

About Us



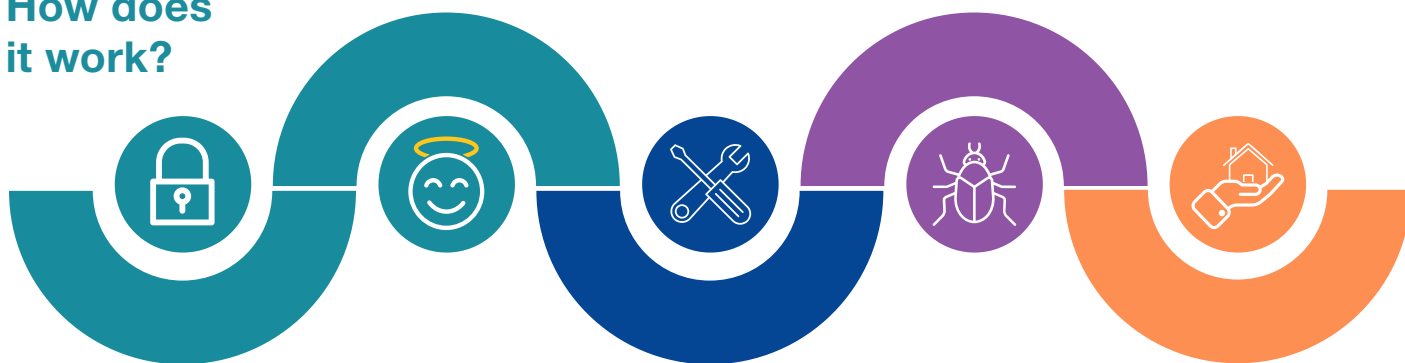
LIG GROUP



LIG Group is a provider of vacant property protection and asset management services, designed to provide owners with the support they need to successfully manage their property assets. **LIG Group** offers property owners access to various services including; vacant property security, maintenance, pest control, facilities and asset management.

Our full-service property management and security offerings are supplied to owners by industry experts, while providing substantial cost savings and peace of mind. If you're looking to maximise your assets potential and value a personal touch, we can help.

How does it work?



Secure

Once we've been instructed, our team will move to secure your property and set up any necessary security measures.

"Make Safe"

Protect

Our Live-in Guardians or Live-in Caretakers will take possession of your empty property and secure it through occupation.

"Keep Safe"

Maintain

Our Live-in protection personnel will keep us informed of any maintenance or pest issues which will be dealt with swiftly by our in-house team of experts.

"Protect & Preserve"

Manage

Our support doesn't end when your property is back in use. Our asset management division can also help with rent collection, sales & acquisitions, lease renewals and more.

"Enhance"



LIG GROUP

Our Services

Support for every stage of your property journey

Property Security

We offer a wide range of flexible security solutions to suit all requirements. Our Live-in Guardians and Live-in Caretakers options are a modern solution to empty property security and offer total peace of mind, while keeping your property secure and saving you money on security costs. We also offer additional protection options including K9 units, mobile patrols, CCTV & alarm systems, inspections and boarding up.



Maintenance & Facilities

Our in-house team of expert maintenance operatives offer a number of services that can be deployed at short notice. Our maintenance teams are fully trained and certified to undertake a range of tasks on an ad-hoc or contractual basis on both residential and commercial buildings. We can also provide rapid access to professional carpentry, locksmiths, water & drainage, roof repairs, cleaning and general maintenance services.



Pest Control

With over a decade of experience, you can rest assured knowing we have the necessary skills and knowledge to eliminate unwanted guests and ensure your premises remain pest free. We pride ourselves on our prompt, efficient and discreet service, carried out by our British Pest Control Association (BPCA) recommended technicians. Whether it's a one-off job or ongoing pest prevention, no job is too big or too small!



Asset Management

Our Asset Management team are specialists at managing and enhancing your property assets. Through the use of initiatives such as lease renewals, development opportunities, change of use and refurbishment, we find the best approach to add value to your assets. We find creative solutions and provide a personal, partner led service with the firm understanding that one size does not fit all.



