

REPOSESSION & EVICTION SUPPORT SERVICES

www.secureemptyproperty.com

Protect Prepare Maintain

Secure Empty Property provide much more than just security. We can support landlords, asset managers, repossession and bailiff companies with a wide range of property asset management services.

As your property becomes vacant or is repossessed, Secure Empty Property is your one-stop-shop for all maintenance and repairs ensuring compliance with your property insurers policy conditions. We take the headache out of managing different trades and services nationwide to protect, prepare and maintain your property.

- Lock changes & keyholding
- Site clearance & removal of fly-tipping
- Drain-down & isolation of utilities
- Pest control
- Electrical Installation Condition Report (EICR)
- Gas Safe certification
- Legionella testing



Bespoke service programmes

We can tailor works packages to suit all residential or commercial property nationwide.

Lock Change & Services Isolation

– To comply with unoccupied property insurance policy conditions

- Lock changes - Ensure all locks meet British Standard for security and insurance
Include patio and garage door locks & security
- All letter flaps screwed shut
- All domestic water & central heating systems are fully drained down
- All ball valves are propped/tied up thereby preventing refilling of tanks
- All internal and external taps remain open.
- All gas, water, electricity, oil feed stop taps switched off
- Meter readings taken
- Room-by-room photographs of property
- Full report submitted

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Statutory gas and electrical testing

Secure Empty Property can manage all statutory testing every 12-months or at the beginning of each new tenancy. All certification forwarded within 5-working days

Electrical Installation Condition Report (EICR) – 5-year Test & Inspect

- Attend site and certify electrical distribution board.

Gas Safe Certification

- Every 12-months or at beginning of each new tenancy

Legionella testing

- Every 12-months or at beginning of each new tenancy



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