



Solutions Overview

Europe's Leading Temporary Security Specialists



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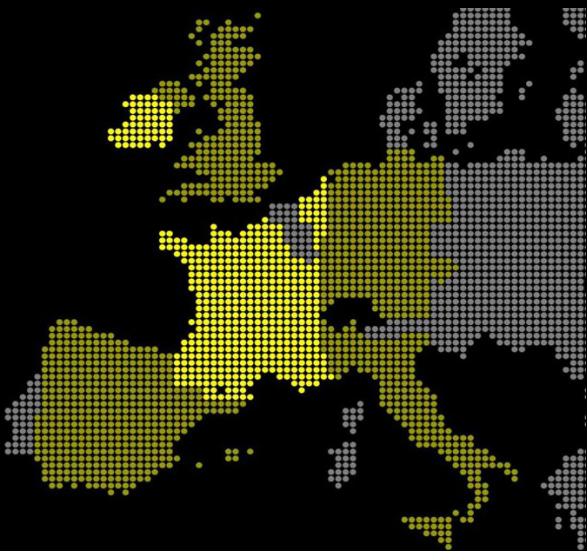
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About VPS Group

The VPS Group provides customised solutions for your temporary security requirements. We offer complete end-to-end solutions to secure physical assets through advising, installing, monitoring & responding.

With our diverse range of products and services, both technology-based and people-based, we will provide a custom solution to meet your unique temporary security requirements.

Our customers exist across a broad range of industries, including renewable energy, construction, utilities and highways, to government and public sector infrastructure.



Group Structure

Formed of 12 businesses with a combined annual turnover of over £180m, VPS has headquarters in Manchester, Paris and the Hague.

The Group has long-standing relationships with a diverse pool of blue chip and public sector customers and provides world-class temporary security services to customers across multiple geographies.



VPS UK | Divisional Structure

			
Comprehensive temporary security: monitored technology, human intervention & physical measures	Outsourced security solutions including mobile patrols, static guarding, key holding & alarm response	24/7/365 National response service making property safe & secure and providing permanent repairs	Keeping properties safe, secure & maintained through occupancy
 Monitored Technology - VPS Smart Hub + - Safer Pod S1 - Security Towers - Lone Worker Devices	 Mobile Security - Alarm Response - Mobile Patrols - Static Guards - Special Projects	 Emergency Response - National 24/7 emergency make safe service - Preventative boarding & hoarding	 Live-in Visual Deterrence - Live-in Guardians enhance building security - Property occupation reduces crime risks
 24/7 Remote Video Response Centre - Monitors CCTV, Fire & Lone Worker Devices - Alarm Response	 Property Management Support - Vacant Property Inspections - Reporting Platform	 Glazing Solutions - Replacement of glass & glazing systems, filming & manifestations - Door & shutter specialists	 Reduced Risk & Cost - Properties inspected & maintained - Burst pipe, flood & damp risks mitigated
 Property Protection - Steel Screens & Doors - Fencing & Perimeter Controls - Guarding Services	 Access Management - Key Holding - Locks & Unlocks 24/7 Customer Service Team	 Project Management - Complex projects inc. glazing at height & architectural glazing - Lifting, cranes & MEWPS	 Social Value Outcomes - Provides affordable accommodation options - Generates community & economic benefits

Financial Sponsors:  PAI Partners

In the UK & Ireland, our core services are managed by VPS UK with ancillary services provided by our specialist subsidiaries:

- **VPS Guardians:** Temporary live in security solutions
- **Nexus Security:** Manned Guarding, Alarm Response and other Physical presence requirements
- **Evander:** Glazing and locks specialists, working to secure properties quickly and effectively

Sectors

VPS UK provides services to clients operating in a range of sectors, including:

- Construction
- Government & Public Sector
- Housing Associations
- Hospitality
- Retail
- Security & FM Services
- Traffic & Highways
- Utilities & Infrastructure
- Vacant Property



Risk Management

Risk is ever-changing in security and each customers' attitude and acceptance to risk will differ.

Our aim is always to mitigate risk to as low as reasonably practical, understanding the problem and making recommendations while prioritising customer business continuity and budget.

With a comprehensive list of services and wide range of complementary products; our service to you will be structured into three steps:

01

Understanding your security requirements & assessing the likelihood of threats taking place

