



## VPS DRAIN DOWN SERVICES

**WHEN YOUR PROPERTY IS LEFT VACANT, EVEN FOR A SHORT PERIOD OF TIME, THERE ARE A NUMBER OF SECURITY MEASURES WHICH WE RECOMMEND TO HELP REDUCE THEFT, ARSON, SQUATTERS AND OTHER UNAUTHORISED ACTIVITIES.**

Any measures put in place will help reduce damage to your property whilst vacant, however many property owners underestimate the catastrophic effect water damage can have on their vacant properties. From burst pipes to metal theft of pipes, the impact of the water ingress can be significant, and is often not covered by insurance if a system drain down has not been implemented.

VPS is the expert in the vacant property market and is on hand to provide cost effective solutions to reduce potential damage to vacant properties. Drain down and reinstatement services are a cost effective preventative measure and include the drain down of all water systems, as well as the switching off of other utilities such as gas and electricity services.



ASSESS



CLEAR



SECURE



MONITOR



PREPARE



MAINTAIN

## COMPLETELY DRAINED

When a property is left vacant VPS offers immediate solutions to facilitate the drain down and service shutdown, and will reinstate when ready.

### WATER SYSTEM DRAIN DOWN

Eliminate water damage, whether caused by a burst pipe, metal pipe theft, or act of ill will, by draining down all water systems. In addition, a system drain down removes the opportunity for the potentially fatal Legionella bacteria to grow in stagnant unused water reservoirs within the system. As added security, when the system is entirely devoid of water VPS installs its PacLock a - simple device which fits over the stopcock and is fastened with a padlock, preventing the water supply being turned back on by unauthorised personnel.

### UTILITY TURN OFF

Whilst at your property, and where feasible, VPS can also ensure all other services such as gas and electricity are turned off, reducing the risk of gas leaks and potential fire threats. In addition, we will take meter readings to ensure no discrepancy with previous tenants.

### REINSTATEMENT OF SERVICES

When the services are required to be reinstated our multi-skilled experts are on hand to reinstate your system. If it is a water system, we will do this in accordance with ACOP L8 criteria. We can also organise the reinstatement of gas and electricity services.

## REDUCING THE RISK OF LEGIONELLA

VPS understands the widespread damage a Legionella outbreak can cause. Negative PR can result in a loss of revenue, and where a fatality results, corporate manslaughter charges may be faced. VPS recommends that clients adhere to the ACOP L8 criteria (as enforced under the Health & Safety at Work Act) and chlorinate all systems on refilling to ensure that the system is clean and safe for consumption and use.

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**“In 2010 there were £256m\* of claims associated with water damage in properties, the winter months generating twice the volume of claims as the warmer months.”**

Association of British Insurers

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