

Registered number 07531688

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

**ANNUAL REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MAY 2025**



## PROPERTY CONSORTIUM (HOLDINGS) LIMITED

### COMPANY INFORMATION

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**Directors**

J Hyams  
M J Brady  
T Burroughs (appointed 13 May 2025)  
G D Gladwell  
D A Mawer (appointed 28 July 2025)  
O E Pugh  
R J Smale  
C A Corfield (resigned 12 September 2024)  
J M Clark (appointed 6 September 2024, resigned 28 July 2025)  
H J Lambert (resigned 13 May 2025)

**Registered number**

07531688

**Registered office**

Nightingale House  
East Reach  
Taunton  
Somerset  
TA1 3EN

**Independent auditors**

Bishop Fleming Audit Limited  
Chartered Accountants & Statutory Auditors  
Brook House  
Winslade Park  
Manor Drive  
Clyst St Mary  
Exeter  
EX5 1GD

## **PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

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## **PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

### **GROUP STRATEGIC REPORT FOR THE YEAR ENDED 31 MAY 2025**

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#### **Principal activities**

The Group operates through three complementary businesses providing claims services, technology and data to insurers, MGAs and related partners across the UK

Claims Consortium delivers claims handling, surveying and repair coordination services across a wide range of claim types, from straightforward, high volume claims through to technically complex and specialist cases. It represents the Group's operational delivery capability and long standing client relationships.

Synergy Cloud is the Group's proprietary technology business, providing a standalone claims workflow, cost control and assurance platform. The technology supports internal operations and is also positioned for deployment with external insurers, MGAs and claims handling businesses.

WeatherNet is the Group's specialist data and insight business, providing environmental, weather and ground condition intelligence that supports claims validation, risk assessment and technical decision making, alongside specialist external use cases.

Together, these three businesses form a diversified Group proposition combining operational delivery, pure technology capability and specialist data assets.

#### **Business model and strategy**

The Group's strategy is focused on disciplined delivery, strong governance and scalable capability across its three operating businesses.

Claims Consortium provides consistent, high quality claims services across the full claims lifecycle, supporting both routine and complex scenarios. It acts as a core revenue business and as a proof point for the Group's operating standards, controls and customer outcomes.

Synergy Cloud is developed as a pure technology platform, designed to improve control, transparency and efficiency across the claims lifecycle. The platform is used internally and offered externally, supporting future recurring revenue opportunities.

WeatherNet provides specialist data and insight that strengthens technical accuracy, validation and decision making across both internal and external applications.

The Group's strategy prioritises

- consistent customer outcomes and service quality
- robust financial and operational governance
- selective investment in technology and data where it enhances scalability, control or commercial opportunity
- sustainable profitability rather than volume led growth

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

**GROUP STRATEGIC REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MAY 2025**

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**Principal risks and uncertainties**

The Board recognises that the Group operates within a complex and regulated market. The principal risks faced by the Group include:

- claims cost inflation and supply chain management
- data quality, systems integration and information security
- client concentration and pricing dynamics
- execution risk associated with change and investment

These risks are managed through strong financial governance, operational controls, supplier oversight and ongoing investment in systems, data integrity and capability.

**Future outlook**

Following the year end, the Group has continued to strengthen its operating model, governance and technology capability.

The Board remains focused on disciplined execution, consistent service delivery and sustainable profitability. The Group is well positioned to support clients across the full range of claims activity while selectively developing its technology and data businesses.

The Board is confident that the Group's diversified model, combining claims services, pure technology and specialist data, provides a strong platform for long term value creation.

**Performance during the year**

The year ended 31 May 2025 took place against an active and evolving insurance and claims market, with continued demand for reliable delivery, technical expertise and strong governance.

During the year, the Group:

- maintained continuity of service for key clients
- preserved core revenue streams and long standing relationships
- delivered claims services across a broad range of claim types and values
- progressed investment in systems, governance and operational capability

The Board considers the Group to have demonstrated resilience and consistency during the period, while continuing to position the business for long term value creation.

## PROPERTY CONSORTIUM (HOLDINGS) LIMITED

### GROUP STRATEGIC REPORT (CONTINUED) FOR THE YEAR ENDED 31 MAY 2025

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#### Technology, automation and AI

The Group continued to develop and deploy its proprietary technology and automation capabilities during the year.

Synergy Cloud supports claims workflow, cost control, data capture, audit and reporting. The platform is designed to improve consistency, visibility and operational efficiency across the claims lifecycle.

In parallel, the Group has invested in applied artificial intelligence, including agentic capabilities embedded within the Synergy Cloud platform. These capabilities support claims handlers and operational teams across the Group through guided decision making, real time validation, assurance and workflow orchestration. The investment enhances consistency, speed and control across claims activity while maintaining clear human oversight and governance.

The Board considers technology, automation and AI to be key enablers of scalability, governance and future growth.

#### Operating businesses

##### Claims Consortium

Claims Consortium provides claims handling, surveying and repair coordination services across a broad range of claim types, from simple and high volume cases through to large, technically complex claims. Its role within the Group is to deliver consistent service quality, strong customer outcomes and robust operational control across all levels of claim complexity.

##### Synergy Cloud

Synergy Cloud is the Group's technology business, providing a proprietary claims platform designed to support control, efficiency, auditability and data driven decision making. The platform is deployed internally and offered externally to insurers, MGAs and claims handling businesses as a standalone solution.

##### WeatherNet

WeatherNet provides specialist environmental and weather related data and insight, supporting claims validation, subsidence risk assessment and technical decision making. In addition, WeatherNet provides short term and location specific weather forecasting services to film and television clients, supporting operational planning and risk mitigation.

The Board considers WeatherNet to be strategically important, providing specialist capability that enhances differentiation and technical credibility across the Group.

