



GUARDIAN SERVICES

PROVIDING PROTECTION BY OCCUPATION



www.vps-guardians.co.uk

020 8236 7688



VPS are the specialists in protecting, managing and monitoring Europe's property and sites. We are able to offer a full end-to-end solution for all your vacant property needs.

**Trusted
to be there
when you
need us.**

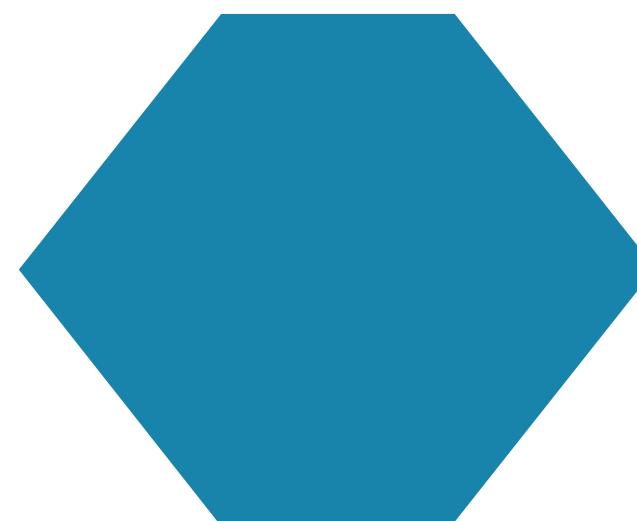
WHO WE ARE

VPS are the vacant property, site security and property services specialists. We lead the European vacant property services market, providing a full suite of specialist solutions across the complete property lifecycle, as well as offering a wide range of services covering remote sites and occupied property.

Our customers include social housing organisations and a wide range of commercial operators, such as property managers, retailers, industrial, construction and infrastructure companies.

With a national network of 24 depots in the UK we are well equipped to deliver comprehensive and responsive 24/7 support, 365 days a year.

We currently protect and manage over 50,000 sites across the UK and Europe, with operations in France, The Netherlands, Germany, Spain and Italy.