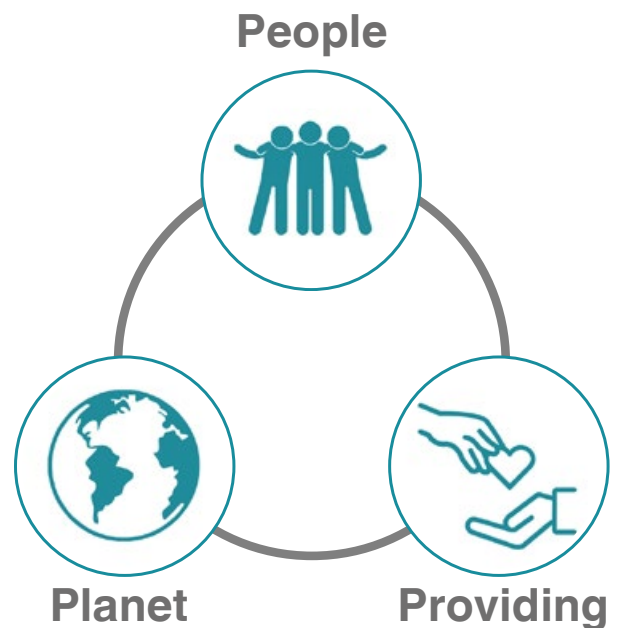
Our Charitable Causes



Giving back by supporting our local and global community

At LIG Group, we're committed to making a difference in the communities we serve. As a business, we have a unique opportunity to support and enhance quality of life and to help create a world in which everyone can thrive.

We're dedicated to being responsible corporate citizens and to contributing positively to the world around us. Our mission is to leverage our resources, expertise and influence to make a meaningful and lasting impact on our community and environment. To support this, we have developed three core CSR pillars that will guide our decision making process...



Chickenshed



Hackney Women's FC



Hendon FC



Noah's Ark Charity Skydive



Arthur's bread run



Our Charity of the Year

Our chosen Charity of the Year is Noah's Ark Children's Hospice based in Barnet. Noah's Ark provide support and palliative care for over 350 children who have a life-limiting or life-threatening condition and their families.

We are proud to support their incredible work as the first Children's only hospice in the UK and to play our part in helping children to enjoy life as children, rather than as patients; as families, not just as carers.



NOAH'S ARK
children's hospice

Our Charitable Causes



LIG GROUP

Corporate Social Responsibility is part of our DNA at LIG Group. Through our Guardianship service we prioritise key workers and offer them the security of affordable housing (typically over 50% less than traditional renting) close to their places of work as we understand the value they have to the local community. Whether it is your local NHS nurse or the schoolteacher who educates your children, working with LIG Group is an investment in the local community and the people who call it home.

CHICKENSHED

THEATRE CHANGING LIVES

We've been supporting Chickenshed Theatre through their Property Shoot for a number of years now and we're delighted to see how both the number of participants and the amount of money raised has grown year on year. Chickenshed provides a home for people of all ages, abilities and backgrounds and champions inclusivity through the power of the theatrical arts.



As a business, we champion equal opportunities for all. To support this aim, we partnered with Langdon, a charity focused on finding meaningful career opportunities for people with learning disabilities and autism. As a result, we've had the pleasure of employing two team members who have joined us from Langdon.



At LIG Group we also work hard to support our environmental initiatives including our ISO:14001 accreditation. The strict set of guidelines regulates and improves the way organisations use and dispose of natural resources as well as how they reduce their overall carbon emissions. We are audited annually to ensure environmental consciousness remains at the forefront of everything we do.



We are proud to support the British Military through our commitment to the Armed Forces Covenant. Through our Live-in Caretaker offering, we are able to help former veterans gain valuable employment and capitalise on their expertise after their service is complete. We also work closely with military charity Just Rifles who provide support for injured Riflemen going through rehabilitation.

During the pandemic, we as a business felt an obligation to do whatever we could to support our local community. This started as a small sign of appreciation whereby we would visit local hospitals and charities to handout food that would otherwise go to waste. This led to the start of a now weekly initiative in which our MD Arthur visits a number of local bakeries and collects surplus food which is then donated to our local foodbank at All Saints Church, Child's Hill and a local sheltered housing facility in Finchley.



