



Vacant Property Inspections Services

ROBINSON services

IT'S OUR BUSINESS TO SUPPORT YOURS

Vacant Property Inspections Services

Unsecure vacant properties are seen by children as great places to play but can be far from safe. They are also seen as an easy target by vandals, arsonists and squatters, who can present a very real threat to your investment as well as holding up any plans you may have for the property. In addition, removal of illegal trespassers can be time-consuming and expensive. Robinson Services will deploy a range of security measures to preserve the integrity of your property.



Insurance Inspections Keep You Covered

Our countrywide vacant property inspection service satisfies the insurance requirements of the UK's largest underwriters.

Our vacant property inspection service makes it easy for landlords to comply with the long list of mandatory requirements stipulated by insurance companies – which would otherwise prejudice their cover.

Ticking All The Boxes

Following and satisfying the insurance requirements of the UK's largest underwriters, including AXA, HSBC and Willis, our countrywide team of mobile Vacant Property Inspectors are ticking all the boxes and protecting landlords' investments across Northern Ireland.



| | | |
|-----|---|---|
| 1. | ✓ | Securing the property against illegal entry. |
| 2. | ✓ | Securing all external doors. |
| 3. | ✓ | Changing all locks if required. |
| 4. | ✓ | Replacing or boarding up all broken windows. |
| 5. | ✓ | Sealing letterboxes. |
| 6. | ✓ | Removing all internal and external waste materials. |
| 7. | ✓ | Shutting off the gas supply. |
| 8. | ✓ | Shutting off and draining down the water supply (unless a sprinkler system is installed). |
| 9. | ✓ | Shutting off the electricity (unless this is required for viewings or alarms). |
| 10. | ✓ | Inspecting property internally & externally every 7 days. |
| 11. | ✓ | Logging all visits with date, time and identity of inspector. |
| 12. | ✓ | Reporting any breaches to the landlord or managing agent and recommending actions to rectify the problem immediately. |

You can't expect to meet the challenges of today with yesterday's tools and be in business today.



Recording Inspections

Robinson Services inspectors use a handheld PDA to record and prove inspections. Each property has a barcode within the building which the inspector swipes before commencing the inspection. The inspection cannot be completed unless the correct barcode is swiped ensuring the inspector is in the right location. Each check is date & time stamped to create an audit trail. These date/time stamps cannot be altered thus ensuring the audit trail created is a secure one.

Producing Full & Timely Reports

The handheld PDA has software loaded that enables our staff to conduct the inspections you may presently have recorded on paper. We will use an electronic version of your paper based forms if required or we will produce for you a report that may indeed exceed your present reports.

Once the inspection is recorded the Robinson Services database engine will automatically produce a report of the inspection with the results and email it to you and or your client for review.

Weekly Inspections Alert Of:

- ***Security Breaches***
- ***Rubbish Build Up***
- ***Water Leaks***
- ***Property Maintenance Issues (inside and out)***
- ***Graffiti & Vandalism***

Visible Security Deterrent

These weekly patrols by our officers in security liveried vehicles also provide and maintain an ongoing and visible presence at your property and enable a pro-active response to the common problems suffered by vacant properties.

Key-Holding Benefits

In addition, as your key holders, Robinson Services security officers can also act as an escort to accompany contractors, agents and visitors wishing to visit the property.

Maintaining Your Property

If you wish we can take over responsibility to maintain your property once it has become vacant. We will, where applicable:

- ***Maintain the gardens.***
- ***Clean the properties.***
- ***Remove any junk mail.***
- ***Attend to any emergency maintenance or security issues.***

Security Division

Our security division was created to enhance our existing quality service portfolio.

Our Security Solutions include:

- Security & Manned Guarding
- Key Holding, Alarm Monitoring & Response
- Car Park Management
- Front of House Services
- Risk Audit & Security Planning
- Receptionist & Telephonist Services
- Document and Mailroom Management
- Portering
- CCTV Remote Monitoring
- Courier Service
- 24 Hour Control Room

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