

# Excalibur Estate

Case study 2017 - Present



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## Saved by client

**£24,265,584.00**

*from security, maintenance, insurance  
& business rates*

## Income Generated

**£3,850.00**

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## Overview

Type of Property: Residential Estate

Working on the Excalibur Estate project has been an immensely thrilling experience for us. The history of the properties in the Excalibur Estate dates back to 1946 when the Ministry of Works designed 186 prefab bungalows. These were quickly built in a short span of time in order to ease the housing shortage problem during World War II.

It was in 2011 when Lewisham Council consulted with the residents and shaped plans to build 371 houses and flats in place of 186 prefabs. While the demolition was scheduled to start in 2013, the redevelopment processes were delayed as the English Heritage granted Listed Building status to six homes. Residents gradually started moving, leaving many old units empty. This posed a significant challenge for the client as unoccupied buildings became an easy target for squatters and criminals.

This is where we at Global Guardians played a vital role in offering a cost-effective way to secure the batch of properties.

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# The Solution

Our experienced teams identified the concern of the client and placed 40 property guardians in some of the vacant bungalows in 2017. These Guardians have been instrumental in taking care of the place and securing it effectively. They also prevent the risk of ASB and vandalism while ensuring the good condition of the estate.

The Guardianship scheme serves to be a cost-efficient approach for most owners who struggle to pay huge sums of money to secure their properties. The Guardians maintain the working of the space, keeping it neat and tidy if it is to be leased out commercially.

In turn, our setup also made it possible for professionals working nearby to find affordable housing options. They looked after the empty bungalows throughout and, in exchange, paid lower monthly fees in comparison to local rental rates.

# Our Positive Cultural Impact

The vigilant inspection teams at Global Guardians carried out thorough background checks and made sure to place ideal Guardians in the property. This was helpful in ensuring a dip in antisocial behaviour and scaring away possible illegal occupancies.

Our dedicated Guardianship setup targeted the issue of homelessness and provided locals to live in decent places with low rentals. We started with refurbishing the vacated bungalows and made sure they were cleaned and maintained properly. Since most of these prefabs needed repairing, our professionals also updated the bathroom fit-outs, floorings and kitchen facilities before allowing the Guardians to move in.

We have successfully helped the client save over £12,000 for the security of the estate and £50,000 that would have otherwise been spent on Council taxes. Our experts at Global Guardians provided low-cost homes under licence to local professionals until 2021, keeping the units filled until the new development resumed.

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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