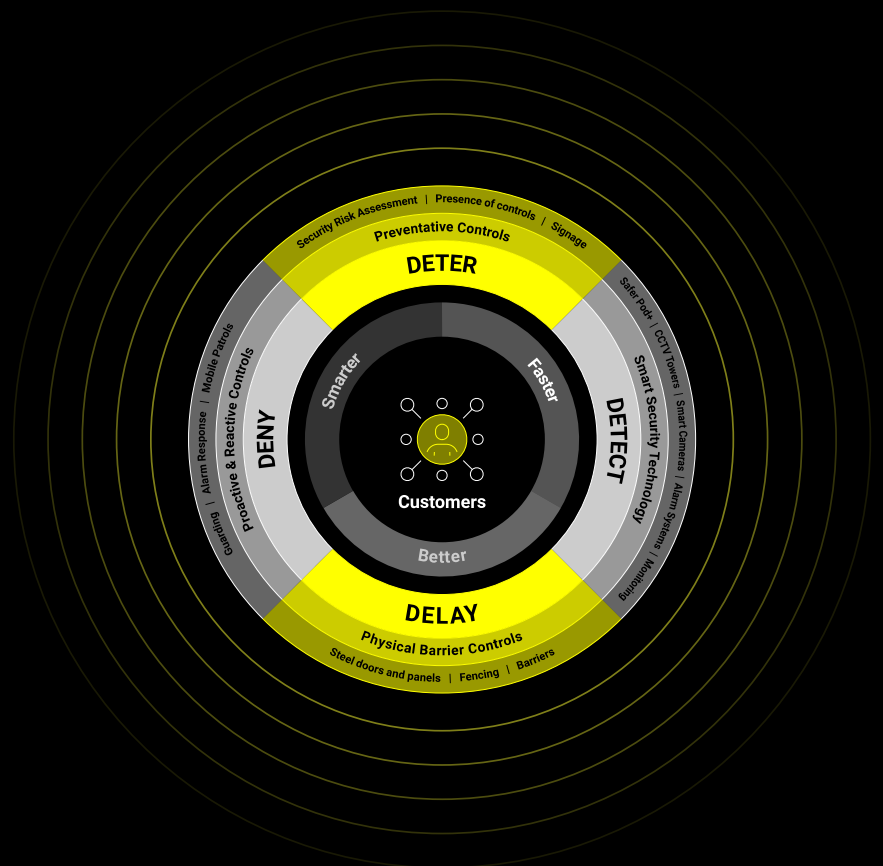
02

Using the principles of the ISO 31000 Risk Management Framework, our assessment enables us to form an expert view on the potential risks and impacts to your assets

03

We make solution-based recommendations for controls, working within your budget to mitigate your risk

The '4Ds' of Security



DETER

Forms of visual deterrence, such as screens, fencing, signage, PODs and CCTV towers can be an effective way of dissuading intruders before they attempt to breach sites.

DETECT

Ability to detect trespassers is vital. Motion detecting cameras to photograph and alert VPS. CCTV towers which can detect, assess and record intrusion on sites.

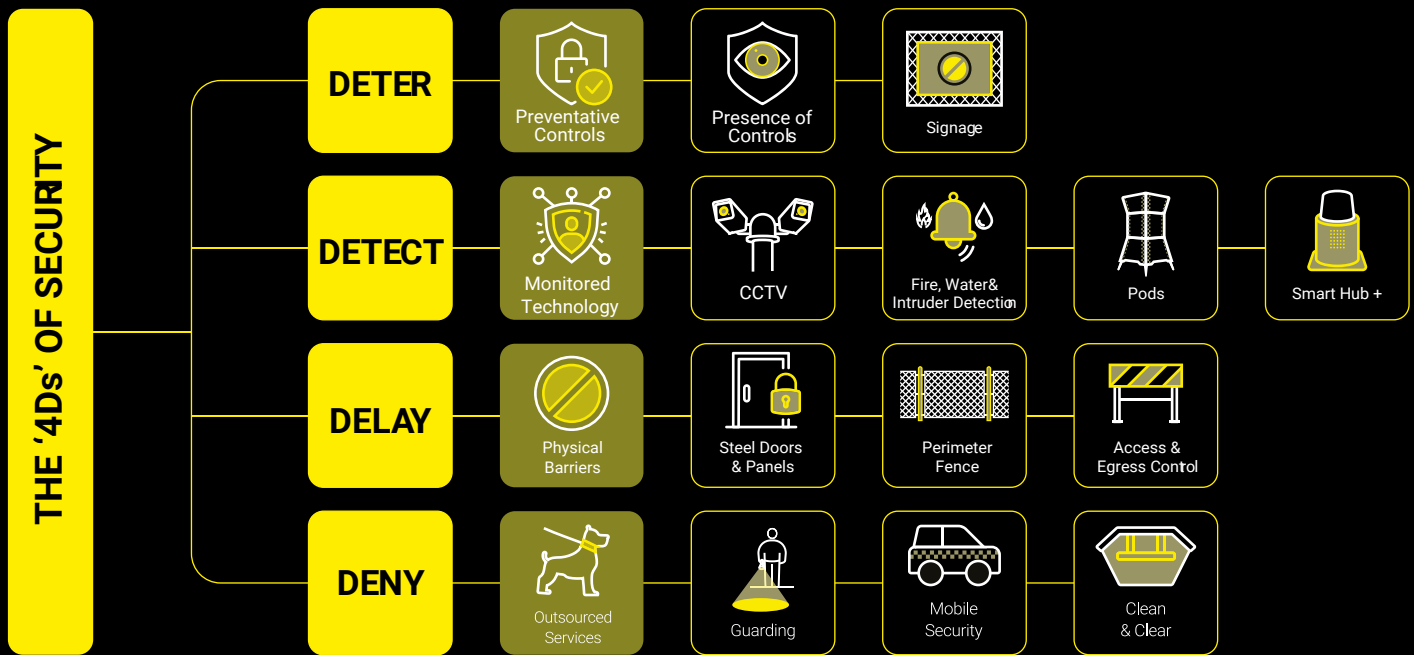
DELAY

A range of security solutions can be utilised to delay an attack, such as parking controls, bollards, steel screens & doors will slow down intruders, providing valuable time to deal with the security breach.