This report was approved by the board and signed on its behalf by

*J Hyams*

Jeremy Hyams

**J Hyams**  
Director

Date 27 February 2026

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****DIRECTORS' REPORT  
FOR THE YEAR ENDED 31 MAY 2025**

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The directors present their report and the financial statements for the year ended 31 May 2025

**Directors' responsibilities statement**

The directors are responsible for preparing the Group strategic report, the Directors' report and the consolidated financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and the Group and of the profit or loss of the Group for that period.

In preparing these financial statements, the directors are required to

- select suitable accounting policies for the Group's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and the Group and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Results and dividends**

The loss for the year, after taxation and minority interests, amounted to £1,647,895 (2024 profit £368,136)

During the year dividends of £378,000 (2024 £378,000) were paid

**Directors**

The directors who served during the year were

J Hyams  
M J Brady  
T Burroughs (appointed 13 May 2025)  
G D Gladwell  
O E Pugh  
R J Smale  
C A Corfield (resigned 12 September 2024)  
J M Clark (appointed 6 September 2024, resigned 28 July 2025)  
H J Lambert (resigned 13 May 2025)

**Future developments**

The future developments of the business and group are included within the strategic report

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MAY 2025****Engagement with employees**

The group ensures that employees are made aware of factors that affect the performance of the group and that employees are provided with information on matters which concern them. Employees are also regularly consulted to ensure that their views are considered in matters that affect their interests.

**Streamlined Energy and Carbon Reporting****Methodology and scope**

The adopted methodology used is based on the Greenhouse Gas Protocol Corporate Reporting Standard reporting on equivalent CO<sub>2</sub> emissions from organisational boundary. Information has been gathered from utility supplier invoices and transport mileage records, and collated in kWh for all corresponding UK based operations, directly owned or operated by the group (i.e. the organisational boundary). These have been converted to equivalent tonnes of carbon dioxide (tCO<sub>2</sub>e) using the published UK Government GHG Conversion Factors for Company Reporting for 2024.

**Emissions type**

Scope 1 Emissions - from activities for which the company own or control, including combustion of fuel & operation of facilities and directly operated vehicles

Scope 2 Emissions - from purchase of electricity

Scope 3 Emissions - from employee business travel for which the company does not own/control the vehicle (grey fleet)

**Global Greenhouse Gas (GHG) Emissions Summary**

Emissions type	2025		2024	
	tCO <sub>2</sub> e	kWh	tCO <sub>2</sub> e	kWh
Scope 1	41.61	179,585	81.35	338,157
Scope 2	69.4	335,185	55.8	269,560
Scope 3	224.02	75,141	5.70	25,383
Total 1, 2 & 3	335.03	589,901	142.85	633,100

**Intensity Ratios**

Revenue £44.175m

Carbon intensity 7.58 tCO<sub>2</sub>e/£m revenue

The carbon report provides the annual reporting information for the Group in compliance with reporting requirements under The Companies (Directors' Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018 to implement the UK government's policy on Streamlined Energy and Carbon Reporting (SECR). We are using this report to establish our baseline for improving our environmental performance.

During 2024/25 we have continued to change our vehicles away from diesel towards electric/hybrid and reduced occupancy in Cipher House reducing kerosene consumption. We have also reported our transport emissions based on vehicle size for better accuracy.

**Disclosure of information to auditor**

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that

- so far as the director is aware, there is no relevant audit information of which the Company and the Group's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company and the Group's auditors are aware of that information.

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MAY 2025**

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**Post balance sheet events**

There have been no significant events affecting the Group since the year end

**Auditors**

The auditors, Bishop Fleming Audit Limited, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006

This report was approved by the board and signed on its behalf by

*J Hyams*

Jeremy Hyams

J Hyams  
Director

Date 27 February 2026

## **PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

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#### **Opinion**

We have audited the financial statements of Property Consortium (Holdings) Limited (the 'Company') and its subsidiaries (the 'Group') for the year ended 31 May 2025, which comprise the Consolidated statement of comprehensive income, the , the Consolidated Statement of Financial Position, the Company Statement of Financial Position, the Consolidated Statement of Cash Flows, the Consolidated Statement of Changes in Equity, the Company Statement of Changes in Equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements

- give a true and fair view of the state of the Group's and of the Company's affairs as at 31 May 2025 and of the Group's loss for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Group's or the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

## **PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PROPERTY CONSORTIUM (HOLDINGS) LIMITED (CONTINUED)**

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#### **Other information**

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' report thereon. The directors are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### **Opinion on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Group strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements, and
- the Group strategic report and the Directors' report have been prepared in accordance with applicable legal requirements.

#### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the Group and the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Group strategic report or the Directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the Company, or returns adequate for our audit have not been received from branches not visited by us, or
- the Company financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit.

#### **Responsibilities of directors**

As explained more fully in the Directors' responsibilities statement set out on page 4, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

## PROPERTY CONSORTIUM (HOLDINGS) LIMITED

### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PROPERTY CONSORTIUM (HOLDINGS) LIMITED (CONTINUED)

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#### Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Group financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the sector, control environment and the Company's and Group's performance,
- results of our enquiries of management and the Directors, about their own identification and assessment of the risks of irregularities,
- any matters we identified having obtained and reviewed the Parent Company's and Group's documentation of their policies and procedures relating to identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance, detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud, the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations,
- the matters discussed among the audit engagement team regarding how and where fraud might occur in the financial statements and any potential indicators of fraud. As a result of these procedures, we considered the opportunities and incentives that may exist within the Parent Company and Group for fraud, which included incorrect recognition of revenue, management override of controls using manual journal entries, and identified the greatest potential for fraud as incorrect recognition of revenue and management override using manual journal entries.

We also obtained an understanding of the legal and regulatory frameworks that the Group operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the Companies Act 2006, FRS 102 and tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the Group's ability to operate or to avoid a material penalty.

