

THE **LOWE** GROUP



PROPERTY WITH A PURPOSE

We deliver cost-saving, innovative solutions to managing vacant properties, which create social impact and support local communities.

EXPERTS IN VACANT PROPERTY MANAGEMENT

Our professional, cost-saving property management services are completely tailor-made, providing our clients with the most bespoke service possible. We evaluate every property on its own merit and always propose the most suitable service for managing vacant properties.

Our services include:

- *Property Guardianship*
- *Workspace & Creative Uses*
- *Charitable Occupation*
- *Traditional Security Services*
- *Business Rate Mitigation*

We provide our clients with the most cost-effective and innovative solution to leaving a building vacant, whilst placing social impact at the heart of everything we do, providing key workers, young professionals and creatives with affordable spaces to live, work and create.

Whatever the solution, we will always propose the most appropriate service for our clients, ensuring we apply the same LOWE principles that are at the core of our business.

We work with developers, investors, property funds and public services on numerous vacant sites across London and the South of England.

PROPERTY GUARDIANSHIP

Property guardianship addresses two major issues in real estate today; affordable housing and environmentally sustainable housing. We provide our clients with a professional, efficient and low-cost solution to the problems created by leaving buildings vacant, whilst at the same time providing safe and affordable spaces for young professionals, key workers and creatives to live, work and create.

THE BENEFITS

- BUILDING SECURITY
- COST-SAVING SOLUTION
- PROPERTY CARE & MAINTENANCE
- ACCOUNT MANAGEMENT
- AFFORDABLE HOUSING
- FLEXIBLE ARRANGEMENTS
- CREATING SOCIAL IMPACT



OUR GUARDIANS

We have built up a dedicated group of professional guardians that take pride in, and help protect, the premises in which they live. Every potential guardian completes an extensive vetting process and all guardians are personally met and interviewed by a LOWE representative, ensuring only the most socially responsible guardians pass our vetting process.

REQUIREMENTS

To be a LOWE Guardian, one must be:

- Over the age of 21
- In full time employment or provide proof of self-employment
- Deemed financially able
- Minimum £15k annual income (guarantors not permitted)
- Not an undergraduate student

Referencing documents:

- Profile photo
- A scanned passport copy
- The previous 3-months bank statements
- Job description and latest CV
- An employer reference or proof of self-employment
- A landlord reference



LOWEKEY PRIORITISATION

Guardianship schemes can be a great solution for thousands of key workers in London, providing a stable and affordable living solution, whilst protecting public workers in our society. LOWEkey is a dedicated programme which prioritises affordable accommodation to London's key workers, providing them with an affordable rental solution, close to their work.

NAME: Aaron
OCCUPATION: Junior Doctor, Guys and St Thomas'
PROPERTY: Aldgate East, NHS Property

"I'm relatively early in my career, qualifying in 2018 from King's. I had intended to specialise in Psychiatry, so in the summer of 2020 I started a psychiatric post in Cambridge and Peterborough.

As the second wave of the Pandemic picked up, I felt I could do more good working in acute medicine with Covid-19 patients, so I moved from Cambridge and took a job in London. I currently work with a team that manages patients too unwell or too frail to be cared for in hospital, going into patients' homes to start intravenous antibiotics, steroids, fluids and oxygen. I was accepted onto a clinical fellowship at the Royal Free to work in ITU, again hoping to help manage patients who have been hit hardest by Covid-19.

I am still paying the rent of my accommodation in Cambridge, as such, the high rents of traditional properties in Central London would have meant I would be losing money taking on this clinical fellowship. The excellent location and affordable price of LOWE guardianship relieves me of a significant financial burden whilst allowing me to focus more keenly on my work."



WORKSPACE

LOWE Works is our affordable workspace concept that utilises otherwise vacant buildings to offer flexible, high-quality workspaces in local neighbourhoods to early stage businesses, creatives and entrepreneurs. We work with commercial landlords to provide a professional and low-cost solution for their vacant buildings, whilst supporting local businesses.