DENY

Denying entry to site, with measures such as access controls, manned security and Bluetooth lockboxes, you can help manage who goes where on your premises.

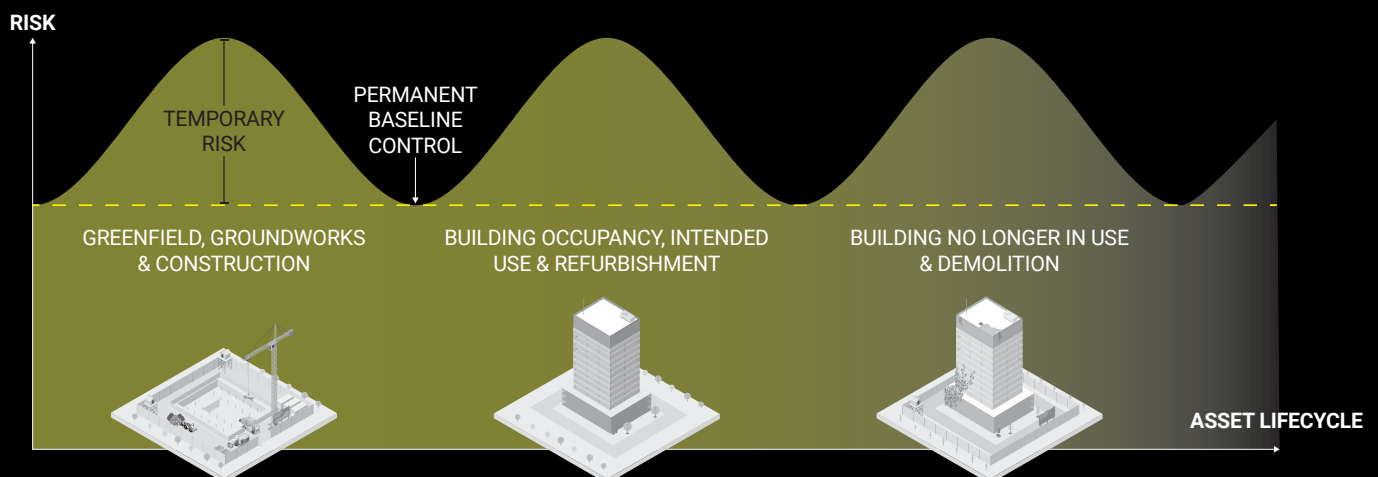
VPS' Core Offering Spans a Broad Range of Temporary Security Solutions



Filling the Gap Between Risk & Control

VPS addresses a crucial market need, offering stability and ensuring business continuity by providing a comprehensive suite of temporary security solutions where permanent security measures fall short in protecting customers' assets.

Risk is fluid, so an effective security solution must adapt to its dynamic nature throughout the assets' lifecycle. VPS' sweet spot occurs when risk and control levels become imbalanced, necessitating temporary security solutions to fill the gap.

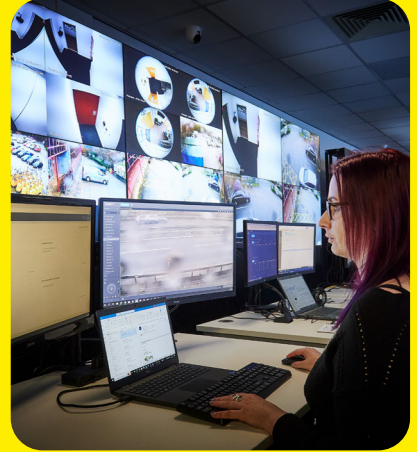


Core Services

Monitored Video Technology

Your security is our priority. Our advanced technology solutions including video alarms, CCTV, sensors, analytics, AI integration and more ensure round-the-clock protection for your premises.

24/7 Protection Against Any Threat.



Physical Protection

VPS specialises in physical protection and security for properties, people, and assets. With over 30 years' experience, VPS provide perimeter protection, steel doors, Bluetooth accessible doors, steel screens, fencing and concrete barriers.

Our solutions are tailored to mitigate risks effectively.



Human Intervention

Our wide range of human intervention security solutions include K9, manned guarding and rapid response. VPS also provide Guardianship services, offering security by occupation.

Complete protection for all security requirements.





Monitored Video Technology

With VPS Group, your security is our top priority. Our advanced monitored video technology solutions including video alarms, CCTV, sensors, analytics, AI integration and more ensure round-the-clock protection for your premises.

Asset Protection

Our asset protection systems, security cameras and CCTV towers range from straightforward stand-alone systems to intricate multi-site requirements. These robust visual deterrents are designed to protect against vandalism-related damage and material losses from theft. Moreover, they support your commitment to ensuring the safety of employees, tenants, visitors and customers.