Our procedures to respond to risks identified for the Parent Company and its subsidiaries, as was considered appropriate, included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements,
- reviewing the financial statement disclosures and testing to supporting documentation to assess the recognition of revenue,
- enquiring of the Directors and management concerning actual and potential litigation and claims,
- performing procedures to confirm material compliance with the requirements of the above regulations,
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud,

## PROPERTY CONSORTIUM (HOLDINGS) LIMITED

### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PROPERTY CONSORTIUM (HOLDINGS) LIMITED (CONTINUED)

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- reading minutes of director meetings, and

- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments, and assessing whether the judgements made in making accounting estimates are indicative of a potential bias

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members, and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from an error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements the less likely we are to become aware of it

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' report

#### Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed

*Bishop Fleming Audit Limited*

Mark Munro BA FCA (Senior statutory auditor)

for and on behalf of

**Bishop Fleming Audit Limited**

Chartered Accountants  
Statutory Auditors

Brook House  
Winslade Park  
Manor Drive  
Clyst St Mary  
Exeter  
EX5 1GD

27 February 2026

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 MAY 2025**

	Note	2025 £	2024 £
Turnover	4	44,175,835	53,474,119
Cost of sales		(33,858,045)	(40,284,646)
<b>Gross profit</b>		<b>10,317,790</b>	13,189,473
Administrative expenses		(11,947,447)	(12,357,308)
Other operating income		177,800	3,928
<b>Operating (loss)/profit</b>	5	<b>(1,451,857)</b>	836,093
Interest receivable and similar income	8	28,265	41,749
Interest payable and similar expenses	9	(86,223)	(9,829)
<b>(Loss)/profit before taxation</b>		<b>(1,509,815)</b>	868,013
Tax on (loss)/profit	10	150,235	(266,066)
<b>(Loss)/profit for the financial year</b>		<b>(1,359,580)</b>	601,947
<b>Total comprehensive income for the year</b>		<b>(1,359,580)</b>	601,947
<b>(Loss)/profit for the year attributable to:</b>			
Non-controlling interests		288,315	233,811
Owners of the Company		(1,647,895)	368,136
		<b>(1,359,580)</b>	601,947
<b>Total comprehensive income for the year attributable to:</b>			
Non-controlling interest		288,315	233,811
Owners of the Company		(1,647,895)	368,136
		<b>(1,359,580)</b>	601,947

The notes on pages 22 to 42 form part of these financial statements

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED**  
**REGISTERED NUMBER:07531688**

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MAY 2025**

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Intangible assets	13	4,143,233	3,675,706
Tangible assets	14	494,562	593,101
		<u>4,637,795</u>	<u>4,268,807</u>
<b>Current assets</b>			
Debtors amounts falling due within one year	16	11,552,027	8,666,701
Cash at bank and in hand	17	2,060,975	1,469,791
		<u>13,613,002</u>	<u>10,136,492</u>
Creditors amounts falling due within one year	18	(14,106,595)	(7,977,584)
<b>Net current (liabilities)/assets</b>		<u>(493,593)</u>	<u>2,158,908</u>
<b>Total assets less current liabilities</b>		<u>4,144,202</u>	<u>6,427,715</u>
Creditors amounts falling due after more than one year		-	(19,667)
<b>Provisions for liabilities</b>	23		
Deferred taxation	22	(100,514)	(338,136)
Other provisions	23	(173,304)	(173,304)
		<u>(273,818)</u>	<u>(511,440)</u>
<b>Net assets excluding pension asset</b>		<u>3,870,384</u>	<u>5,896,608</u>
<b>Net assets</b>		<u>3,870,384</u>	<u>5,896,608</u>
<b>Capital and reserves</b>			
Called up share capital	24	1,056	1,056
Share premium account		111,944	111,944
Other reserves		6,508	6,508
Retained earnings		3,228,859	5,254,754
<b>Equity attributable to owners of the Company</b>		<u>3,348,367</u>	<u>5,374,262</u>
Non-controlling interests		522,017	522,346
		<u>3,870,384</u>	<u>5,896,608</u>

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED**  
**REGISTERED NUMBER:07531688**

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)**  
**AS AT 31 MAY 2025**

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The financial statements were approved and authorised for issue by the board and were signed on its behalf by

*J Hyams*

Jeremy Hyams

**J Hyams**  
Director

Date 27 February 2026

The notes on pages 22 to 42 form part of these financial statements

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED**  
**REGISTERED NUMBER.07531688**

**COMPANY STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MAY 2025**

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Tangible assets	14	355,928	364,122
Investments	15	592,048	592,049
		<u>947,976</u>	<u>956,171</u>
<b>Current assets</b>			
Debtors amounts falling due within one year	16	15,676,239	11,879,770
Cash at bank and in hand	17	101,101	102,502
		<u>15,777,340</u>	<u>11,982,272</u>
Creditors amounts falling due within one year	18	(14,856,502)	(11,110,519)
<b>Net current assets</b>		<u>920,838</u>	<u>871,753</u>
<b>Total assets less current liabilities</b>		<u>1,868,814</u>	<u>1,827,924</u>
Creditors amounts falling due after more than one year	19	-	(19,667)
<b>Provisions for liabilities</b>			
Deferred taxation	23	2,672	2,672
		<u>2,672</u>	<u>2,672</u>
<b>Net assets excluding pension asset</b>		<u>1,871,486</u>	<u>1,810,929</u>
<b>Net assets</b>		<u>1,871,486</u>	<u>1,810,929</u>
<b>Capital and reserves</b>			
Called up share capital	24	1,056	1,056
Share premium account		111,944	111,944
Profit and loss account brought forward		1,697,929	1,396,438
Profit for the year		438,557	679,491
Other changes in the profit and loss account		(378,000)	(378,000)
Profit and loss account carried forward		<u>1,758,486</u>	<u>1,697,929</u>
		<u>1,871,486</u>	<u>1,810,929</u>