Jesus, LOWE Works Innovator

THE BENEFITS

- BUSINESS RATES
MANAGEMENT & PAYMENT
- CREATE REVENUE FROM
YOUR VACANT PROPERTY
- LOCAL & AFFORDABLE WORKSPACE
- ALLOCATED DESKS FOR
CHARITABLE VENTURES
- STIMULATE LOCAL ECONOMIES
- FACILITIES MANAGEMENT
& CONCIERGE SERVICE

LOWE WORKS INNOVATOR PROGRAMME

The LOWE Works Innovator Programme is a charitable initiative which supports entrepreneurs and young businesses who are driven in their work or individual projects. The Programme provides access to 3-months desk space at no-cost, and subsidised desk space thereafter, monthly mentoring sessions, financial planning and business advice, using all of LOWE's available support channels to help pursue their passions.

NAME: Ross & Andrew
OCCUPATION: Co-founders & CEO of MILHUB
COMPANY: MILHUB

Through the Innovator Programme, Ross and Andrew gain networking connections, business advice and mentoring on topics such as accounting, budgeting, and how to modify their strategy to adjust to changes within the industry, most notably the Coronavirus Pandemic.

Andrew says, *"Sometimes we don't take the advice, but the guidance and support opens up our business up to new ideas, different angles and new ways of thinking, which is invaluable as we continue to grow."*

Ross says, *"The mentoring has given us a platform to evolve our business and build it up from nothing to where it is today. We're grateful for the guidance, and so proud of what we've achieved over the past four years."*



Ross & Andrew, LOWE Works Innovator

CHARITABLE OCCUPATION

We work with a curated selection of registered charities who share our values, and utilise vacant properties to drive positive social impact and change within local communities. For our clients who are looking to create social impact through their vacant space, we can help them to create revenue whilst supporting the local community.

THE BENEFITS

- MANAGEMENT OF 80% CHARITABLE BUSINESS RATES RELIEF
- PROFESSIONAL SECURITY SOLUTION
- VACANT BUILDING MANAGEMENT
- LOCALLY-BASED, AFFORDABLE ART STUDIOS
- PLACE MAKING ARTISTS, MUSICIANS, & CHARITABLE GROUPS
- STIMULATING LOCAL COMMUNITIES



SECURITY SERVICES

Our bespoke security services provide vacant property security and protection. We supply pricing on request, with a free quotation and consultation report with our recommendations on how we can secure your empty property. Our services include:

- SECURITY IN RESIDENCE
- CARETAKING
- MANNED GUARDING
- VACANT PROPERTY ALARMS & KEY HOLDINGS



BUSINESS RATE MITIGATION

We look at innovative ways to reduce empty business rates, delivering bespoke strategies to mitigate empty rates and save our clients a significant proportion of their outgoings. Our services include:

- CHARITABLE OCCUPATION PROVIDES SAVINGS OF 80-100%
- INTERMITTENT OCCUPATION & TEMPORARY STORAGE OF GOODS
- COVER RATES LIABILITIES ON VACANT PROPERTIES



SECURITY SOLUTION
PROPERTY GUARDIANSHIP

PROPERTY TYPE
BANK

DURATION
ONGOING

LOCATION
ANGEL

NO. OF GUARDIANS
16

CLIENT
ASSET MANAGERS



SECURITY SOLUTION
PROPERTY GUARDIANSHIP

PROPERTY TYPE
THEATRE

DURATION
ONGOING

LOCATION
OVAL

NO. OF GUARDIANS
13

CLIENT
OVALHOUSE THEATRE



SECURITY SOLUTION
PROPERTY GUARDIANSHIP

PROPERTY TYPE
POLICE STATION

DURATION
4 YEARS

LOCATION
CHELSEA

NO. OF GUARDIANS
42

CLIENT
PRIVATE FUND



SECURITY SOLUTION
CHARITABLE OCCUPATION

PROPERTY TYPE
WAREHOUSE

DURATION
ONGOING

LOCATION
NEW CROSS

NO. OF OCCUPANTS
30

CLIENT
PRIVATE DEVELOPER



SECURITY SOLUTION
CHARITABLE OCCUPATION

PROPERTY TYPE
OFFICES

DURATION
ONGOING

LOCATION
WOOLWICH

NO. OF OCCUPANTS
250

CLIENT
PRIVATE FUND



SECURITY SOLUTION
WORKSPACE

PROPERTY TYPE
WAREHOUSE

DURATION
ONGOING

LOCATION
FULHAM

NO. OF OCCUPANTS
60

CLIENT
PRIVATE DEVELOPER

LOWE MAINTENANCE

Our highly skilled, in-house maintenance operatives are on hand to provide upkeep for the properties during business hours, and our dedicated out-of-hours service ensures the property is in safe hands round the clock.