We understand that criminal activities, financial losses and unforeseen events can pose serious threats to the prosperity of any business. We strive to mitigate such risks by equipping our clients with top-tier surveillance technologies.

We believe that robust surveillance systems like the Safer POD S1 can play a pivotal role in safeguarding businesses from detrimental outcomes. By monitoring critical areas within and around your premises, our monitored technology systems can deter potential criminal activities and provide comprehensive records of events, thereby serving as a formidable line of defense.

Monitoring Services

The VPS Monitoring Station plays a crucial role in enhancing security by providing a rapid and coordinated response to security incidents. The Monitoring Station reduces response times to security threats, minimising false alarms, and providing peace of mind to property owners who know that their premises are under constant surveillance and protection.

Alarm monitoring services are commonly used in residential and commercial settings to enhance security, minimise response times to security threats and reduce the incidence of false alarms. The availability of 24/7 monitoring ensures that security and safety are maintained around the clock, providing peace of mind for property owners and residents.

Intruder Alarm Systems

Our alarms offer all the benefits of a 24/7 monitored alarm system with no requirements for electricity or a phone line. Therefore, our alarm systems are especially suitable for remote locations where transmission is not possible via fixed telephone or an additional signal path is required.

Powered by a long-life battery, our systems remain fully operational even when utilities are turned off at the property or if there is a power outage. The alarms are monitored 24/7 by our fully accredited monitoring station, allowing any activation to be immediately dealt with.



VPS Smart Hub +



The VPS Smart Hub + offers 24/7 protection against any threat. Built on Ajax technology and specifically designed to safeguard properties and assets, the Smart Hub + is the UK's most advanced, configurable internal temporary alarm system.

FEATURES & BENEFITS

- **Intrusion, Fire & Flood Protection in One Unit:**
The Smart Hub + offers wireless heat, smoke, flood and CO detectors with sounder, the ability to distinguish between smoke and steam and a 7 year battery capability. Cost avoidance from multiple systems.
- **Intelligent Visual Verification & 24/7 Live Monitoring:** The Smart Hub + is monitored by our own VPS in-house monitoring station, the VPS Alarm Receiving Centre. This ensures accurate verification and rapid response.
- **Impact & Tamper Proof:**
Robust, tamper proof casing means the Smart Hub + meets the requirements of the SSAIB Temporary Alarm System Code of Practice 2004 and the standards required by major insurers.
- **Adaptable & Scalable:**
The modular system can mitigate wide variety of risks with up to 100 devices available to add on, including fire, flood, sirens, door detectors and intrusion detectors.
- **Rapid Installation:**
Same day installation ensures our customers have immediate risk mitigation and peace of mind.
- **Ease of Use:**
The system can be controlled from a secure smartphone app. The whole matrix of devices, fully integrated into VPS product family, giving complete site situational awareness.

POWER OPTIONS

- Uninterrupted battery power for 6 months

WIRELESS ADD ONS

- MotionCam & IndoorCam: motion detectors taking photos by alarm & on demand
- LeaksProtect: water leak detector, prevents flooding
- StreetSiren: siren designed for both outdoor and indoor installation
- DoorProtect +: Opening detector for windows & doors
- FireProtect 2: Heat, smoke & CO detector with 85dB sounder.



MotionCam
& IndoorCam



Fire
Protect



Leaks
Protect



Door
Protect



Street
Siren



Life
Quality



Water
Stop



Scan
Here

Safer POD S1



The Safer POD S1 delivers next-generation site security, protecting your assets by integrating cutting-edge technology and hardware with market-leading security expertise.

FEATURES & BENEFITS

- **4 HDR Intelligent Visual Verification Cameras, 30m range, infra-red night vision, 360-degree intruder detection:** The Safer POD S1 offers industry-beating image quality, both day and night, giving peace of mind that assets are protected, and images captured enable immediate informed decision making.
- **Twin 113dB sounders/sirens with flashing strobes:** High-intensity sounders with flashing strobe activated upon detection of an incursion provide a strong deterrent to potential intruders.
- **Battery & Solar Technology:** Offering next generation autonomy, the Safer POD S1 is equipped with cutting-edge battery and solar technology, meaning off-grid, autonomous deployment all year round, even in the trickiest locations.
- **Signal jamming, anti-masking, tilt & impact sensors:** After detection by the cameras and activation of the sirens, any attempts to jam signals, tamper with or damage the unit will immediately alert our 24-hour manned control room.
- **App Control:** The Safer POD S1 can be controlled remotely by users, providing the ability to arm and disarm for access or for false alarms, saving on security attendance charges.
- **Weight: 80kg Height: 1.2m:** With modular construction, the Safer POD S1 is the first solution compliant with manual handling legislation, allowing for easy and safe rapid deployment in a range of environments.
- **Can be a 'base unit' for a range of additional features:** Up to 100 additional sensors can be equipped, detecting dangers including smoke, water and carbon dioxide.