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED**  
**REGISTERED NUMBER.07531688**

**COMPANY STATEMENT OF FINANCIAL POSITION (CONTINUED)**  
**AS AT 31 MAY 2025**

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The financial statements were approved and authorised for issue by the board and were signed on its behalf by

*J Hyams*

Jeremy Hyams

**J Hyams**  
Director

Date 27 February 2026

The notes on pages 22 to 42 form part of these financial statements

PROPERTY CONSORTIUM (HOLDINGS) LIMITED

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 MAY 2025

	Called up share capital £	Share premium £	Other reserves £	Retained earnings £	Total £	Non- controlling interests £	Total equity £
<b>At 1 June 2023</b>	1,056	111,944	6,508	5,264,618	5,384,126	538,135	5,922,261
<b>Comprehensive income for the year</b>	-	-	-	368,136	368,136	233,811	601,947
<b>Profit for the year</b>	-	-	-	-	-	-	-
<b>Other comprehensive income for the year</b>	-	-	-	-	-	-	-
<b>Total comprehensive income for the year</b>	-	-	-	368,136	368,136	233,811	601,947
<b>Contributions by and distributions to owners</b>	-	-	-	(378,000)	(378,000)	(249,600)	(627,600)
<b>Dividends: Equity capital</b>	-	-	-	(378,000)	(378,000)	(249,600)	(627,600)
<b>Total transactions with owners</b>	-	-	-	(378,000)	(378,000)	(249,600)	(627,600)
<b>At 1 June 2024</b>	1,056	111,944	6,508	5,254,754	5,374,262	522,346	5,896,608
<b>Comprehensive Income for the year</b>	-	-	-	(1,647,895)	(1,647,895)	288,315	(1,359,580)
<b>Loss for the year</b>	-	-	-	(1,647,895)	(1,647,895)	288,315	(1,359,580)
<b>Other comprehensive income for the year</b>	-	-	-	-	-	-	-
<b>Total comprehensive income for the year</b>	-	-	-	(1,647,895)	(1,647,895)	288,315	(1,359,580)
<b>Contributions by and distributions to owners</b>	-	-	-	(1,647,895)	(1,647,895)	288,315	(1,359,580)

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (CONTINUED)  
FOR THE YEAR ENDED 31 MAY 2025**

Dividends	Equity capital					
-	-	-	(378,000)	(378,000)	(288,644)	(666,644)
<b>Total transactions with owners</b>						
-	-	-	(378,000)	(378,000)	(288,644)	(666,644)
<b>At 31 May 2025</b>		<b>1,056</b>	<b>111,944</b>	<b>6,508</b>	<b>3,228,859</b>	<b>3,348,367</b>
						<b>522,017</b>
						<b>3,870,384</b>

The notes on pages 22 to 42 form part of these financial statements

PROPERTY CONSORTIUM (HOLDINGS) LIMITED

COMPANY STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 MAY 2025

	Called up share capital £	Share premium account £	Profit and loss account £	Total equity £
<b>At 1 June 2023</b>	1,056	111,944	1,396,438	1,509,438
<b>Comprehensive income for the year</b>	-	-	679,491	679,491
<b>Profit for the year</b>	-	-	679,491	679,491
<b>Other comprehensive income for the year</b>	-	-	-	-
<b>Total comprehensive income for the year</b>	-	-	679,491	679,491
<b>Contributions by and distributions to owners</b>	-	-	(378,000)	(378,000)
<b>Dividends: Equity capital</b>	-	-	(378,000)	(378,000)
<b>Total transactions with owners</b>	-	-	(378,000)	(378,000)
<b>At 1 June 2024</b>	1,056	111,944	1,697,929	1,810,929
<b>Comprehensive income for the year</b>	-	-	438,557	438,557
<b>Profit for the year</b>	-	-	438,557	438,557
<b>Other comprehensive income for the year</b>	-	-	-	-
<b>Total comprehensive income for the year</b>	-	-	438,557	438,557

PROPERTY CONSORTIUM (HOLDINGS) LIMITED

COMPANY STATEMENT OF CHANGES IN EQUITY (CONTINUED)  
FOR THE YEAR ENDED 31 MAY 2025

<b>Contributions by and distributions to owners</b>			
Dividends	Equity capital		
-	-	(378,000)	(378,000)
<b>Total transactions with owners</b>			
-	-	(378,000)	(378,000)
<b>At 31 May 2025</b>	<b>1,056</b>	<b>111,944</b>	<b>1,758,486</b>
			<b>1,871,486</b>

The notes on pages 22 to 42 form part of these financial statements

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MAY 2025**

	2025 £	2024 £
(Loss)/profit for the financial year	(1,359,580)	601,947
<b>Cash flows from operating activities</b>		
Amortisation of intangible assets	374,784	-
Depreciation of tangible assets	110,786	573,255
Interest paid	86,223	-
Interest received	(28,265)	(41,749)
Tax paid	(237,622)	152,516
Decrease in debtors	1,080,033	1,696,829
(Decrease) in creditors	(600,917)	(1,476,502)
Increase in provisions	-	12,774
<b>Net cash generated from operating activities</b>	<b>(574,558)</b>	<b>1,519,070</b>
<b>Cash flows from investing activities</b>		
Purchase of intangible fixed assets	(842,311)	(794,369)
Purchase of tangible fixed assets	(12,247)	(122,945)
Interest received	28,265	41,749
<b>Net cash from investing activities</b>	<b>(826,293)</b>	<b>(875,565)</b>
<b>Cash flows from financing activities</b>		
Loan repayments in year	(19,667)	(15,766)
Equity dividends paid	(378,000)	(378,000)
Interest paid	(86,223)	-
Dividends paid to non-controlling interests	(288,644)	(249,600)
Amounts introduced by members	-	26,404
Other transactions with members	-	(23,987)
<b>Net cash used in financing activities</b>	<b>(772,534)</b>	<b>(640,949)</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(2,173,385)</b>	<b>2,556</b>
Cash and cash equivalents at beginning of year	1,454,086	1,467,235
<b>Cash and cash equivalents at the end of year</b>	<b>(719,299)</b>	<b>1,469,791</b>
<b>Cash and cash equivalents at the end of year comprise.</b>		
Cash at bank and in hand	(719,299)	1,469,791
	<b>(719,299)</b>	<b>1,469,791</b>

