

# Willow Green, North West London

Case study

January 2026 — Present



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Saved by client

**£31,000**

*+ VAT on standard caretaker  
security over 20 weeks*

Cost to client

**£0.00**

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## Overview

Type of Property: Residential

This Willow Green property sits right alongside number 4 as part of the same regeneration development in North London. We have been managing both properties simultaneously since January 2026, which gives us a joined-up approach across the whole site and makes life easier for everyone involved.

While the development works towards creating modern homes for the local area, we are keeping both buildings in good shape in the meantime.

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# The Solution

We followed the same careful process as at number 4: site visit, full risk assessment, everything checked across security, fire safety, water supply, electrical facilities and asbestos safety, and a detailed report shared with the client before any Guardians moved in.

The existing facilities were already suitable for residential use, which meant the transition was smooth. Working professionals settled in quickly under our licence to occupy model, and the building has been well looked after ever since.

It is a good reminder of what guardianship does at its best: the property stays safe, the Guardians have somewhere affordable to live, and everyone benefits.

# The Financial Picture

With standard security in the area running at between £1,200 and £1,900 per week, the savings are meaningful. Over 20 weeks, our model has saved the client approximately £31,000 plus VAT compared to conventional caretaker security.

Full figures are being finalised as the project continues.

# Community Impact

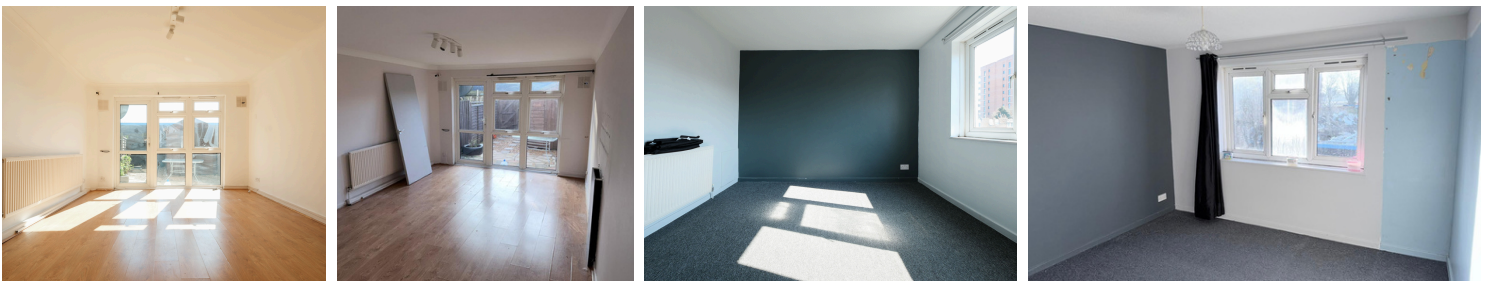
The same community commitment applies here as at number 4. 20% of all licence fees go into a social value pot supporting the local food bank and community projects, managed jointly by Global Guardians Management and the client.

Something we did not entirely anticipate but have really valued is the small community that has formed across both properties. Guardians from different backgrounds are living alongside each other on a shared site in a neighbourhood that is being reimagined.

It is hard to put a number on that, but it genuinely matters to us. We are really glad to be part of this one.

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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