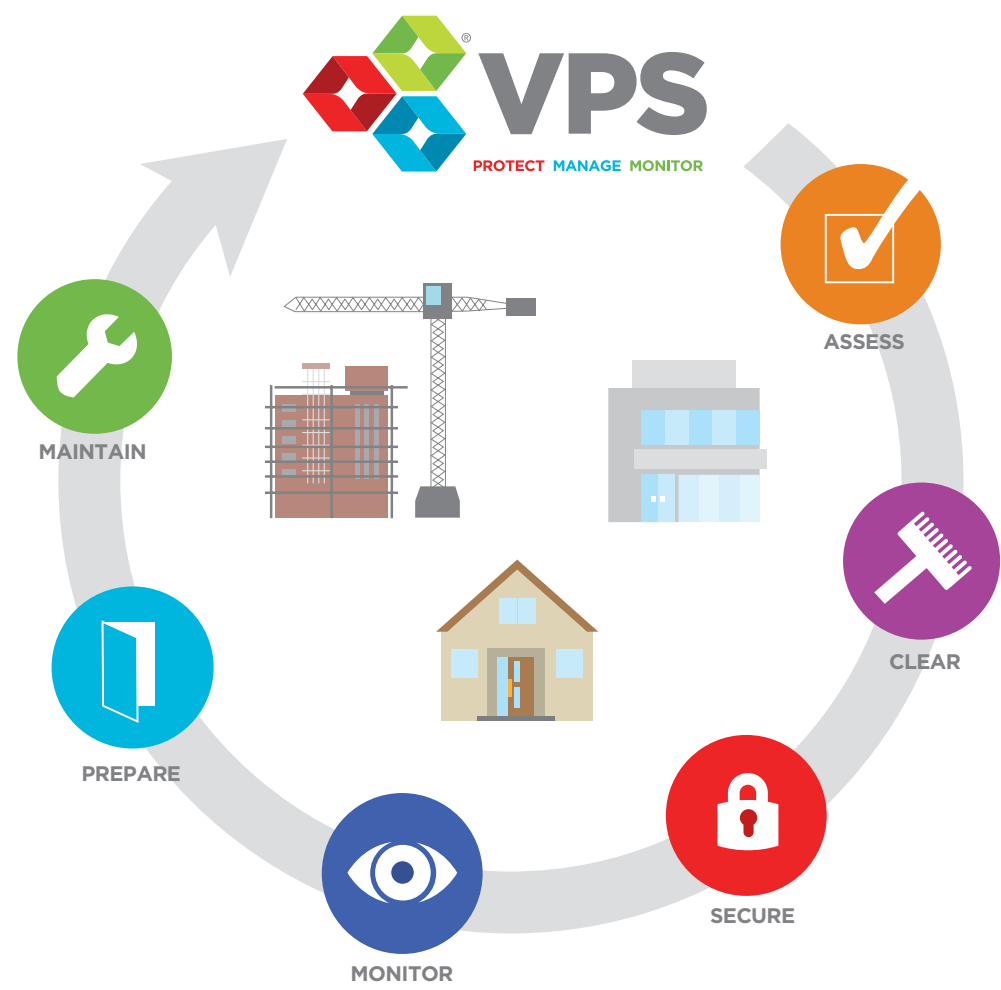
WHAT WE DO

MANAGING THE PROPERTY LIFE CYCLE

Everything we do at VPS is driven by our desire to help you manage your property throughout its lifecycle. Our core services cover the property lifecycle from initial risk assessment, through to security, cleaning, preparation and maintenance.

Our 5 divisions provide a complete range of services and offer flexible, tailor-made and cost-effective solutions, no matter what size or how complex your property or needs.

- Property Solutions
- Site Security
- Grounds Services
- Guardian Services
- Glazing, Doors & Locks



GUARDIANS - SOCIALLY RESPONSIBLE PROPERTY PROTECTION

Across the UK there are thousands of vacant properties.

Not only do empty properties affect property values in the area but also it's expensive for owners to leave them vacant and to keep them secure.

Customers rely on VPS to reduce the true cost of managing these properties and minimise its effect on the surrounding community.

Our Guardian Service provides protection by occupation, providing a cost-effective way to keep your property safe, secure and maintained to a high standard.



GUARDIANS - MAKING ACTIVE USE OF YOUR VACANT PROPERTY AND SITES

RESIDENTIAL

Having an empty residential property for a prolonged period of time can be worrying for property owners who are often fearful of damage to their possessions or buildings. VPS Residential Guardian Services can put your mind at ease by providing a complete service to help ensure that your vacant property is looked after, and not left vulnerable.

Whether you are planning to be abroad for a long time, trying to sell your vacant property or going through a lengthy planning application, having an empty house can be costly in terms of losing out on potential income as well as leaving it vulnerable to intruders and damage.

VPS Residential Guardian Services can provide a cheaper and safer alternative to boarding up windows or investing in expensive security options. Well selected and vetted Guardians will be placed in your property providing an effective deterrent to intruders, as well as helping prevent damage caused by unexpected incidents such as burst pipes.

VPS can also help protect your property prior to Guardian occupation by providing lock changes, temporary alarms and a regular inspection.

COMMERCIAL

VPS Commercial Guardian Services provide a cost-effective way to secure your vacant commercial property from unauthorised entry, vandalism, asset stripping and squatters.

Vacant commercial properties are at significant risk from intruders and damage resulting in expensive restoration work. Burst pipes and pest infestation can also go unnoticed causing further disruption, delays and expense.

VPS can help remove these problems by introducing a Guardian to look after the property. Guardians can be put into void properties, providing a visual deterrent to intruders but also helping to ensure that the property is looked after, making it much easier and cheaper to bring it back into use.

VPS complete a thorough inspection of the property and carry out all necessary work to ensure it complies with HMO legislation before a Guardian is placed into the property. We will also install all welfare facilities, including kitchens and washing amenities, ensuring the whole process is taken care of, causing no disruption to you.

During periods before and after Guardian occupancy, a VPS SmartAlarm® can also be put in place for extra security to help detect intruders, flooding or fire.

POP-UP BUSINESSES

Not all commercial properties are suitable for live-in Guardians. However, some vacant commercial properties are well suited to the growing trend for “pop-up” businesses.

When we conduct our initial property inspection, we may suggest a pop-up business solution as an option. This allows one or two other businesses, such as a coffee shop or art gallery, to lease the property temporarily.

Not only will you benefit from our enhanced business rate mitigation programme, but your property will be well looked after making it easy to return to with little to no restoration work required.

PARKING

For vacant properties with adjoining land, our car parking solution can offer an additional way to do more with your vacant space. VPS can undertake a detailed local survey to assess predicted occupancy levels, and if the site is deemed suitable, we can get to work setting up your space as a car park.

VPS partner with a number of established parking specialists who provide the necessary infrastructure to run the car park. We can provide a number of different options to facilitate parking payments, including ANPR cameras, web-based, text and meter payment solutions. Our aim is to ensure that the car park is up and running as quickly and efficiently as possible.