The notes on pages 22 to 42 form part of these financial statements

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****FOR THE YEAR ENDED 31 MAY 2025**

	<b>At 1 June 2024 £</b>	<b>Cash flows £</b>	<b>At 31 May 2025 £</b>
Cash at bank and in hand	1,469,791	591,184	2,060,975
Bank overdrafts	(15,705)	(2,764,569)	(2,780,274)
Debt due after 1 year	(19,667)	19,667	-
Debt due within 1 year	-	(11,212)	(11,212)
	<u>1,434,419</u>	<u>(2,164,930)</u>	<u>(730,511)</u>

The notes on pages 22 to 42 form part of these financial statements

## **PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2025**

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#### **1. Statutory Information**

Property Consortium (Holdings) Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the General Information page.

#### **2 Accounting policies**

##### **2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires Group management to exercise judgment in applying the Group's accounting policies (see note 3).

The Company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of comprehensive income in these financial statements.

The following principal accounting policies have been applied:

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025****2 Accounting policies (continued)****2.2 Basis of consolidation**

The consolidated financial statements present the results of the Company and its own subsidiaries ("the Group") as if they form a single entity. Intercompany transactions and balances between group companies are therefore eliminated in full.

The consolidated financial statements incorporate the results of business combinations using the purchase method. In the Statement of financial position, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair values at the acquisition date. The results of acquired operations are included in the Consolidated statement of comprehensive income from the date on which control is obtained.

Goodwill arising on the acquisition of an entity represents the excess of the cost of acquisition over the company's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities of the entity recognised at the date of acquisition. Goodwill is initially recognised as an asset at cost and is subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is amortised over its useful life.

Intra-group losses are also eliminated but may include an impairment that requires recognition in the consolidated financial statements.

Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the group. Non-controlling interests in the net assets of the consolidated subsidiaries are identified separately from the group's equity therein. Non-controlling interests consist of the amount of those interests at the date of the original business combination and the non-controlling shareholder's share of changes in equity since the date of the combination.

Investments in subsidiaries are accounted for at cost less impairment in the company financial statements.

**Audit exemption for subsidiaries**

For the year ended 31 May 2025, the following subsidiaries of the Group were entitled to exemption from audit of their individual accounts under Section 479A of the Companies Act 2006 relating to subsidiary companies:

<b>Subsidiary name</b>	<b>Registration number</b>
Property Consortium UK Limited	03164160
Building Claims Services Limited	04709944
Property Consortium Drainage Limited	07018620
Digital Claims Services Limited	08948101
Motor Claim Service Limited	09363367
Claims Consortium Adjusting Limited	12084763
Weathermet Limited	03135129
Roger Rich & Co Limited	10883370

## PROPERTY CONSORTIUM (HOLDINGS) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2025

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#### 2 Accounting policies (continued)

##### 2.3 Going concern

The Directors have assessed the Group's ability to continue as a going concern for a period of at least 12 months from the date of approval of the financial statements

In making this assessment, the Directors have considered the Group's financial forecasts, liquidity position and available resources, together with the Group's operating model, governance framework and control environment

Based on this assessment, the Directors are satisfied that the Group has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the financial statements have been prepared on a going concern basis

The Directors consider that there are no material uncertainties that would cast significant doubt on the Group's ability to continue as a going concern

##### 2.4 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

##### Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Group will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably

##### 2.5 Operating leases – the Group as lessee

Rentals paid under operating leases are charged to profit or loss on a straight-line basis over the lease term

##### 2.6 Pensions

##### DEFINED CONTRIBUTION PENSION PLAN

The Group operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Group pays fixed contributions into a separate entity. Once the contributions have been paid, the Group has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of financial position. The assets of the plan are held separately from the Group in independently administered funds.

## PROPERTY CONSORTIUM (HOLDINGS) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2025

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#### 2. Accounting policies (continued)

##### 2.7 Current and deferred taxation

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company and the Group operate and generate income

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting date, except that

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits,
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met, and
- Where they relate to timing differences in respect of interests in subsidiaries, associates, branches and joint ventures and the Group can control the reversal of the timing differences and such reversal is not considered probable in the foreseeable future

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date

## PROPERTY CONSORTIUM (HOLDINGS) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2025

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#### 2. Accounting policies (continued)

##### 2.8 Intangible assets

###### GOODWILL

Goodwill represents the difference between amounts paid on the cost of a business combination and the acquirer's interest in the fair value of the Group's share of its identifiable assets and liabilities of the acquiree at the date of acquisition. Subsequent to initial recognition, goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is amortised on a straight-line basis to the Consolidated statement of comprehensive income over its useful economic life.

###### OTHER INTANGIBLE ASSETS

Intellectual property being patents and licenses are held at historical cost less accumulated amortisation.

Internally generated software development costs that are directly attributable to the design and testing of identifiable and unique products controlled by the company are recognised as intangible assets when the following criteria are met:

- 1) it is technically feasible to complete the project so that it will be available for use,
- 2) management intends to complete the project and use or sell it,
- 3) there is an ability to use or sell the project,
- 4) it can be demonstrated how the project will generate probable future economic benefits,
- 5) adequate technical, financial and other resources to complete the development and to use or sell the project are available, and
- 6) the expenditure attributable to the project during its development can be reliably measured.