Rates Mitigation



LIG GROUP

Beat empty rates
the legal way

How does rate mitigation work?



- ✓ 100% legal – no risk to corporate reputation
- ✓ Fully managed process meaning no hassle for owners
- ✓ Immediate results – no waiting for lengthy appeals
- ✓ Success related fees – no financial risk to owners

In 2008 the law governing the rating of empty commercial properties was altered dramatically. With a few exceptions, any owner of a long term vacant property is liable to pay rates in full. Owners of vacant properties are entitled to an initial rates holiday of 3 months (offices/retail) or 6 months (industrial/warehouse) when the property first reverts to them following a period of at least 6 weeks of continuous occupation*.

We can help you to take advantage of this provision by implementing a managed short term occupation strategy. A vetted occupier takes occupation of your property for 6 weeks, triggering a fresh rates holiday. This process can be repeated upon the expiry of the rates holiday, thus eliminating the majority of your rates liability on an ongoing basis.

Contracts signed and owner pays circa 7 weeks rates to cover tenant's cost. Occupiers will sign a tenancy agreement (incorporating rolling landlords' break clause).

Billing authority informed of new occupier and 7 weeks of occupation begins with tenant making rates payments for period of occupation.

3 or 6 month rate holiday begins. This process can be repeated if necessary. LIG Group fees payable upon confirmation relief has been awarded.



* (The Non-Domestic Rating (Unoccupied Property) (England) Regulations 2008)

Rates Mitigation



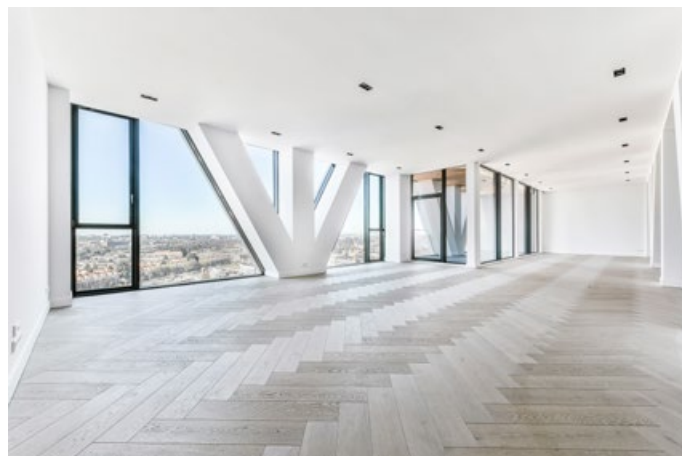
LIG GROUP

Beat empty rates
the legal way

How much could I save?

Through the use of our Guardians, any properties previously classified as unoccupied can become eligible for reduced insurance premiums.

We also offer a number of rate saving schemes for short-term occupiers.



Tintagel House, SE1



Overall
client
saving

£3.2m

The property

Freehold owned by Duchy of Cornwall
Former HQ for Metropolitan Police
70,000 square foot building

Our solution

Secured the building within 48 hours
with Guardians for 24/7 protection

Results

£2.3million saved on rates and
£920,000 saved on security*

No squatting, arson or theft attempts
during 3½ years using our protection

Guardianship Services



LIG GROUP

Live-in Protection

Our carefully vetted Live-in Guardians provide a modern solution to empty property security. By securing your property with Guardians, owners enjoy the peace of mind of knowing their property is protected from squatters and being looked after, while making substantial savings on security costs. In return, the Guardians are able to enjoy affordable housing in prime locations.



Why use a Live-in Guardian?

- ✓ Zero cost security solution, saving thousands a week
- ✓ Utilities, council tax & maintenance costs covered (subject to contract term length)
- ✓ Fully vetted & DBS checked Guardians in full time employment
- ✓ Regular surprise property inspections and detailed reports for owners
- ✓ Comprehensive public liability and professional indemnity insurance in place to give you total peace of mind

Save 100% of security costs with...

Live-in Guardians

Without Guardians

VS

With Guardians

24/7 Security Guard **£129,000**

Monitored Alarm **£64,800**

Boarded up property **£51,000**

Mobile Patrol **£33,000**

Live-in Guardians £0



* All costs shown represent average annual costs



Guardianship Services



LIG GROUP

Live-in Protection

How does Guardianship work?

