

THE **LOWE** GROUP

THE LOWE GROUP

INNOVATIVE SOLUTIONS TO MANAGING VACANT SPACE

The LOWE Group is a vacant property consultancy, providing landlords with specialist advice and solutions on how to best manage their vacant space.

ABOUT US

The LOWE Group was founded in 2016 with a mission to provide property owners with professional and cost-effective solutions to the issues created by leaving a property vacant. Since then, we have built up an unrivalled track record of protecting vacant properties with cost-saving, innovative solutions that create social impact and support local communities.

We repurpose vacant properties, bringing them back to life, and creating affordable and inspiring spaces to live, work and create, while supporting local communities and delivering social impact. We understand the challenges and costs associated with leaving a property empty and are on hand to advise the best possible solution to fit our clients' needs.

OUR SERVICES

Our range of empty property services are designed to save our clients money, whilst delivering social impact. We have a proven track record of reducing security costs, mitigating empty business rates, lowering insurance premiums, and generating additional revenue where possible.

Our services include:

PROPERTY GUARDIANSHIP
AFFORDABLE WORKSPACE & CREATIVE USES
CHARITABLE OCCUPATION
TRADITIONAL SECURITY SERVICES

WHO WE WORK WITH

We work with some of the UK's leading developers, institutions, local authorities, housing associations and trusts. We strive to build long term relationships with our clients, and focus on delivering exceptional service, which has led to many of our partners using our services again and again.

Our clients include Delancey, Galliard Homes, YOO, Riverside, Dominvs, Peabody, MTVH, Lambeth Council, Ealing Council, NHS Property services, London Borough of Hammersmith & Fulham amongst others.

We have been widely recognised for our professional and innovative approach to managing vacant space, and have been featured in the Estates Gazette, Property Week, Evening Standard, BBC, Daily Telegraph, Sunday Times, Metro, Dezeen, Financial Times, and British Airways Magazine.

INTERESTED? GET IN TOUCH!

If you have a vacant property and would like to see how our services can work for you, contact us for a free consultation report with our recommendations on how best to protect your building.

info@thelowegroupltd.com | +44 (0) 207 856 0171

We have also been nominated for Property Manager of the Year and Social Impact Initiative at the RESI 2021 Awards.

HOW WE CAN WORK WITH YOU

The costs of leaving a building vacant are significant; squatting, arson, vandalism as well as ongoing security costs, empty rates and higher insurance premiums can cost hundreds of thousands of pounds.

We will work with you to propose the most suitable service for managing your vacant property; highlighting financial savings, security risks, and offer advice on empty rate mitigation and support during the planning process.

Using The LOWE Group services is the most hassle-free way to protect your vacant property while delivering social impact.

PROPERTY GUARDIANSHIP

SECURE YOUR PROPERTY BY HOUSING KEY WORKERS & YOUNG PROFESSIONALS

HOW DOES IT WORK?

As the UK's premier property guardian company, we have a proven track record of protecting vacant buildings against squatting, mitigating business rates, and lowering insurance premiums.

Our property guardians provide your empty building with 24/7 protection and security, whilst benefitting from a safe, secure, and affordable housing solution.

All guardians are vetted extensively resulting in a socially responsible, reliable, and professional community who take great care of the buildings they protect.



LOWE WORKS WORKSPACE

FLEXIBLE, AFFORDABLE WORKSPACE PROVIDER

HOW DOES IT WORK?

LOWE Works is our affordable, neighbourhood workspace concept, that utilises vacant spaces to offer flexible, high-quality workspaces in local neighbourhoods to support small businesses, charitable ventures, and the local community.

We can cover all rates liabilities, service charge costs and provide additional revenue, whilst supporting small businesses and entrepreneurs with affordable workspaces. We also run an Innovator Programme which supports new business with big ideas to get off the ground.



CHARITABLE OCCUPATION

DELIVER GENUINE SOCIAL IMPACT

HOW DOES IT WORK?