Other development expenditure that does not meet these criteria is recognised as an expense as incurred. Development costs previously recognised as an expense are not recognised as an asset in a subsequent period.

Once a project is completed it is amortised over an appropriate useful economic life.

The estimated useful lives range as follows:

Software development	-	10% straight line
Goodwill	-	between 6.66% and 20% straight line
Other intangible fixed assets	-	10% straight line

##### 2.9 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

## PROPERTY CONSORTIUM (HOLDINGS) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2025

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#### 2 Accounting policies (continued)

##### 2.9 Tangible fixed assets (CONTINUED)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives,

Depreciation is provided on the following basis

Freehold land and buildings	- 2% on cost
Short-term leasehold	- 10% on cost, 20% on cost and 25% on cost
Motor vehicles	- 20% on cost and 25% on reducing balance
Fixtures and fittings	- 15% on cost, 20% on cost, 25% on cost, 33% on cost and 25% on reducing balance
Computer equipment	- 20% on cost and 33% on cost

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss

##### 2.10 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment

Investments in unlisted Group shares, whose market value can be reliably determined, are remeasured to market value at each reporting date. Gains and losses on remeasurement are recognised in the Consolidated statement of comprehensive income for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment

Investments in listed company shares are remeasured to market value at each reporting date. Gains and losses on remeasurement are recognised in profit or loss for the period

##### 2.11 Provisions for liabilities

Provisions are recognised when an event has taken place that gives rise to a legal or constructive obligation, a transfer of economic benefits is probable and a reliable estimate can be made

Provisions are measured as the best estimate of the amount required to settle the obligation, taking into account the related risks and uncertainties

Increases in provisions are generally charged as an expense to profit or loss

## PROPERTY CONSORTIUM (HOLDINGS) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2025

#### 2 Accounting policies (continued)

##### 2.12 Financial instruments

The company only holds basic financial instruments as defined in FRS 102. The financial assets and financial liabilities and their measurement basis are as follows:

Financial assets - trade debtors, amounts recoverable on contracts, amounts owed by group undertakings and other debtors are basic financial instruments and are debt instruments measured at amortised cost. Prepayments are not financial instruments.

Cash at bank - is classified as a basic financial instrument and is measured at face value.

Financial liabilities - trade creditors, amounts owed to group undertakings, accrued expenses and other creditors are financial instruments, and are measured at amortised cost. Taxation and social security and corporation tax creditors are not included in the financial instrument disclosure definition.

##### 2.13 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

#### 3 Judgments in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the amounts recognised in the financial statements. Judgements and estimates are reviewed on an ongoing basis and are based on historical experience and other relevant factors. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to carrying amounts of assets and liabilities in future periods are set out below:

##### Gross amounts due from customers for contract work and accrued contract expenses

Management assesses the completion stage of individual contracts and applies this to apportion the income and costs of contracts which are ongoing at the balance sheet date. It is an inherent risk that the stage of completion estimate may not, due to a number of differing reasons, accurately reflect the actual position at the year end and if incorrect profits may be under or overstated. Contract income and costs could also vary from those forecast. Management applies their knowledge of the industry and claims history in determining appropriate estimates and a consistent methodology is adopted.

#### 4. Turnover

The turnover and profit before taxation are attributable to the one principal activity of the group.

An analysis of turnover by class of business is as follows:

	2025 £	2024 £
Sales of services	44,175,835	53,474,119
	<u>44,175,835</u>	<u>53,474,119</u>

All turnover arose within the United Kingdom.

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025**

**5 Operating (loss)/profit**

The operating (loss)/profit is stated after charging

	<b>2025</b>	2024
	£	£
Hire of plant and machinery	<b>291,733</b>	225,282
Other operating lease rentals	<b>244,902</b>	274,083
Depreciation - owned assets	<b>109,306</b>	124,105
Goodwill amortisation	<b>24,359</b>	141,340
Patents and licenses amortisation	-	604
Internally generated software development costs amortised	<b>350,425</b>	307,205
Auditors remuneration	<b>35,000</b>	33,250

**6 Employees**

Staff costs, including directors' remuneration, were as follows

	<b>Group</b>	Group	<b>Company</b>	Company
	<b>2025</b>	2024	<b>2025</b>	2024
	£	£	£	£
Wages and salaries	<b>9,717,464</b>	10,491,226	<b>706,902</b>	606,111
Social security costs	<b>905,509</b>	922,023	<b>76,650</b>	62,779
Other pension costs	<b>352,899</b>	214,806	<b>36,931</b>	53,023
	<b>10,975,872</b>	11,628,055	<b>820,483</b>	721,913

The average monthly number of employees, including the directors, during the year was as follows

	<b>2025</b>	2024
	No.	No
Administration and support	<b>149</b>	96
Sales	<b>105</b>	228
Other departments	<b>32</b>	8
	<b>286</b>	332

The Company has no employees other than the directors, who did not receive any remuneration (2024 *ENIL*)

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025****7 Directors' remuneration**

	2025 £	2024 £
Directors' emoluments	641,257	552,841
	<u>641,257</u>	<u>552,841</u>

The highest paid director received remuneration of £NIL (2024. £NIL).

