



Global
Guardians

Alver Bank

Case study

September 2015-Present



Saved by client

£219,072.00

*from security, maintenance, insurance
& business rates*

Cost to client

£0.00

Overview

Type of Property: Commercial

Alver Bank Residential Care Home is an important project that gave us the opportunity to reflect on the value of our Guardianship schemes.

Owned by the Salvation Army Housing Association and initially managed by their Social Services arm, the Alver Bank Residential Care Home used to host over 27 residents. The surrounding area leverages this prime location, and thus the properties have extremely high tenant fees. This often drove away potential tenants who were unable to afford the rent and added to the worries of owners trying to secure their properties. This is where our dedicated Guardianship scheme seemed to be the perfect fit.

Global Guardians Management took over Alver Bank in the autumn of 2015 and placed 28 Guardians on the property. This setup allowed these Guardians to get low-cost accommodation in the most sought-after location in London and proved to be a cost-effective solution for securing the building.

The Solution

The Guardianship scheme for Alver Bank Residential Care Home provided an effective solution to professionals looking for an affordable home. It's important to note that the Guardian licence fee was almost half the amount of an average rental room in the nearby area, making it the perfect solution for a local wanting to remain in the area.

Since the owners had been deciding on how to make the best use of the building, the rooms were available for a longer-term occupation. This helped several professionals save on their costs and set aside the funds for a mortgage deposit or pursuing a hobby. In turn, the building is secured throughout, and the presence of Guardians keeps the chances of antisocial and criminal behaviour at bay.

Our Positive Cultural Impact

Our Guardianship scheme has also proven to be the perfect fit with the ethos of the Salvation Army and its endeavours to assist those less fortunate in all sections of society. As per the contract, the Global Guardians' maintenance team are also responsible for maintaining the good condition of the property.

Alver Bank has been protected from vandalism, theft, or fly-tipping on the site, thanks to the property Guardians. The owners save over £100,000 every year by not having to pay for security guards and caretakers. The Guardianship setup has also helped them save on insurance and business rates. The Salvation Army and its charitable outreach have also made an additional £100,000 in revenue through the revenue share agreement with Global Guardians.

The Guardians



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

