



## ***The Organisers    Guide to Securing Your London Home***

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Overseas investors have caused a surge in prime property purchases in London's most desirable postcodes. However this may also explain the increase in the number of top end properties left vacant and at risk from squatters. In fact the number of court order applications to evict intruders in prime areas such as Belgravia, Mayfair and Knightsbridge has risen by 81% in recent times. Often investors have multiple properties around the world and managing a London property from overseas can be tricky unless you wish to employ a member of staff to reside in each and every property all year round.

However it is not just squatters that can cause sleepless nights; burglars and leaks can also be a worry in addition to the gradual deterioration of any home. However a truly bespoke property management service like The Organisers is the solution to ensure that your investment remains as pristine as the day you purchased it.

### **Installation of security and fire safety systems**

Once a client has purchased a property, it is advisable to change all of the exterior locks and update existing security and fire safety systems. Close protection security arrangements can be put in place for client's visits and risk assessments carried out. Your property manager can oversee all quotes and installations.

### **Regular security checks to deter squatters and burglars**

A valuable addition to your security system is a weekly or bi-weekly security check from a trained and CRB checked property manager to check that the house is secure and no squatters have moved in. Collecting post, watering plants and keeping the exterior of the property clean and tidy gives the impression that the property is inhabited and therefore goes some way to deter squatters.

### **Awareness**

The property manager will know every inch of the property inside out and will detect any potential problems such as theft, rising damp or leaking radiators or windows and can deal with it immediately on site.

Equally if a neighbour is planning a huge extension threatening the client's right to light or if scaffolding has been erected on the house next door against the party wall without permission The Organisers will alert them to any potential threats to their investment.

All post can be scanned and emailed to the client. Bills can be paid, correspondence dealt with and any necessary purchases made. A weekly house visit report is sent to the client so they are always informed of what is going on within their home and its environs.



### **Trusted key holders**

Should there be a fault with the alarm or an out of hours emergency, your 24/7 property manager can respond immediately to any emergency calls to shut off errant alarms or in a case of burst pipes, to turn off stopcocks, call an emergency plumber, alert the insurance company and organise follow up reparations.

### **Maintenance and renovations**

A detailed checklist ensures that any potential problems are detected and both niggly and frustrating maintenance issues, such as blown light bulbs, faulty washing machines and out of order telephone lines, are dealt with.

The property manager can keep clients informed, approve quotes and instruct work to be done in their absence, safe in the knowledge that everything is being taken care of. Renovations can also be undertaken whilst the client is away in order to minimise disruption. Tradesman, service engineers, gardeners and cleaners can be appointed and managed to ensure that a clients home is safe and kept in immaculate condition with the minimum of fuss.

### **Preparing for a client's visit**

The property manager will ensure that the property is immaculately clean, heating and hot water are set to the clients' preferences, fridges are filled, flowers are arranged and the home is fresh and welcoming ready for a clients return. A private chef can even be hired to create a welcoming meal on arrival.

### **Summary**

To summarize, in addition to a modern security system, regular maintenance and security visits mean one less worry for investors and clients with second homes or investment property in London.

A bespoke property management service that acts as a clients PA and are on call around the clock gives clients valuable peace of mind as they can relax in the knowledge that their property is being cared for to their exacting

standards.

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