The value of the Group's contributions paid to a defined contribution pension scheme in respect of the highest paid director amounted to £NIL (2024 £NIL)

The value of the Group's contributions paid to a defined benefit pension scheme in respect of the highest paid director amounted to £NIL (2024 £NIL)

**8. Interest receivable**

	2025 £	2024 £
Other interest receivable	28,265	41,749
	<u>28,265</u>	<u>41,749</u>

**9 Interest payable and similar expenses**

	2025 £	2024 £
Bank interest payable	86,223	4,303
Bank loan interest payable	-	5,526
	<u>86,223</u>	<u>9,829</u>

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025****10 Taxation**

	2025 £	2024 £
<b>CORPORATION TAX</b>		
Current tax on profits for the year	(150,235)	266,066
	<u>(150,235)</u>	<u>266,066</u>
<b>TOTAL CURRENT TAX</b>	<u>(150,235)</u>	<u>266,066</u>
<b>DEFERRED TAX</b>		
<b>TOTAL DEFERRED TAX</b>	<u>-</u>	<u>-</u>
	<u>(150,235)</u>	<u>266,066</u>

**Factors affecting tax charge for the year**

The tax assessed for the year is lower than (2024 higher than) the standard rate of corporation tax in the UK of 25% (2024 25%) The differences are explained below

	2025 £	2024 £
(Loss)/profit on ordinary activities before tax	(1,509,815)	868,013
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 25% (2024 25%)	(467,721)	217,003
<b>EFFECTS OF</b>		
Tax increase/(decrease) from unrelieved tax losses carried forward	317,486	49,063
<b>TOTAL TAX CHARGE FOR THE YEAR</b>	<u>(150,235)</u>	<u>266,066</u>

**11. Individual income statement**

As permitted by Section 408 of the Companies Act 2006, the Income Statement of the parent company is not presented as part of these financial statements

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025****12. Dividends**

	2025 £	2024 £
Ordinary shares of £1 each Interim	378,000	378,000
	<u>378,000</u>	<u>378,000</u>

**13 Intangible assets****Group and Company**

	Goodwill £	Patents and licenses £	Internally generated software development costs £	Total £
<b>COST</b>				
At 1 June 2024	1,675,444	10,000	3,474,765	5,160,209
Additions	-	-	842,311	842,311
At 31 May 2025	<u>1,675,444</u>	<u>10,000</u>	<u>4,317,076</u>	<u>6,002,520</u>
<b>AMORTISATION</b>				
At 1 June 2024	750,904	10,000	723,599	1,484,503
Charge for the year on owned assets	24,359	-	350,425	374,784
At 31 May 2025	<u>775,263</u>	<u>10,000</u>	<u>1,074,024</u>	<u>1,859,287</u>
<b>NET BOOK VALUE</b>				
At 31 May 2025	<u>900,181</u>	-	<u>3,243,052</u>	<u>4,143,233</u>
At 31 May 2024	<u>924,540</u>	-	<u>2,751,166</u>	<u>3,675,706</u>

## PROPERTY CONSORTIUM (HOLDINGS) LIMITED

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025

## 14 Tangible fixed assets

## Group

	Freehold land and buildings £	Short-term leasehold land and buildings £	Fixtures and fittings £	Motor vehicles £	Computer equipment £
<b>COST OR VALUATION</b>					
At 1 June 2024	458,671	396,846	1,659,650	49,468	114,054
Additions	-	-	-	-	12,247
Disposals	-	-	-	-	(1,480)
At 31 May 2025	<u>458,671</u>	<u>396,846</u>	<u>1,659,650</u>	<u>49,468</u>	<u>124,821</u>
<b>DEPRECIATION</b>					
At 1 June 2024	94,549	299,393	1,563,871	43,418	84,357
Charge for the year on owned assets	4,980	34,312	4,396	1,640	65,458
Disposals	-	-	-	-	(1,480)
At 31 May 2025	<u>99,529</u>	<u>333,705</u>	<u>1,568,267</u>	<u>45,058</u>	<u>148,335</u>
<b>NET BOOK VALUE</b>					
At 31 May 2025	<u>359,142</u>	<u>63,141</u>	<u>91,383</u>	<u>4,410</u>	<u>(23,514)</u>
At 31 May 2024	<u>364,122</u>	<u>97,453</u>	<u>95,779</u>	<u>6,050</u>	<u>29,697</u>

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025****14 Tangible fixed assets (continued)**

	<b>Total £</b>
<b>COST OR VALUATION</b>	
At 1 June 2024	2,678,689
Additions	12,247
Disposals	(1,480)
At 31 May 2025	<u>2,689,456</u>
<b>DEPRECIATION</b>	
At 1 June 2024	2,085,588
Charge for the year on owned assets	110,786
Disposals	(1,480)
At 31 May 2025	<u>2,194,894</u>
<b>NET BOOK VALUE</b>	
At 31 May 2025	<u>494,562</u>
At 31 May 2024	<u>593,101</u>

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025****14 Tangible fixed assets (continued)****Company**

	<b>Freehold land and buildings £</b>
<b>COST OR VALUATION</b>	
At 1 June 2024	458,671
At 31 May 2025	<u>458,671</u>
<b>DEPRECIATION</b>	
At 1 June 2024	94,549
Charge for the year on owned assets	8,194
At 31 May 2025	<u>102,743</u>
<b>NET BOOK VALUE</b>	
At 31 May 2025	<u><u>355,928</u></u>
At 31 May 2024	<u><u>364,122</u></u>

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025****14 Tangible fixed assets (continued)****15 Fixed asset investments****Company**

	<b>Investments in subsidiary companies £</b>
<b>COST OR VALUATION</b>	
At 1 June 2024	592,049
At 31 May 2025	<u>592,049</u>
<b>NET BOOK VALUE</b>	
At 31 May 2025	<u>592,049</u>
At 31 May 2024	<u>592,049</u>

The aggregate of the share capital and reserves as at 31 May 2025 and the profit or loss for the year ended on that date for the subsidiary undertaking was as follows

**16 Debtors**

	<b>Group 2025 £</b>	<b>Group 2024 £</b>	<b>Company 2025 £</b>	<b>Company 2024 £</b>
Trade debtors	2,661,100	4,374,514	33,600	100,800
Amounts owed by group undertakings	-	-	14,914,249	11,629,574
Other debtors	1,354,594	654,119	728,363	149,371
Prepayments and accrued income	158,357	225,451	27	25
Gross amounts due from customers for contract work	7,377,976	3,412,617	-	-
	<u>11,552,027</u>	<u>8,666,701</u>	<u>15,676,239</u>	<u>11,879,770</u>