POWER OPTIONS

- Rechargeable Battery (LiFePO4 12v DC battery)
- Off Grid Solar Technology

PERIPHERALS

- Smoke / Heat / CO2 detection
- Scaffolding Protection
- Water / Flood Detection
- Cable Protection via anti-tamper sensors
- Water Shut Off Valves
- Air Quality (carbon dioxide) Monitoring
- Internal Sounder / Siren
- Shock / Impact / Anti-Tamper Sensors
- Door & Window protection



MotionCam
& IndoorCam



Fire
Protect



Leaks
Protect



Door
Protect



Street
Siren



Life
Quality



Water
Stop



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RDTa

Rapidly Deployable Tower – Assets.

The RDTa is a rapidly deployed, fully autonomous CCTV tower for protection of your assets. Unique to the market, the RDTa provides protection for single or multiple assets, including short perimeters with a 50m range.

FEATURES & BENEFITS

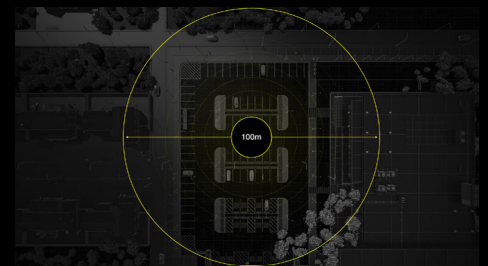
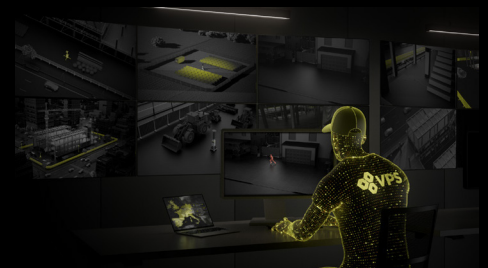
- **Versatile Power Options:** Mains or solar and battery powered, the RDTa provides reliable security for remote or vacant sites, without direct power sources.
- **Multi-layered Ecosystem:** Offering a comprehensive risk management solution, the RDTa connects to an additional 100 security devices to create a multi-layered security ecosystem to provide protection against intrusion, fire and flood.
- **Complete Control:** Controlled through an easy-to-use App, users have the ability to manage single controls or entire ecosystems, through a smart phone or smart watch.
- **High Quality Security:** Secure assets smarter, faster and better with an RDTa.

POWER OPTIONS

- Solar panels on the base, top and mast of the product ensures complete autonomy anywhere in the world.
- x1 or x2 batteries (dependent on geographic location) to provide complete autonomy and ensure 24/7 operation.

SPECIFICATIONS

- 4 x CCTV cameras: 50m range in each direction gives 340-degree coverage with day/night operation.
- Tamper resistant: High security fixings for access. RDTa will generate tamper alarms from built in accelerometers which will activate 24/7 irrespective of armed state.
- Visual deterrent: High/Low level ultra-bright LED lights provides visual deterrent to discourage threats on site.
- Audible deterrent: Dual 100 decibel siren to discourage threats on site.
- AI Analytics: CCTV cameras only generated alarm events based on classified AI object detection, and will automatically filter out wildlife or effects of weather to reduce false alarms.



RDTp

Rapidly Deployable Tower – Perimeter.

The RDTp is a fully autonomous, rapidly deployable CCTV tower, with advanced thermal detection capabilities and superior false alarm immunity. The RDTp covers the widest range of applications in the market, providing unique solutions combined with previously unseen flexibility.

FEATURES & BENEFITS

- **3 or 4 fixed bi-spectrum cameras (optical 4mp & 1mp thermal with 7mm lens):** 150 metre detection and 77 metre thermal detection of humans & vehicles across 3 or 4 fusion bi-spectrum CCTV cameras, the RDTp offers industry-beating distance, range & quality for site protection.
- **Modular construction with each element no more than 25kg:** No specialist equipment necessary, the RDTp can be deployed safely and quickly by two installers.
- **Local visual & audible alerts with twin high output 105dB sounders and strobes:** Customisable and forceful siren and / or messaging to deter intruders with included strobes to cause shock and disorientation.
- **580 Watt solar panels with methanol fuel cell & 100Ah battery:** Self-powered via solar generation during summer and supplemented (geography dependent) via methanol generator during winter months when solar irradiance is lower.
- **24/7 Monitoring:** RDTp is constantly monitored by the in-house VPS Remote Video Receiving Centre, meaning alerts are immediately reviewed by 24/7 manned response centre to provide accurate verification and rapid responses.
- **Deployed on standard delivery vehicles:** No trailers or Hiab required, helping reduce both carbon footprint and cost as there is no need large vehicles for delivery.

POWER OPTIONS

- Mains Powered. Power supply 110 volts to 240 volts
- Off Grid Solar / Methanol. Inbuilt solar charger as standard. 2x optional 290 watt solar panels
- Backup Battery. 400Ah of batteries offering 10 days of battery backup

ADD ONS

- Smoke / Heat / CO detection
- Scaffolding Protection
- Water / Flood Detection
- Cable Protection via anti-tamper sensors
- Keypad with RFID for easy access management
- Shock, Impact & Anti-Tamper Sensors
- Door & Window protection



MotionCam
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Fire
Protect



Leaks
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Protect



Street
Siren



Life
Quality



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Stop



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Smart Tower



VPS Smart Towers deliver effective temporary CCTV monitoring and recording for all types of sites and challenging locations. The Smart Tower delivers a cost-effective solution without compromising on protection.