We work with a curated selection of registered charities who utilise vacant properties to drive positive social impact and change within local communities. We support every charity we partner with, and work with clients to meet their needs. Every charity we work with is eligible for a mandatory 80% business rates relief.



Artist in Residence, Former Warehouse
New Cross



Artist in Residence, Former Offices
Riverside East & West, Woolwich

SECURITY SERVICES

PROPERTY SECURITY & PROTECTION

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

A certified security service with 24-hour security and a round-the-clock response.

MANNED GUARDING

Manned Guarding provides the strongest protection and the necessary presence in vacant buildings to deter and prevent crime when squatting, vandalism or anti-social behaviour becomes problematic.

VACANT PROPERTY ALARMS & KEY HOLDINGS

Key holding, alarm and response provides a rigorous three-stepped approach to protecting and securing vacant buildings.



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

WHO WE WORK WITH

DELANCEY



yoo



CBRE PROPERTY GUARDIANSHIP

"We have found working with LOWE a really positive experience for managing our vacant properties. They have a rigorous vetting process for their guardians, ensuring only the most socially responsible occupy our properties. In return, we are delighted that our vacant buildings can be used to provide key workers and young professionals, with safe, secure and affordable accommodation."

Mark Innocenti, Associate Director

EALING COUNCIL PROPERTY GUARDIANSHIP

"Not only has LOWE saved us from significant security costs, but the social value of having responsible property guardians living in the estate has also been enormous. The flexible nature of their legal agreements fits perfectly with our ongoing plans for regenerating South Acton Estate with quality, affordable homes. We are especially proud to be housing key workers from the surrounding areas."

Leon Joseph, Regeneration Officer

MDPL CHARITABLE OCCUPATION

"As our priority was to maximise social value for the community, partnering with LOWE made complete sense, especially once with their proposal to work with arts charity, SET. It's a pleasure to know that the studios are licensed to local community activities, a local volunteers organisation, and others. On a wider scale, we can see changes to the social landscape, contributing to improving the image of Woolwich."

Simon Hall, Director

MARTINS PROPERTIES AFFORDABLE WORKSPACES

"We have found LOWE's affordable workspace solution an excellent fit for our vacant building. Their services are not only completely hassle-free, but the property is professionally managed, and we are really pleased to be supporting small, local businesses through their Innovator Programme."

Brook Stotesbury, Head of Commercial Asset Management

LOWE FOUNDATION

Since LOWE's inception in 2016, social impact has been a vital part of our business practice. Through our services, we are able to address two major real estate issues today, affordable housing and affordable workspace. As a team we look to engage with these issues further, historically through partnerships with charities such as St Mungo's, LandAid and Spires Streatham.



Elliott, LOWE Ambassador

Looking ahead, we want to engage with causes that are important to both our clients and members. Our LOWE Ambassador Programme and our LOWE Works Innovator Programme facilitates mentorships, volunteering opportunities, and we use our reach as a platform to advertise important causes. Through our Buy1Give1 scheme, every property we take on (and every desk we let or guardian we house) generates a donation from LOWE to one of these valuable causes.

LOWEkey PRIORITISATION

54% of London's emergency workers live outside the city. With a rise in private rentals in the last 5 years (which is 3 times as much as the rise in public services salaries), affordable housing has never been more vital for our essential workers who keep our communities going. Through our LOWEkey Prioritisation Programme we give key workers priority for rooms and viewings, meaning they can live in prime locations close to their place of work.

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CONTACT US

If you're a landlord or advising on a vacant property, we can help keep your vacant building secure. Contact us below for a free consultation report with our recommendations on how best to protect your building:

+44 (0) 207 856 0171
info@thelowegroupltd.com
www.thelowegroupltd.com

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First Floor Alexander House
14 Peterborough Road
London
SW6 3BN

www.thelowegroupltd.com