



VPS Inspections Team works alongside Lee Baron, ensuring properties are well maintained and secured

BACKGROUND

Lee Baron provides market-leading property and asset management services and advice, handling over £2.5 billion worth of client assets. The company, which operates for UK and International clients, specialises in the office, retail, industrial, leisure and residential sectors.

SITUATION

Lee Baron manages numerous properties across the UK which need to be regularly inspected in order to comply with insurance regulations, otherwise leaving its clients in a vulnerable position. In order to ensure compliance is adhered to, Lee Baron required additional assistance when monitoring vacant properties.

“Our ongoing relationship with VPS allows our customers’ vacant sites to be maintained and fully secured around the clock, meaning a better environment for local communities.”

Peter Carr
Head of Facilities Management

OVERVIEW

SECTOR	Asset Management
CUSTOMER	Lee Baron
CHALLENGES	<ul style="list-style-type: none"> • Regular internal and external inspections required to comply with insurance regulations • Lack of internal resource to manage the high volume of inspections required • Alarms required for 24/7 monitoring • Many vacant properties require draining down and services reinstated at short notice
SOLUTION	<ul style="list-style-type: none"> • VPS Inspections • VPS SmartAlarm • VPS Drain down and Reinstatement services





SOLUTION

Lee Baron instructed VPS to inspect in excess of 80 sites weekly, enabling the VPS inspections team to report any findings directly to Lee Baron and deal with these issues quickly and efficiently, ensuring the property is not left at risk.

Each inspection involves a comprehensive and personalised site review and depending on the instruction, can include both internal and external checks and meter readings. Various factors, such as whether protective measures are intact, the building is in good order and has not fallen victim to vandals or squatters, will be regularly monitored. The VPS Inspections Review Team then assesses the results of each inspection, informing Lee Baron immediately of anything requiring attention.

VPS secures many of their sites with alarms, where required. VPS SmartAlarms are entirely stand-alone with a long-life battery and on-board tamper detection. They are installed in tandem with wireless PIR sensors, both internal and external, to instantly detect intruders, and smoke sensors to detect fire. The unit also holds a moisture sensor to detect flooding. Alarms can also be paired with pressure mats and door sensors, providing the most advanced security solutions on the market.

Due to the high volume of properties dealt with by Lee Baron, VPS appointed a key account executive who manages workflow and ensures Lee Baron receives a streamlined service.

In addition, Lee Baron uses VPS' contracting services, such as drain down and reinstatement services, which are cost effective preventative measures and include the drain down of all water systems, as well as the switching off of other utilities such as gas and electricity services. This service helps prevent further damage by burst pipes and also makes a property less attractive to squatters.

OUTCOME

Working with VPS has allowed Lee Baron to ensure all properties are effectively monitored and inspected in line with insurance regulations. VPS is also able to provide Lee Baron with a smooth reporting process, enabling them full transparency in maintaining the integrity of the properties they manage. As part of the service, all inspection reports are uploaded to a password protected secure area on our client website so they are able to view reports as and when required.

“The fact that the properties are cared for also means less negative attention and ultimately helps reduce unwanted activity and crime. VPS also uses our revolutionary online Helpdesk and Facilities portal system, ‘Elogbooks’, which helps to further streamline the ordering and reporting process, saving time and ensuring nothing is missed at any vacant site.”

Peter Carr
Head of Facilities Management



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