FEATURES & BENEFITS

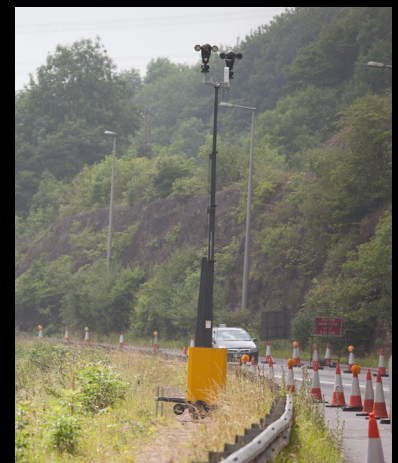
- **7.5 metre mast covers large areas with PTZ camera providing long-range infrared up to 1 km:**
A vandal-resistant pan-tilt-zoom camera is supplemented with infra-red and white light illuminators, a variety of movement detectors, a digital recorder and a public address system in one tower.
- **Multiple tower connectivity:**
The VPS Smart Tower can be stand-alone or connected to multiple CCTV towers to give full site protection.
- **24/7 live monitoring and feedback:**
Inbuilt audio speakers enable a two-way remote challenge to occur between our monitoring station staff and intruders - a very effective way of deterring theft.
- **Robust and durable:**
The VPS Smart Tower can be easily installed in any location, no matter how remote or challenging, and can be moved, added to or reduced in capacity according to the dynamics of a site. An excellent option for construction, highways, rail, utilities and infrastructure.
- **Cost-saving versus traditional security:**
Compared with conventional guarding and the use of security officers, the Smart Tower operates 24/7 without a break, with excellent visibility at night and can detect multiple intrusions simultaneously, making it far more cost effective and reliable

POWER OPTIONS

- Mains (90-350V AC / 24V DC), and 96 hour battery back-up for generator free nights and weekends

ADD ONS

- Optional additional cameras: NPR, panoramic, people counting, web, time lapse
- PIR sensors installable up to 1km away
- Heat cameras for fire detection



Smart Eyes



VPS Smart Eyes enables sites to be monitored day and night without the need for power, cables or wired communications. Sensors can be mounted on to your property, or independently on a pole or VPS Alert Tower.

FEATURES & BENEFITS

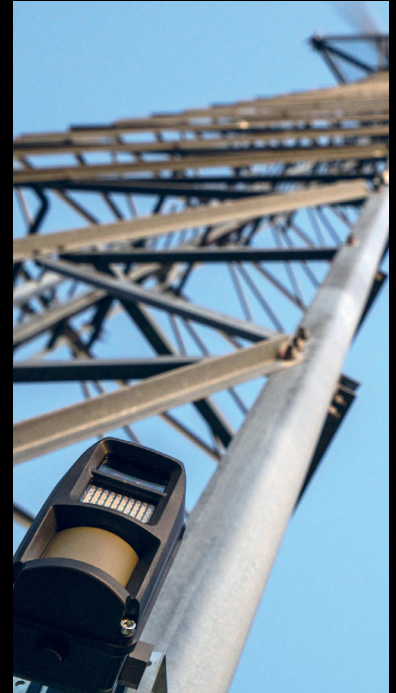
- **Completely Wireless & Battery Powered:**
The VPS Smart Eyes system has no requirement for power, cables or wired communications meaning it is suitable for a wide range of locations and buildings and is quicker and cheaper to install than full CCTV systems.
- **35m Detection Range:**
With a long range, even at night, Smart Eyes needs fewer detectors to provide full coverage for a site, saving money and installation time. With well positioned detectors, Smart Eyes can read vehicle number plates in all conditions.
- **AI Algorithms that Assess Activations:**
Detector photos are instantly sent to the VPS analytics cloud and are analysed to filter out the most common false alarms such as animals or weather-related movements. The monitoring station is then alerted to any genuine threat, vastly reducing false alarm calls.
- **Ruggedised IP67 Housing:**
Suitable for even the harshest conditions, VPS Smart Eyes provides a flexible and rugged solution that can be affixed onto existing building infrastructure internally or externally.
- **Can be controlled by customer via App:**
VPS Smart Eyes can be controlled remotely by users, allowing to arm and disarm remotely for access or for false alarms saving on security attendance and providing valuable analytics to the customer.

POWER OPTIONS

- Battery powered lasting 400 days

ADD ONS

- Siren
- Keypad
- Solar panels for extended battery life



VPS Monitoring



The VPS Monitoring Station plays a crucial role in enhancing security by providing a rapid and coordinated response to security incidents with 24/7 monitoring.