SKILLS

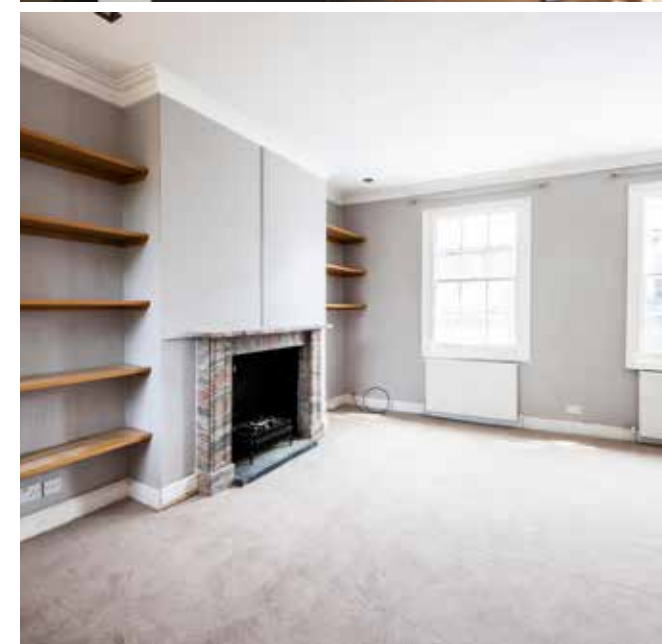
- Plumbing, including shower and tap repairs and replacements, washing machine installations, remedial repairs and removal of pipework.
- General building maintenance, including painting, plastering, tiling and silicone repairs.
- Carpentry
- The replacement and adjustment of locks
- Boilers systems
- Ongoing electrical maintenance, including electrical installations within our properties, fault finding and testing.

"The great thing about being a maintenance operative for LOWE is that every building is so different, and I love the challenge each one presents. I have always been a practical, hands-on person so I really enjoy the challenge of solving different problems."

- Bogdan, LOWE Maintenance Operative

BEFORE & AFTER LOWE SERVICES

EMPRESS PLACE, WEST BROMPTON



LOWE FOUNDATION

Since LOWE was founded in 2016, social impact has been a vital part of our business practice. The LOWE Foundation, the charitable arm of the company, was launched because as a business, we take our moral responsibility to the greater London community seriously. Guardianship addresses two major issues in real estate today; affordable housing and environmentally sustainable housing, but we want to engage with these issues further, and over the years we have partnered with charities such as St. Mungo's, LandAid and Spires Streatham. The principal aim of the Foundation is to expand our reach and engage with causes that are important both to our clients and guardians. We work with guardians and landlords to collaborate on projects and promote valuable causes, with a primary focus on local charities and the prevention and relief of poverty.

Also part of the LOWE Foundation is our Buy One Give One scheme, which generates a donation from LOWE to a valuable cause which aligns with our values; for every property we take on, we donate £250, and for every guardian we house, we donate £10. Within the last twelve months, we have also made donations to AfriKids, CALM, Plastic Oceans and Client Earth, and we continue to generate this giving scheme into volunteer action as we develop a network of relationships across charities and guardians.



LOWE AMBASSADOR PROGRAMME

The LOWE Ambassador Programme supports passionate guardians who are driven both in their work, their individual projects and are invested in bringing together the LOWE community.

We have four groups of guardians whose service to the community, entrepreneurship and vitality deserves to be supported and shouted about.

KEY WORKERS - NHS workers, police, transport operators, educators, postal employees, charity workers - the list goes on!

INNOVATORS - Our big picture, cutting edge guardians, whether they are founding a start-up, working on environmental sustainability or future focussed technology.

PLACEMAKERS - The people who fill the local area with sound, culture and colour - musicians, artists and creators alike.

CONTRIBUTORS - For our guardians who are dedicated to giving back to their local communities using their spare time to volunteer with charities they are passionate about.

THE **LOWE** GROUP

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