Once authorised, our in-house team of maintenance operatives initiate the building works required for a safe, compliant & liveable environment for Guardians.

Our team will then install our patented high-security master lock system with anti-pick and anti-theft technology.

The full onboarding process, including property takeover, fit out, and securing the site with our vetted Guardians takes approx. 5-10 days.

The Guardians will secure your site through occupation and will keep us informed of any maintenance issues which our in-house team will promptly sort.

When you need your property back, simply serve 28 days notice and we'll return your property with vacant possession, often in a better state that we received it in.



Who are the Live-in Guardians?

Our Guardian community is made up of key workers and young professionals who have typically struggled to find affordable housing. All our Guardians must meet a rigorous set of criteria and are required to provide bank statements, references, passport verifications and proof of ID as well as passing a DBS check.

All Guardians are interviewed to ensure they are aware of their responsibilities, and are given access to our dedicated Guardian welfare department for help with any issues, so that property owners can feel confident that their asset is being well looked after by responsible people.



Caretaker Services



LIG GROUP

Live-in Protection

This is world-class live-in security, delivered by former soldiers of a world-class military. You might expect to pay a significant premium for military-grade protection, however by choosing to take advantage of the skills of a Live-in Caretaker, you could actually save thousands of pounds a month!

Live-in
Caretakers
Live-in Protection

Part of LIG Group



How does it work?



Choose us for a Live-in Caretaker and we'll have someone on-site within 24 hours.



Save more than 50% versus traditional security guards. Prices start from £1,300+VAT, per week.



Enjoy peace of mind, knowing the person securing your property is ex military and SIA licensed.



Give us only 48 hours' notice when our service is no longer required.

Lee Rider Head of Security



23 years military service (Royal Green Jackets).



Former British Army Warrant Officer and Chief Instructor in both Kazakhstan and Southern Afghanistan.



Level 4 Surveillance Operator.



Qualified teacher/trainer & SIA licensed close protection officer.



With
Caretakers



Without
Caretakers

Who are the Live-in Caretakers?

Live-in Caretakers is a community of born protectors. Our team of security experts are all either ex-Military and/or SIA licensed. This means you can rest assured knowing your asset is being looked after by a team trained and experienced in keeping people and places safe.

Proudly supporting
those who serve



Caretaker Services



Live-in Protection



24/7

Live-in Caretaker

- ➔ Ex Military
- ➔ SIA Licensed
- ➔ On-site within 24 hours

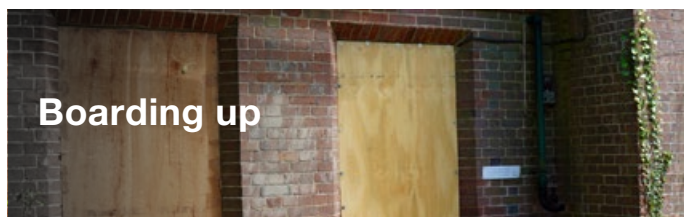
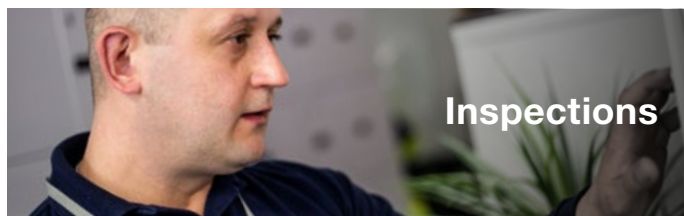
Save more than 50% versus traditional 24/7 security guards. Our prices start from just £1,300 + VAT, per week.*

*Initial one-off setup cost may apply.



Get in touch for your **FREE** site survey!

Additional Security Options



But don't take our word for it, hear what our longstanding clients have to say...



As a private property company, we have found it very time consuming and expensive securing vacant properties we buy and sell. During our worst-case scenario, we had a property squatted while trying to complete on the sales process. From our initial discussions and their subsequent appointment, Live-in Caretakers moved swiftly and in a professional manner to secure our property.

In addition to ensuring we were able to complete our intended sale I also had peace of mind knowing that my property was in safe hands. We would have no hesitation using or recommending Live-in Caretakers service to anyone that might be interested."

