



A nationwide partnership in vacant property management



Secure Empty Property Limited

About Secure Empty Property

- ▶ Specialist contractor with unique security technology to mitigate risks of vandalism, arson, squatting and theft
- ▶ Unique funding :-
 - ▶ Investment by EU's Regional Development Fund & European Investment Bank
 - ▶ Focus on generating economic benefits to NW Region
 - ▶ Local employment
 - ▶ Inward investment
 - ▶ Strong CSR reported to EU
 - ▶ Operate Employee Benefit Trust
- ▶ Same-day, 24/7 fast-response service



Multi-stakeholder effect of vacant property

- ▶ Significant impact upon social housing tenant satisfaction & retention
- ▶ Impact upon asset value
- ▶ Wasted public assets
- ▶ Budget impact of expensive 'over-security'
- ▶ Hinder re-let and refurbishment process
- ▶ Damage to window & door frames of boarding
- ▶ Voids a magnet for crime with wider impact on community



Poor quality security equipment reflect
upon service provider, landlord,
managing agent and the neighbourhood



Temporary alarm technology

- ▶ Fast-install, battery powered, wireless comms
- ▶ Detect movement, tamper & permanent smoke
- ▶ 24/7 remote monitoring
- ▶ 24/7 fast-response
- ▶ Remote arm / disarm
- ▶ Ideal for large, multiple opening properties or high-risk with steel
- ▶ Discrete & tenant-friendly
- ▶ Contract management - Monitors entry & exit times of contractors
- ▶ **Latest technology !**



Up to the Minute Technology

- ▶ The 'Ultra' GPRS/GSM signalling temporary intruder alarm system which meets BSEN 50131 for Intruder Alarm Systems Grade 2 /Class 2. Monitored 24/7 with recorded capture of individual's entry and exit times.
- ▶ The alarms communicate 'sim card fitted' on all frequency's quad band.
- ▶ We utilise a special gateway within the networks to ensure our transmissions are received quickly.
- ▶ The alarms will first communicate 'typically in under 12 seconds' to the monitoring centre via GPRS through the mobile network then the internet and as a fail-safe they will then revert to GSM.

'Ultra' Alarm Signals

The alarm unit communicates to the monitoring centre:-

- ▶ Arm 'by whom with an I button'
- ▶ Dis-Arm 'by whom with an I button'
- ▶ Activation by zone 'highlights a smoke detector' always live
- ▶ Low battery main alarm unit
- ▶ Low battery for any detectors
- ▶ Tamper on main alarm unit
- ▶ Tamper on any detectors
- ▶ Handshake 'all is well check' from the main alarm unit
- ▶ Handshake 'all is well check' from the detectors fitted

Temporary anti-vandal window screens and doors

- ▶ Steel perimeter security offer physical and visual deterrent
- ▶ Temporary fixing methods minimise damage to door & window frames & glazing
- ▶ 2x 5-lever insurance approved mortice locks
- ▶ Perforated steel window screens allow natural light and ventilation



Modular anti-vandal steel screening system



Flexible fixing methods to minimise damage to glazing, frames, paint and plasterwork



De and Re-glaze meeting all relevant H&S and operational standards



High quality installation meets landlords and potential tenants aspirations



Multi-disciplinary approach

- ▶ Re-let, disposal or refurbishment process demands a wide range of services to achieve efficiently & cost effectively
- ▶ One-stop-shop for Empty Property

Initial instruction	Void period	End-game
Risk Assessment	Physical security	Preparation
Insurance survey	Electronic security	Viewings
Key holding	Guarding / patrols	De-secure
Escorted viewings	Live-in Guardians	Hand-over
Clearance	Isolate utilities	
Eviction	VPI / Keyholding	

KPI's & our commitment to you

- ▶ Partnership working and embedded social agenda
- ▶ Transparent working, transparent costing
- ▶ Innovative working relationship

Activity	KPI	Commitment
Instruction to secure or remove	Same day response - instruction before midday	Alarm installed FOC if full screening cannot be achieved
Alarm response	Within 20-minutes	Fully reported monthly
Customer satisfaction	95% Excellent or Good	On-line customer survey fully reported each month
Timed attendance	On-site within 10-mins of appointment	Fully reported monthly
Management reporting	Monthly review of activity & billing	Transparent complaint escalation
Damage and Loss	Zero-tolerance to damage during installation/ removal	Cost reimbursed where attributed to SEP

Why us ?

- ▶ Local service provider
 - ▶ Embedded social agenda
- ▶ 24hr / 365 service
- ▶ Live tracked vehicles
- ▶ Same day service
 - ▶ Latest technology and new equipment
- ▶ One-stop-shop service
- ▶ Fully account managed
 - ▶ No call-centres !
- ▶ In-control invoicing
 - ▶ Transparent financial summary
 - ▶ Full activity report
- ▶ **EVERY JOB MATTERS !**



www.secureemptyproperty.com

National Service Centre: 0330 088 1973
info@secureemptyproperty.com



Super Job!

The UK's fastest growing empty
property security company



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