed economies in North America and Europe. While these regions represented 85% of the overall home improvement sales in 2017, the share of sales in emerging markets is rapidly increasing, especially in the Asia Pacific and Middle East & Africa. The growth in developing economies is driven by urbanization, the emergence of a middle class, and demographics. Furthermore, the low labour costs and the lack of technical knowledge among consumers favours home repair and installation services in the detriment of DIY sales.

Until now, the market has been dominated by few big players such as Lowe's, Home Depot – in the DIY and professional sector –, and HomeServe, Angie

HomeServices and Frontdoor among others – in the home services providers market –. However, a new player might have come to change the competitive dynamics of the sector. Amazon, the retail giant, launched its own Home Services offering cleaning, handyman and furniture assembling services along with professional home improvement tools in 2015. The marketplace has been gaining dominance all around the globe and already ranks first as the resource used by Americans to look for products, to the point where US antitrust institutions are affirming the company represents a threat to the preservation of fair competition in the market. Up until now, Amazon does not seem to be as popular in the home repairs market yet, and after 5 years since launch it only offers home services in the US, UK and UAE. In the next years, we will see if Amazon is able to expand to other geographies and take over the already established competitors or if its growth will be appeased by antitrust measures and other marketplaces' success. Were this the case or not, it is safe to say that the retail giant might cause some tension in an already highly competitive market.

# Appendix



# Appendix I | New Affinity Partners

### Nevada

**Target Partner** Clients Served

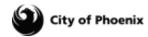


MWA



# Arizona

**Target Partner Clients Served** 











### Massachusetts

**Target Partner Clients Served** 







1.6m

# Michigan

**Target Partner Clients Served** 







# Georgia

Target Partner Clients Served







# Wisconsin

Target Partner Clients Served

Alabama









## **New York**

**Target Partner** Clients Served





# Canada

**Target Partner Clients Served** 













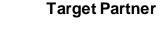
# Colorado

Target Partner Clients Served









Montgomery Water Works

& Sanitary Sewer Board



**Clients Served** 

# Spain

Target Partner Clients Served





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