

umbrellaguardians

Empty Property Experts

Guardians are the most intuitive, responsive security system you can install in your property.



Owners

So, you want to protect your empty property against the risks of damage, degradation, theft, vandalism and squatting?

Umbrella Guardians are the property security experts you can rely on.

We offer a professional, uncomplicated, cost-effective way of protecting your property and keeping it in optimum condition.

Not only will we maintain and manage your building efficiently, we also make it our business to reap genuine financial savings for you, by reducing your empty property insurance and business rate liability.

Understandably, the business rates payable on empty properties are a huge concern for property owners. So rest assured that, however big or small your vacant property, we can reduce expenditure on bills by negotiating non-domestic rates and business rates mitigation.

You don't need a towering office block or a luxury mansion to make the most of our service. Umbrella Guardians manages premises of all sizes from large commercial buildings to residential properties.

Our portfolio ranges from pubs, churches and homes, to retail outlets, tower blocks and housing estates.



Welcome to Umbrella Guardians

We offer property owners complete, cost-effective security and protection for vacant properties.

How? By providing professional, hard working individuals with low cost homes nationwide.

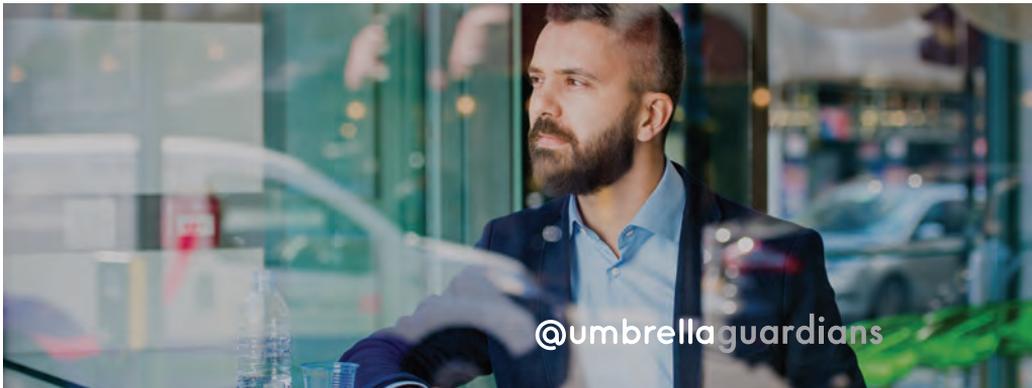
A Property Guardian is more reliable and responsive than the most advanced security systems.

A live-in guardian will maintain the condition of your property and provide the ultimate protection against risks and material damage to empty buildings – including

vandalism, theft, squatters, flooding and fire hazards.

Not only do we offer you genuine peace of mind, we will also slash the costs of maintaining your vacant property, including up to 100% savings on traditional security services. Plus, our comprehensive property care services include routine inspections, security checks and maintenance.

So, our mission at Umbrella Guardians is simple: to secure your empty property, save you money and provide an affordable housing solution for trustworthy professionals.



In a nutshell, what are the benefits?

Umbrella Guardians will protect your empty building, maintain your property and save you money.

Legal

No tenancy rights will be conferred to the property guardian

Clear and concise agreements

Termination period of 28 days

Professional license agreements

Financial

Savings of up to 100% on traditional security services

Cheaper empty property insurance

Business rates mitigation and non-domestic rates

Huge savings on repairs and maintenance

Management

Regular routine inspections

Utility checks and meter readings

Leak detection

Maintenance package available

Easy access for estate agents, viewings, contractors and site visitors



Protecting your property and supporting your community

Looking after an empty property doesn't just directly benefit you, it can also benefit your community. Our regular, professional maintenance programme will reduce the risk of unauthorised visitors and squatters, in turn helping to reduce the risk of crime in the area.

Fly tipping is a serious problem in the UK, costing taxpayers and private landowners more than £100 million every year, sometimes reducing property prices in the locality.

The services we provide include:

- Gardening services
- Cellar pump out
- Plumbing works
- Roof works
- Guttering
- Graffiti removal
- Waste removal

How do we check out our Property Guardians?

Umbrella Guardians interviews every prospective Property Guardian to ensure they are professional, responsible, flexible, employed, don't have a criminal record, have no dependants and no pets.

They must be able to show a passport, references from a landlord and an employer, proof of a regular income (at least three consecutive bank statements) and proof of their current address (recent utility or phone bill).

Additional Services

Our thorough property management service includes monthly inspections to address any maintenance issues, take meter readings and address anything else required by the client.

Committed to making even further savings for property owners, Umbrella Guardians can apply for, and manage, the removal of a property from the Ratings List for Business Rates.

Protect your vacant property with the most advanced security system in the world: A live-in Property Guardian.

A state-of-the-art guarding service

A real-life person is the most intuitive, responsive security system you can install in your property. An effective deterrent against vandals, squatters, thieves and trespassers, a Property Guardian provides round-the-clock protection for your valuable property.

Personal property security

The eyes, ears and senses on the ground, your experienced Property Guardian will keep you fully informed about the safety and security of your property.

Your personal Property Guardian will help maintain the value of your property and eliminate the risk of damage to your valuable asset.

Flexible Guarding Solutions

Umbrella Guardians offer various options to protect and maintain your vacant property. Our empty property security packages can be flexed to meet the level of threat to your property. If rapid, remedial action is required, we can assign highly qualified, onsite security guards with immediate effect. Around-the-clock guards are the ultimate deterrent for any threats to your empty property.

Personal Protection

Are you worried a situation might arise that could put your staff or others at risk?

Umbrella Guardians can provide fully trained, experienced security guards to offer discreet personal protection.



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Umbrella Guardians offer you complete peace of mind

Building alarms

For effective security across various points of entry, combine our security guard services with advanced building alarm systems.

The alarms alert the guard of any breaches, providing immediate response and double the security, without doubling the costs.

Caretaking

Are you concerned that your vacant property is a target for squatters or trespassers?

A live-in caretaker is the best deterrent against unwanted visitors, and also means that any potential squatters risk arrest for entering occupied accommodation.

Vacant buildings are at risk of neglect, material damage and maintenance issues from vandalism to fly tipping and flooding. We understand how important it is to prevent any deterioration and damage, in order to maintain the value of your asset.

Maintaining your property

Umbrella Guardians is diligent about detecting any maintenance issues that may arise and affect your vacant property. We will communicate, and respond to any maintenance requirements as quickly as possible.

We will also help mitigate any risks to you or your property, by ensuring that your insurance guidelines are properly adhered to, keeping tenants and visitors safe from hazards.

Whether your building is in need of renovation after a major incident (such as a flood or fire), or whether it's simply in need of general maintenance such as tackling mildew, removing graffiti or gardening services, Umbrella Guardians has a solution to meet your needs.



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