

# Clapham Park Estate

Case study

2015 - Present



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Saved by client

**£274,026,144.00**

*from security, maintenance, insurance  
& business rates*

Income Generated

**£5,832,974.84**

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## Overview

Type of Property: Residential Estate

The Clapham Park Estate is one of our most extensive continuous projects, with many things involved at the ground level. Clapham Park is situated between Brixton, Streatham, Balham and Clapham and occupies an area of 36 hectares. Although redevelopment is planned to be completed by 2025, it was in 2015 when the refurbishment kicked off, and we at Global Guardians were given 291 units in over 32 buildings around Clapham Park to be secured.

One of the most highlighted concerns of the client was the possible threat of squatters and vandals. It was also interesting to note that while most buildings were run down, they could easily be repaired. Our dedicated Guardianship scheme served to be an effective solution to the problem. We started with the initial mandatory safety checks to evaluate the condition of the units. Once these were in place, our Guardians moved in and secured the empty properties.

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# The Solution

Our expert teams immediately took over the work that needed to be done to get the units to appropriate living standards. This was accompanied by a set of health and safety checks by our seasoned professionals. We looked after not only the residential units but also the smaller retail units around the estate. These commercial units also provided a comfortable space to live once the refurbishing was done. Our Guardians made sure that the condition of the units was kept intact in case the owner decided to sell the property individually. Their presence also ensured the safety of the buildings and put the worry of antisocial behavior at bay. This allowed the local community to thrive and created a sense of belonging for many residents.

Thanks to the exceptional partnership with the Metropolitan Housing Association, we were able to help them generate profits of £5,832,974.84 while saving them over £274,026,144.00. This continues to increase the longer we look after these properties, meaning no money is lost or spent on expensive security measures whilst the regeneration is carried out.

# Our Positive Cultural Impact

The most significant cultural impact of our Guardianship setup was the successful securing of the empty estate at a low cost. The presence of the Guardians in these units brought down the risk of theft and vandalism while ensuring the client had the best security possible at the lowest price.

Additionally, the Metropolitan Housing Association was no longer liable for business rates after the Guardianship scheme was in place. Our thoroughly-vetted Guardians ensure to help us maintain the property in proper condition, preventing its further depreciation.

We at Global Guardians are responsible for the ongoing maintenance repairs for our assigned units. Till today, we dedicatedly maintain these properties and carry out consistent inspections to ensure that the standard of living remains the same throughout.

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# 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](mailto:enquiries@global-guardians.co.uk) or call 0203 818 9100

