



BLUEFIN
GUARDIANS LTD

**PROTECTING
UNOCCUPIED
PROPERTY**



INTRODUCTION

Bluefin Guardians Ltd protects your empty properties in the most cost effective and socially responsible way from vandalism, asset stripping, dilapidation, unauthorised entry and squatting.

Based on a recent Freedom of Information request there are over 615,000 empty residential and commercial properties combined across the UK although this figure could be as high as 1 million properties and there is an estimated figure of upwards of 50,000 squatters UK wide. Also, there have been over 103,000 reports to the Police of criminal damage in 2019 which is a staggering 283 reports a day on average or 1 report every 5 minutes.

By using our innovative 'Security by Occupation' methods to secure your property we can reduce this risk of leaving your property empty as well as adding value not just to your empty property but to the local area.



OUR SOLUTION

Our solution is all about providing "Security by Occupation". We deliver our solution in a number of different and creative ways, whatever suits your requirements and the local area. As your Security Consultant we will propose the best solution to any given project or property.

You can have as much or as little involvement as you want, it's entirely up to you.

BENEFITS OF SECURITY BY OCCUPATION

- Significant savings over using traditional security like boarding up or 24/7 manned guarding.
- Deters vandals, intruders and squatters that can cause upwards of £50,000 of damage to your property and be difficult to remove
- It's the most socially responsible and innovative method of security going.
- Maintains the property which minimises deterioration and damage from leaks and burst pipes.
- Can help lower your property insurance premiums.
- Can help mitigate your business rates.

WHAT WE OFFER?

- Property Guardians on short term rolling monthly Licence Agreements
- Tenants on Assured Shorthold Tenancies
- Start-up businesses, small companies and events and experiences companies into commercial workspace and office space including Pop up shops and businesses into retail space and leisure units

PROPERTY GUARDIANS

- Rolling monthly Licence Agreements.
- Can occupy both commercial and residential properties.
- Properties are maintained through occupation minimising property deterioration.
- Vetted working professionals live at the property as if the property was their own home.

TENANTS

- Assured Shorthold Tenancies.
- Only available for residential properties.
- You can sign post tenants to live with us.
- Provides a temporary solution to the housing crisis.
- Properties are maintained through occupation minimising property deterioration.
- Vetted working professionals live at the property as if the property was their own home.

COMMERCIAL WORKSPACE

- New start up's and small companies requiring flexible workspace.
- Can occupy both commercial and residential properties.
- Pop up shops.
- Events and experiences
- TV productions
- Vetted working professionals work at the property thus looking after it and ensuring minimal deterioration of the property



DELIVERING THE SOLUTION

types of properties. We believe quality Occupiers makes a big difference in how your property is looked after and how we are able to effectively and efficiently manage your property

PROPERTY SET UP

We prepare all our properties to the required standards as set out by current legislation and guidance, for example, Housing Act 2004, LACORS and HMO guidance. Before placing Occupiers' we ensure all statutory certificates are in place and all welfare facilities are suitably installed to minimize the risk to the Property Owner and the Occupiers



PROPERTY MANAGEMENT

We carry out regular inspections to ensure the property is well cared for and maintained and Occupiers are following the rules and regulations they initially signed up to. If any maintenance issues are flagged up either by the Occupiers or during the inspections they are actioned immediately. You will also receive copies of all inspections that take place at your property. We then have a continued reiteration program with the Occupiers reminding them of their responsibilities throughout their occupancy of the property and we put in place a property compliance and maintenance program for the property ensuring the property is well looked after and the statutory certificates are all kept up to date for the period it's under Bluefin Guardians Ltd management.

OCCUPIER RECRUITMENT

Our Occupiers go through a robust vetting process. They must be over 18 years old, pass the 'Right to Rent' or 'Right to Work' check, be in full time employment, be willing to undergo a credit check, a reference check and if applicable a criminal record check. They are key workers and working professionals, creative and artistic people who are flexible in their approach to occupying interesting



ADDITIONAL SERVICES

WE ALSO OFFER A NUMBER OF ADDITIONAL SERVICES:

PROPERTY MAINTENANCE

- Access to local contractors to carry out all maintenance requirements.
- Property clearance and cleaning, preparation and property maintenance including statutory certification delivered on properties under our management and properties not under our management

RATE MITIGATION

- We can talk to you about how business rates can be mitigated by working with Bluefin Property Services

CAR PARKING

- We can use existing car parking space or disused space around your empty property to generate income allowing the property to look occupied reducing the risk of squatters or fly tippers from accessing your property

INSURANCE

- We can put you in touch with brokers that can help you reduce your insurance premiums by using our occupied solution.

CARETAKERS

- If you require short term security but don't want to pay the extortionate prices of a 24/7 manned guard, we can help.

KEY HOLDING

- We can securely hold keys for your home or business.

INSPECTIONS AND ACCESS VISITS

- We can organise property inspections and access visits on your behalf if required.

WHY CHOOSE BLUEFIN GUARDIANS LTD?

- Over 10 years of experience working at a senior level in the Security by Occupation industry who knows and understands how to deliver a reliable service to Property Owners and Occupiers alike
- We listen to the needs and requirements of the Property Owner and local area and are proactive in delivering a tailored and bespoke solution specific to the brief.
- Proven track record of delivering high quality security with minimal fuss saving Property Owners time and money, we take work off your plate





GET IN TOUCH

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