

MANAGED VACANT PORTFOLIO FROM RSA

Managed Vacant Portfolio (MVP) from RSA has been specifically designed to meet the vacant property needs of the property investor, significantly reducing the costs of securing vacant properties.

Vacancy rates of over 10% within commercial property portfolios are now commonplace. Theft from vacant buildings is at an unprecedented level, with theft of metal being the most common item stolen (estimated to cost UK Insurers £770m a year). The damage caused by break-ins can be extensive, adding to a property investor's costs and reducing their portfolio's profitability.

RSA research identified that vacant property in the London Market causes major concerns for property investors in the following key areas:

- Reduced or no rental income
- Reduced insurance cover – with perils limited to just fire, lightning, aircraft and explosion
- The cost of compliance, with policy terms and conditions and standard warranties making properties unattractive to potential tenants e.g. power cut off/boarded up
- The increased cost of unrecoverable insurance premiums
- Increasing number of vacant properties and the length of time they remain unoccupied. This makes them increasingly vulnerable to arson, vandalism or illegal occupation, all leading to increased damage and subsequent costs.



OUR PROMISE TO YOU

With MVP, we will promise to maintain terms as if your premises was occupied and provide a discount on your vacant property premium, where you buy our VPS proposal and complete their recommendations.

In the world of commercial property, the requirement for a combined solution to the challenges of managing the risks of vacant property and insurance cover/terms has never been greater. Traditionally, the risks associated with vacant properties have caused insurance companies to reduce the levels and types of cover available and, at the same time, increase premiums. Working in partnership with VPS, the UK's largest specialised vacant property service provider, RSA has developed a new Managed Vacant Portfolio (MVP) proposition which has been designed to meet the needs of the UK's Property Investors and their advisors.

VPS are the trusted specialists in securing, maintaining and managing vacant property across a wide range of customer and industry sectors the world over.

For more information on their products and service please go to: vpspecialists.co.uk

The Property Risk Assessment recommendations will utilise key elements of VPS' products and services that satisfy the requirements of both customer and RSA's Risk Management Team. This will enable insurance cover, terms and premiums to be maintained on vacant properties.

MVP is supported by a discounted commercial rate for VPS' services, including the following key components, with pre negotiated discounts in excess of 20%:

- Property Security Risk Assessment carried out within five working days of vacant notification to RSA
- 'SmartAlarm' – an advanced alarm technology which provides instant detection of an intrusion, excessive smoke or flooding, wirelessly linked to a manned control centre to enable the immediate alerting of the relevant authorities
- Access to discounted services to meet specific building refurbishment requirements.



CASE STUDY: MEYRICK ESTATES

Issue

- High security guarding costs
- General site security
- Building unsafe and high profile site located in residential area.

Requirements

- Cost effective security solution to protect former hotel
- Maintain security levels.

VPS Solution

- SmartAlarm Gold with Verifeye camera sensors
- SmartAlarm to detect any potential intruders within perimeter grounds
- Weekly vacant property inspections.

Result

- Previous manned security cost approx £1,680 p/week (£87k p/a)
VPS SmartAlarm solution £232 p/week (£12k p/a)
- Improved detection/deterrent capability as sensors placed around a site. VPS initial saving delivered £1.4k p/week, £75k p/a Secured additional property (former care home) following this success.

Specialist security packages to include Smart Alarm Technology available from **£50 per week.**

For more information, please contact:
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