Where vacant space is being used for parking, it can become a real income generator for you as well as effectively deterring vandalism. We use a transparent profit sharing model allowing you to receive regular monthly commission payments.



ADDITIONAL SERVICES

BUSINESS RATE MITIGATION

When a commercial property remains vacant, the property owner is liable for unoccupied property business rates. VPS Guardian Services provide a solution that not only helps keep your property safe and secure whilst vacant, but can also save you almost 100% of business rates by changing the status of the property from vacant to occupied. VPS will carry out this process for you, making the necessary applications, and will only take the agreed fee if the application is successful and your rates are mitigated.

INSURANCE

When a property is declared as unoccupied, insurance costs can significantly increase. VPS have strong relationships with many insurers and can help reduce these costs with one of our selected partners offering premiums with up to 50% discount.

Whether your property is commercial or residential, VPS will ensure that you have the correct policies in place for your building using one of their approved insurers.

For property Guardians, VPS also offer an intuitive web portal making it easy to purchase contents insurance, ensuring their possessions are insured for the duration of their stay in the property.

GUARDIAN SELECTION

We help ensure the quality of our property Guardians by offering a professional service, and being selective with the properties we place Guardians in, brings in a higher calibre of Guardian.

We pride ourselves on our industry-leading vetting and selection process, ensuring the superiority of the individuals living in your property.

To qualify to become a VPS Guardian, candidates must have:

- DBS (formerly CRB) check
- 2 years of references
- Credit and employment history check
- Employment status checks: our Guardians must be employed and earning a salary in excess of £16,000 per annum
- Additionally, we interview all candidates, to gauge character

Our Guardian screening is carried out by Experian and conducted to BS 7578 standard.

In return, we offer a superior level of service to our Guardians, providing a comfortable living environment and at least one month's notice period when the time comes to vacate the property. In addition, upon exit, we will endeavour to rehouse Guardians so they do not need to look elsewhere. Retaining Guardians for many years helps us to build our Guardian portfolio through positive word-of-mouth.



GUARDIANS VS TENANCY?

Unlike a tenancy agreement, you'll have absolute access to your property at all times without notice, while 24 hours' notice is required for 3rd party access.

What's more, in most cases change of use consent is not required since Guardians are simply an option for interim protection.

WHAT TO EXPECT



1. ASSESS

- VPS complete a thorough inspection of the property
- With over 20 years' experience and expertise, VPS are able to assess what the best solution is for the property



2. CLEAN

- VPS carry out all work to ensure it complies with the necessary legislation
- They install all welfare facilities in preparation for Guardian occupation



3. SECURE

- Properties with Guardians provide an effective deterrent to unauthorised entry and damage
- VPS ensure that Property Guardians are of the highest quality through an extensive vetting process
- There are no management fees or hidden charges



4. MONITOR

- VPS support clients with a 24-hour emergency service
- We offer a dedicated account management team who know you and your property and are there to support you at every stage



5. PREPARE

- VPS only require 4 weeks to rehouse the Guardians
- There is a fully approved register of contractors available to cover your every requirement for the time between Guardian occupation and redevelopment



6. MAINTAIN

- Buildings are maintained to a higher standard with Guardian occupation than if left void

CASE STUDY

VPS provide multi-option security solution in urban area

BACKGROUND

Ludgate House is a landmark 11-storey commercial building that sits by the River Thames on London's South Bank. Together with its neighbouring site, Sampson House, it now forms part of a 1.4 million sq. ft. redevelopment project by an international consortium that includes property developers, Native Land.

THE CHALLENGE

Native Land wanted to secure the building and help mitigate the £2.25 million annual business rates the property incurred for the two years interim planning period between the consortium's purchase of the property and the start of the main building works.

THE SOLUTION

Due to the size, location and value of the premises, VPS recommended a multi-option solution that comprised of a blend of live-in Guardians, security technologies and a concierge. The Guardians include an A & E nurse, a doctor, a West End actor, costume designers and photographers.

As a result, the property owner now pays circa £60,000 in council tax per annum, a significant reduction from their £2.25 million business rates they were paying prior to the live-in Guardians. VPS also contribute £10,000 a month towards utility charges as well as equally sharing the license fee payments from the Guardians.

“VPS have consistently provided a proactive and adaptable service whilst securing the building, providing suitable Guardians to protect the property, and keeping the property costs low.”

Jon White, Native Land, Property Developer





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