

**An alternative approach to securing
void properties. Security as a social responsibility**

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**After speech debate lead by
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Introduction



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- This presentation sets out to explain why there should be a re-interpretation of security as a social responsibility.
 - We hope that the information here will generate a wider debate about how we approach the concept of security for commercial and residential property
 - Finally we will introduce a service for property owners that offers an alternative approach to security

Existing Methods



- 24 Hour Security Guards
- Boarding up with metal or wood
- Alarms
- CCTV
- Locks and shutters

Re-interpreting security, a new approach



- Security should be considered as prevention rather than cure. Buildings that look empty often attract unwanted attention!
- Live-in Guardians can live in any commercial and residential property on a temporary licence as if it were their own home. This provides security while giving owners peace of mind knowing that their building is in safe hands.
- Affectively any building standing empty is wasted accommodation. Owners need security but there is also a possibility to demonstrate social responsibility and awareness.

What is a Live-in Guardian company?

What is a Live-in Guardian?



- A live-in Guardian company is a security company that provides Live-in Guardians for buildings that lie empty for periods of one month or more.
- Live-in Guardians are key workers or working professionals with no dependents who have been stringently vetted. They must show proof of employment and income, proof of current address and references from both place of work and previous landlords.

Why use a live-in Guardian Service



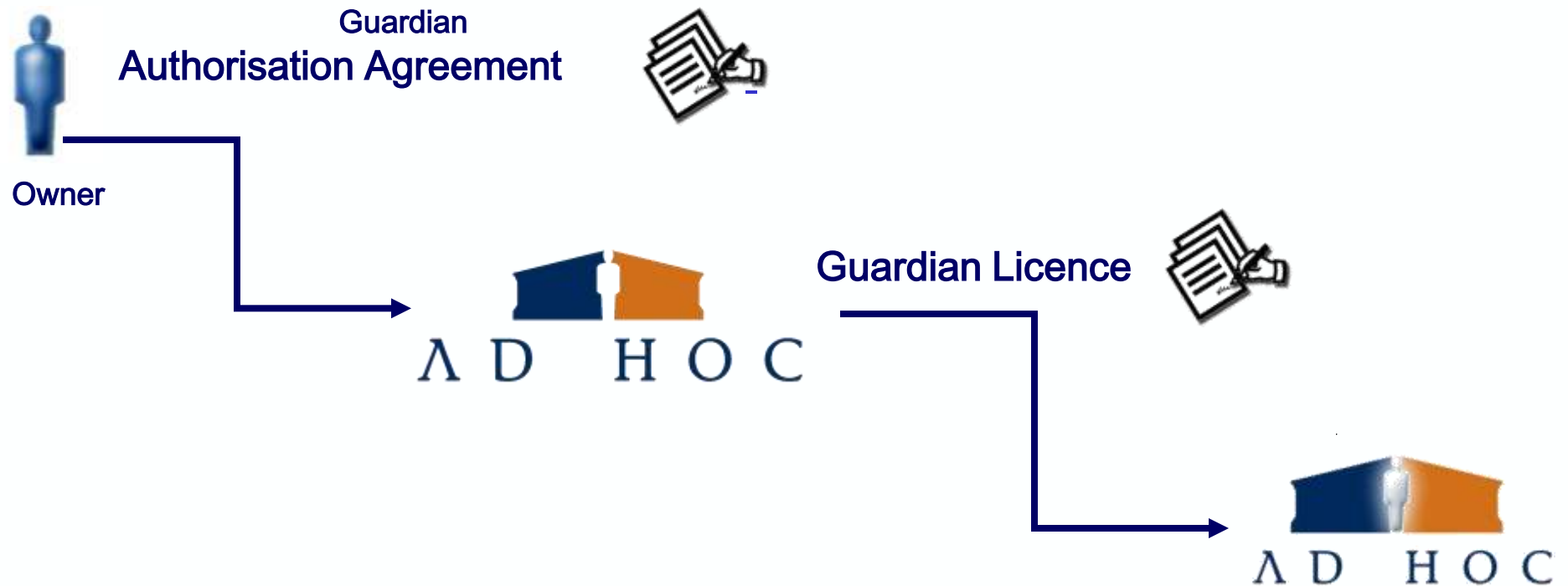
- Many property owners use Live-in Guardian security because it provides the best and most socially responsible security option.
- Live-in Guardian security is probably the most cost effective.
- A Live-in Guardian security licence agreement protects from squatters even if the Guardian goes to work and leaves the building unmaned.

The most cost effective and socially responsible security solution



- The Live-in Guardian company that I represent is Ad Hoc and we charge the following:
- Weekly management fees range from £25 to £195 per week.
- Monthly utility bills capped at an agreed amount
- First projects FREE OF CHARGE

The Legal Structure



Projects



- **Client - LB Southwark**
- **Project- sale**
- **Term –short term 8 weeks**
- **Guardians - 5**





PUBLIC LIBRARY

Bermondsey
Old Library

Projects



Client: Southern housing group

Project: Redevelopment

Number of flats: 60

Number of Guardians: 40

Managed since: 2009 - ongoing





ESTATE



- **Client – United Reformed Church**
- **Project – sale for redevelopment**
- **Term – June 2009 ongoing**
- **Guardians - 5**





Projects



- **Client: Enterprise Inns**
- **Project: Sale for redevelopment**
- **Number of Guardians: 2**
- **Management term: Dec 2008 – Jan 2010**





Zone
ENDS

Controlled
ZONE



Mon - Fri
11am - 3pm



Projects



Client: Bromley London Borough

Project: Redevelopment

Number of Guardians: 4

Management term: 2007 - ongoing





Projects



Client:Workspace

**Project: unletted office
building/Hanger**

Type of property: Office building

Managent term: On going

Number of Guardians: 5 Guardians





Conclusion

- The most cost effective and socially responsible security solution
- Security should be considered as prevention rather than cure.
- Buildings that look empty often attract unwanted attention!
- Live-in Guardians can live in any commercial and residential property on a temporary licence as if it were their own home.
- Live-in Guardian security is probably the most cost effective.
- A Live-in Guardian security licence agreement protects from squatters even if the Guardian goes to work and leaves the building unmaned