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025**

**17 Cash and cash equivalents**

	<b>Group 2025 £</b>	<b>Group 2024 £</b>	<b>Company 2025 £</b>	<b>Company 2024 £</b>
Cash at bank and in hand	2,060,975	1,469,791	101,101	102,502
Less bank overdrafts	(2,780,274)	(15,705)	(1,242,696)	(15,705)
	<u>(719,299)</u>	<u>1,454,086</u>	<u>(1,141,595)</u>	<u>86,797</u>

**18 Creditors: amounts falling due within one year**

	<b>Group 2025 £</b>	<b>Group 2024 £</b>	<b>Company 2025 £</b>	<b>Company 2024 £</b>
Bank overdrafts	2,780,274	15,705	1,242,696	15,705
Trade creditors	2,693,851	2,756,330	194	18,328
Amounts owed to group undertakings	-	-	12,098,558	9,749,020
Taxation and social security	1,178,579	1,626,888	828,040	1,214,638
Other creditors	1,656,914	1,199,584	591,170	6,984
Accruals and deferred income	5,796,977	2,379,077	95,844	105,844
	<u>14,106,595</u>	<u>7,977,584</u>	<u>14,856,502</u>	<u>11,110,519</u>

Amounts owed to group undertakings (in the company accounts) are unsecured and repayable on demand

**19 Creditors: amounts falling due after more than one year**

	<b>Group 2025 £</b>	<b>Group 2024 £</b>	<b>Company 2025 £</b>	<b>Company 2024 £</b>
Bank loans	-	19,667	-	19,667
	<u>-</u>	<u>19,667</u>	<u>-</u>	<u>19,667</u>

Please provide details of the terms of payment or repayment and the rates of any interest payable on the amounts repayable more than five years after the reporting date

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025****20. Loans**

Analysis of the maturity of loans is given below

	<b>Group 2025 £</b>	<b>Group 2024 £</b>	<b>Company 2025 £</b>	<b>Company 2024 £</b>
<b>AMOUNTS FALLING DUE 1-2 YEARS</b>				
Bank loans	-	17,332	-	17,332
	<u>-</u>	<u>17,332</u>	<u>-</u>	<u>17,332</u>
<b>AMOUNTS FALLING DUE 2-5 YEARS</b>				
Bank loans	-	2,335	-	2,335
	<u>-</u>	<u>2,335</u>	<u>-</u>	<u>2,335</u>
	<u>-</u>	<u>19,667</u>	<u>-</u>	<u>19,667</u>

**21 Leasing agreements**

Minimum lease payments fall due as follows

	<b>Group 2025 £</b>	<b>Group 2024 £</b>	<b>Company 2025 £</b>	<b>Company 2024 £</b>
Within one year	<b>280,833</b>	248,773	<b>2,254</b>	18,000
Between 1-5 years	<b>317,867</b>	212,011	<b>4,508</b>	21,600
	<u><b>598,700</b></u>	<u>460,784</u>	<u><b>6,762</b></u>	<u>39,600</u>

The amount of non-cancellable operating lease payments recognised as an expense during the year was £18,000 (2024 £18,000)

**22 Deferred taxation**

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025**

**22 Deferred taxation (continued)**

**Group**

	2025 £	2024 £
At beginning of year	(338,136)	(338,136)
Charged to profit or loss	237,622	-
<b>AT END OF YEAR</b>	<b>(100,514)</b>	<b>(338,136)</b>

**Company**

	2025	2024
<b>AT END OF YEAR</b>	<b>-</b>	<b>-</b>
	<b>Group</b>	<b>Group</b>
	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Accelerated capital allowances	(100,514)	(338,136)
	<b>(100,514)</b>	<b>(338,136)</b>

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025**

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**23. Provisions**

**Group**

	<b>Other provisions £</b>
At 1 June 2024	<b>173,304</b>
<b>AT 31 MAY 2025</b>	<b><u>173,304</u></b>

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025**

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**23 Provisions (continued)**

**24 Share capital**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>ALLOTTED, CALLED UP AND FULLY PAID</b>		
1,056 (2024 1,056) Ordinary shares of £1 00 each	<b>1,056</b>	<b>1,056</b>
	<u>1,056</u>	<u>1,056</u>

**25. Pension commitments**

The group operates a defined benefit contribution pension scheme. The pension charge for the year represents contributions payable to the scheme and amounted to £352,899 (2024 £353,710).

Contributions totalling £63,661 (2024 £71,113) were payable to the scheme at the end of the year and are included in creditors.

**PROPERTY CONSORTIUM (HOLDINGS) LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2025****26. Directors' advances, credits and guarentees**

	2025 £	2024 £
<b>J Hyams</b>		
Balance outstanding at start of year	75	2,163
Amounts advanced	-	-
Amounts repaid	(75)	(2,088)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	-	75
<b>M J Brady</b>		
Balance outstanding at start of year	112,000	112,000
Amounts advanced	233	-
Amounts repaid	-	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	112,233	112,000
<b>H J Lambert</b>		
Balance outstanding at start of year	(31)	36
Amounts advanced	-	41
Amounts repaid	(521)	(108)
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	(552)	(31)
<b>O E Pugh</b>		
Balance outstanding at start of year	500	500
Amounts advanced	-	-
Amounts repaid	(500)	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	-	500

**27. Related party transactions**

During the year dividends of £378,000 (2024 £378,000) were paid to the directors

Rent totalling £69,000 (2024 £69,000) was paid for the lease of a property partly owned by a director and his pension fund

**28 Ultimate controlling party**

The ultimate controlling party is Jeremy Hyams