Frank Montanaro,
Managing Director
at Noble House
Properties



Pest Control Services



LIG GROUP



Targeted Pest Control

With close to two decades of experience in the pest control field, no job is too big or too small. Whether it be a multi-storey corporate office, a string of high-end restaurants or a large residential block, we have the necessary skills, knowledge and experience to give you total peace of mind by eliminating unwanted guests and ensuring your premises remain pest free.

We are proud to be one of only a few British Pest Control Association (BPCA) Highly Recommended companies. We cover all known pests ranging from rodents to birds and insects and offer a tailored service, designed in-line with your individual requirements and the needs of your property. All the products we use are completely harmless to humans and pets, so pose no risk to anyone occupying your building.

Why choose us?

- ✓ BPCA Recommended technicians
- ✓ UNLIMITED emergency callouts as standard
- ✓ Free site surveys & bespoke treatment plans
- ✓ All pests covered



Packages starting from £600 + VAT

- ✓ Free site survey
- ✓ 8 routine inspections per year (1 visit every 6 weeks)
- ✓ UNLIMITED emergency call outs
- ✓ Bespoke strategy for each client

Get in touch for your **FREE**, no obligation quote!

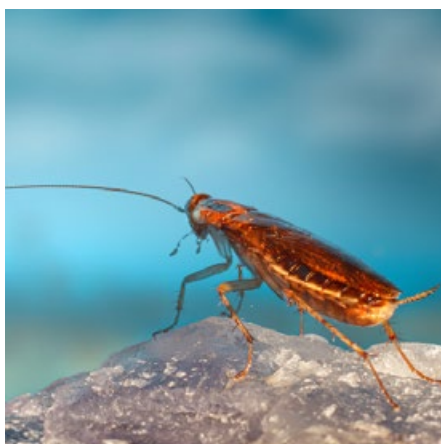
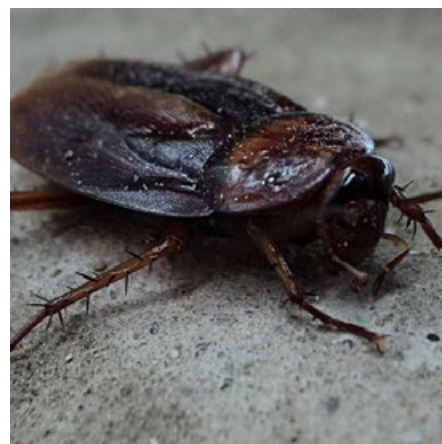
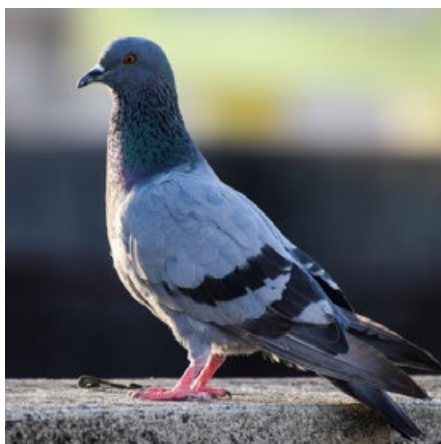
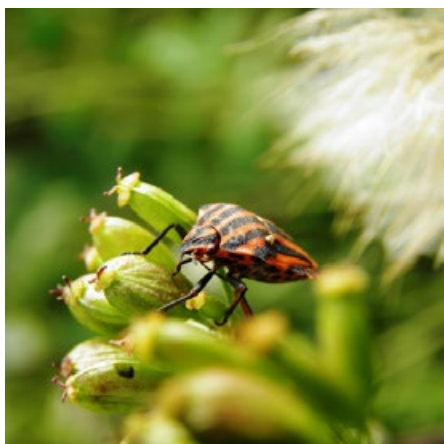
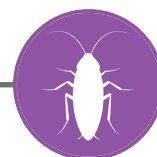


Pest Control Services



LIG GROUP

Targeted Pest Control



**But don't take our word for it.
Find out what our longstanding
customers have to say about us...**



I would highly recommend the team. They actually SOLVE problems permanently rather than just providing a temporary fix."