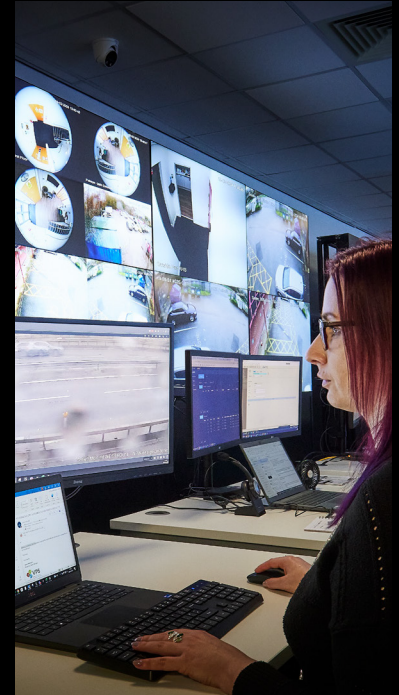
The Remote Video Receiving Centre (RVRC) reduces response times to security threats, minimises false alarms, and provides peace of mind to property owners by knowing that their premises are under constant surveillance and protection.

FEATURES & BENEFITS

- **24/7, 365-day monitoring by our in-house team:**
The RVRC team work every day of the year and every hour of the day to give peace of mind to customers that their alerts are being monitored and escalated by specially trained professionals.
- **Category 1 SSAIB Accredited:**
Our fully accredited Remote Video Receiving Centre monitors and manages alerts and escalates as necessary.
- **UK based:**
Based in Greater Manchester, alerts are monitored and responded to by a UK team delivering industry leading alarm response times.
- **Deterring Intrusions:**
Depending on product, our RVRC team can provide audible alerts to incursions to inform trespassers that they are being monitored.

RVRC STANDARDS

- **PD 6662: 2017** Intruder Alarm Systems
- **BS 8418: 2021** Detection-Activated Video Surveillance Systems
- **BS 8484: 2022** Lone Worker Services
- **BS 9518: 2021** Processing of Alarm Signals by an Alarm Receiving Centre
- **BS EN 50518: 2019 Category 1** Monitoring and Alarm Receiving Centres
- **IS EN 50518: 2019 Category 1** Monitoring and Alarm Receiving Centres



Fire Alert Wes+



VPS Fire Alert Wes+ is an innovative fire safety system to protect personnel, materials and buildings on construction sites.

WES+ is the second-generation range of WES units that pair wirelessly together to form a reliable, market leading wireless fire safety solution.

All Wes+ products are specifically engineered to deliver the highest standards of legislative compliance while meeting the unique fire safety challenges of construction sites.

The entire system is quick to set up and is easily moved as your project changes. Your system can be up and running in just a few minutes. As with the third generation WES3 system, WES+ units come with a two-year warranty with a battery life of around 3 years under normal use.

FEATURES & BENEFITS

- **Usable in Any Location:**
The Wes+ system is ideal for construction sites, renovations, temporary buildings, events and any site without electrical supply.
- **Quick to Install with No Power or Wiring:**
VPS Fire Alert Wes+ is 100% wireless with a battery life of up to three years with no specialist installation needed. Units can be set up within minutes to be on active duty.
- **Adaptable for Small, Large & Changing Sites:**
An unlimited number of Wes+ units can be connected to the system. Each unit has its own battery and signal monitoring meaning as sites change, the system is easy to adjust.
- **Fire Officer Peace of Mind:**
The accompanying app allows management users to check the status of the network at any time.
- **Minimising Risk:**
Alerts trigger the entire zone which minimises the risk of material damage and injury to personnel. Alerts can immediately be located preventing delays to projects.

POWER OPTIONS

- Wireless with a three year battery



Physical Measures

VPS specialises in physical protection and security for properties, people, and assets. With over 30 years of experience, VPS provide perimeter protection, steel doors, steel screens, fencing, and concrete barriers.

Our solutions are tailored to mitigate risks effectively.

Access Control

Our access control systems are not only aimed at safeguarding your valuable assets but also at creating a safer, more secure environment. By regulating who can access certain areas and at what times, these systems significantly reduce the risk of unauthorised access and potential security breaches.

These physical measures can be customised to suit the unique security requirements of your sites. They provide a resilient layer of protection that can be integrated into your existing security infrastructure. Whether you are looking to secure a small vacant property or a large construction site, our access control systems are a reliable solution to meet your security needs.

Perimeter Security

A robust and reliable security system around the perimeter can significantly reduce these risks, thereby providing an enhanced level of protection. This not only safeguards your physical assets but also contributes to the overall safety of your employees.

It is therefore essential to implement comprehensive security measures and continuously monitor and maintain the integrity of your property's perimeters to prevent any unauthorised access or potential security breaches.



Delay Controls



A robust and reliable security system around the perimeter can significantly reduce these risks, thereby providing an enhanced level of protection. It is therefore essential to implement comprehensive security measures and continuously monitor and maintain the integrity of your property's perimeters to prevent any unauthorised access or potential security breaches.

