

# 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 is part of a phased regeneration development in North London, with plans in place to create modern living spaces for the local community. While those plans take shape, the property needs to be kept safe and in good condition.

That is exactly the kind of project we love. A building with a real future ahead of it, a neighbourhood that deserves something back in the short term, and a solution that works for everyone.

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# The Solution

We started with a full site visit and risk assessment, covering all the essentials: security, fire safety, water supply, electrical facilities and asbestos safety. A detailed report went to the client alongside our plan before anything else moved forward.

Once the property met our standards, we placed working professionals there under our licence-to-occupy model. The facilities were already suitable for residential use, so Guardians could settle in quickly, which was a nice bonus.

Having people actually living in a building changes everything. It is the most natural form of security there is, helping keep the risk of vandalism, squatting and anti-social behaviour well at bay.

# The Financial Picture

Standard security in this part of North London runs at between £1,200 and £1,900 per week. Over the 20 weeks we have managed this Willow Green property, our model has saved the client approximately £31,000 plus VAT compared to traditional caretaker security.

The project is ongoing, so full figures are still being finalised, but the direction of travel is clear.

# Community Impact

20% of all licence fees here go into a social value pot, supporting the local food bank and community projects managed in partnership between Global Guardians Management and the client. It means a property that could have sat empty is being used for something useful by the people who live nearby.

The Guardians themselves are a big part of that. They are working professionals with somewhere affordable to live, bringing genuine care and presence to a building that needs it. It is a simple idea, and we are really proud of how well it works.

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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