Commercial Client, London



Excellent service. Far superior to previous, very expensive pest control companies we have contracted. Highly recommended."

Residential Client, London



Very professional and the customer service is great. Communication could not be better. They're able to call my tenants and liaise with them, saving me the trouble. All problems are sorted out quickly and efficiently."

Commercial Client, London

Maintenance Services



LIG GROUP



Maintenance

Protect. Preserve. Prevent.

Protect. Preserve. Prevent.

With over a decade's experience, our expert team offer a wide range of Facilities Maintenance services that can be deployed at short notice. Offering competitive pricing and unbeatable quality, we can help with...

Fire Services

- BAFE certification
- Fault finding & remedial works
- Alarm alterations & additions
- Emergency lighting
- Fire door installation

Gas Services

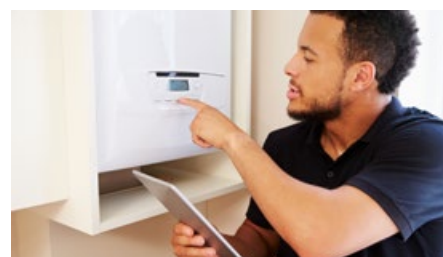
- Gas safety certifications
- Full installations
- Servicing
- Repairs
- Boilers and Heating

Electrical Services

- NICEIC certification
- PAT testing
- Maintenance & remedial works
- Installations
- Inspections and testing

Additional Services

- Carpentry
- Plumbing
- Locksmiths
- Cleaning and Clearance
- Pest Control



Get in touch for your **FREE**, no obligation quote!

Maintenance Services



LIG GROUP

Protect. Preserve. Prevent.



Our team of fully qualified and certified maintenance experts can service any type of property from commercial blocks and residential units to listed buildings and industrial sites.

Whether your need one-off support, ongoing facilities management or large scale project management, we can help.

Contact our team on **0203 195 3535** or email maintenance@lig-group.com for your **FREE**, no obligation site survey and quote.

**All
building
types
covered**



In partnership with



**Hampshire
& Isle of Wight**
FIRE & RESCUE SERVICE

Asset Management



LIG GROUP



Your Trusted Property Partner

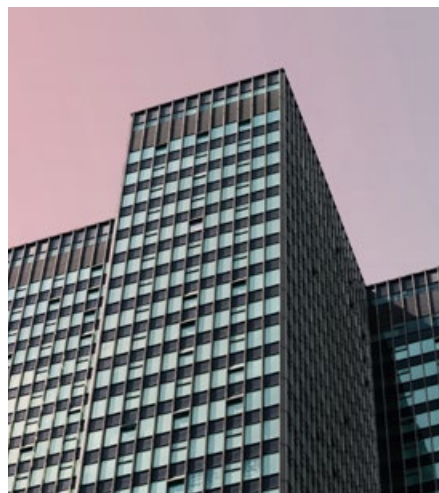
Helping owners maximise real estate assets

Our Asset Management division's principal objective is to manage and enhance our clients' property assets. Through the use of initiatives such as lease renewals, development opportunities, change of use and refurbishment we find the best approach to add value to our client's property assets.

We find creative solutions and provide a personal, tailored partner led service to our clients with the firm understanding that one size does not fit all. By dove-tailing the day-to-day management of properties with our asset management expertise we achieve excellent results for clients.

Asset Management Services

- Property management
- Lease Renewals
- Rent Reviews
- Investment
- Service Charge Consultancy
- Dispute Resolution
- Building Surveying



Property Asset Management is the process of maximising the value of a property through proactive and cost-effective measures



3 easy steps to...



LIG GROUP

Maximising your property assets



Asset Management

Your Trusted Property Partner

Step 1

Book a consultation with our asset management experts by calling **0203 195 3535** or emailing **assetmanagement@lig-group.com**. Our team will respond to your enquiry within 24 hours.



Our asset management team will work with you to understand your requirements and the assets within your portfolio. We will then present a detailed proposal outlining strategies for maximising value.

Step 2

Step 3

Once you give us the go ahead, we will proceed with setting up your property on our system and will be ready to commence management in line with your timeframe and requirements.



Book a consultation on **0203 195 3535** today!