

Poynders Road, South West London

Case study

April 2018 to October 2021



Saved by client

£384,167.16

*+ VAT on standard caretaker
security over 20 weeks*

Cost to client

£0.00

Overview

Type of Property: Commercial

Poynders Road was a managed property requiring ongoing attention due to its condition and previous use as a former off-licence unit, with regular inspections carried out to ensure it remained safe, secure, and suitable for occupation. Key issues identified included water ingress, leaks, and electrical faults, all of which were promptly addressed by the maintenance team through remedial works.

The site also experienced concerns around security and anti-social behaviour, including reports of unauthorised BBQ/party activity and increased estate activity, alongside a break-in, theft, and vandalism that required coordination with police and locksmiths. These matters were escalated through appropriate council and stakeholder channels, including engagement with a local councillor and housing directors, while ongoing monitoring and repairs provided crucial **vacant property security**, helped stabilise the property, and reduced risks to both the building and the wider environment.

The Solution

To provide a long-term solution, we implemented our Property Guardian Scheme at the property. This allowed us to place vetted Guardians on site, providing a consistent lived-in presence that significantly reduced the risk of trespassing, vandalism, and further deterioration. The Guardians also helped support the ongoing upkeep of the property while it remained in management, showcasing the value of the sustainable unlocking of empty buildings.

Through this approach—combining proactive inspections, timely repairs, and active occupation—we were able to stabilise the condition of the site and deliver cost-effective vacant property security for the client. As a result, the scheme helped the client achieve savings of £384,167.16 while also generating £2,975.00 in income during the period of management.

Overall, the property was maintained in a secure and usable condition, while providing both financial and operational value through brilliant asset utilisation for empty buildings throughout our involvement.

Property Gallery



Get in touch

If you have a vacant property that needs to be secured from squatters, please email enquiries@global-guardians.co.uk or call 0203 818 9100