Steel Security Screens

VPS high security perforated steel screens allow light and ventilation into properties, while keeping unwanted visitors out. They are secured with back bars and sit flush within the existing windows, without leaving any opening for objects to be pushed through or for the screen to be forced off. Our screens have been designed with a unique fixing mechanism that does not cause any damage to the fabric of the property.

We have a large stock of prefabricated screens to fit common window sizes with a stock of 50 different prefabricated screen sizes to accommodate all property types and configurations.

Screens are made of 1.5mm Zintec steel (Z2 G275), which conforms to BS2989, and are welded and reinforced into a VPS standard void screen. The Zintec coating prevents the screens from rusting and staining the brickwork, whilst being resistant to graffiti. The screens are perforated to allow natural light and ventilation into the property. In order to stop damage caused by water ingress from rainfall, we put a sheet of Cordek, a clear extruded polypropylene sheet, between the screen and the window unit.

Custom Steel

Custom-made to fit unusual window styles or sizes, our custom sheeting delivers the same security benefits as our steel screens. It can provide complete protection in many areas around your building, including meter boxes. Our custom sheeting is affixed using VPS patented screws so cannot be removed with a standard screwdriver.

Keyed Doors

Designed to give a very high level of keyed security, these doors are fitted with a pair of three-lever locks, giving double-locking protection. They also come complete with piano hinges to ensure that the door cannot be removed, and have optional suited keys to assist with access management for those with multiple secured properties.

Additional Measures

VPS also provides fencing, gateways and concrete barriers on request.



Smart Lockbox



Smart Lockbox gives you complete control over property access, allowing authorised users entry via your smartphone-without the need for key handover.

Store keys securely at the point of need with commercial-grade key safes, and manage access across multiple properties from a single cloud-based platform. This keyholding solution is ideal for organisations looking to improve alarm response times, streamline contractor access, and ensure maximum security with full access traceability at every site.

FEATURES & BENEFITS

Commercial Grade Security

Professionally attack-tested and certified to LPS 1175 C1 and C3 standards, meeting the Police Preferred Specification under Secured by Design. A commercial-grade key box featuring a robust, weather resistant design.

Remote Access Management

Manage access remotely via a purpose-built, cloud-based platform. Grant or revoke access in just a few clicks, add users, manage key safes, and run audit reports - removing the need for physical key collection. Ideal for remote or unoccupied sites, enabling seamless access for contractors and facilities managers while improving alarm response times.

Key Detection Feature

Receive notifications when keys are not returned to the key safe after a visit, and see who last handled them.

Long Battery Life

Up to 3 years' battery life. The Smart Lockbox system needs no wiring or power supply on site providing quick installation and utilisation on sites without power.

Specification

Dimensions: 210 x 86 x 65 mm (H x W x D)

Storage Capacity: Up to 5 keys

Operating temperatures: -30° to +55°C

Connectivity: Bluetooth



Human Intervention

Our wide range of human intervention security solutions include K9 and manned guarding and rapid response. Additionally, VPS offer a Guardianship service, offering security by occupation.

Complete protection for all security requirements

VPS Guardians

Vacant properties can quickly attract the wrong attention, becoming a target for vandals, thieves and squatters. High scrap metal prices make metal theft an appealing option for thieves, a building stripped of copper piping and internal wiring will often result in thousands of pounds of damage.

Property guardians hold a licence to live on-site at unoccupied premises until a property is ready to be back in use which might vary from 6 weeks to 24 months.

However, unlike a tenancy agreement, you'll have absolute access to your property at all times without notice, while 24 hours' notice is required for 3rd party access

Guarding Services

With a nationwide network and 24/7 capability, VPS can receive, action, and deploy guarding requests quickly, ensuring risks are mitigated whenever and wherever they arise. Our SIA-licensed officers provide a visible deterrent against trespass, vandalism, and anti-social behaviour while helping you maintain insurer compliance and protect business continuity. Drawing on years of expertise in reactive guarding, we regularly deploy skilled personnel to site within hours when protection is needed most.

Mobile Security

The VPS Patrol service provides some of the benefits of a void property inspection but at a lower cost. It's ideal for vacant properties that are at a lower risk.

Our mobile officers visit site, perform internal building patrols, and or external vehicle patrols in liveried vehicles at regular intervals, assessing risks and identifying security breaches. However, for added peace of mind, they are also on call as needed.



VPS Guardians



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Property guardians hold a licence to live on site at unoccupied premises until a property is ready to be back in use which might vary from 6 weeks to 24 months. However, unlike a tenancy agreement, you'll have absolute access to your property at all times without notice, while 24 hours' notice is required for 3rd party access.

FEATURES & BENEFITS:

- Security & protection for vacant properties whilst offering accommodation for working professional people
- Property guardians take care of buildings that would otherwise stand empty and ensure that the property is secured and well maintained
- Guardians hold a licence to live on-site at unoccupied premises until the property is ready to be back in use
- An active guardian presence is a cost effective way to secure vacant property from unauthorised entry, vandalism and squatters 24/7
- Buildings occupied by Guardians cannot be squatted, any intruders can be immediately removed by the police
- Safer & often cost-neutral alternative to boarding up windows or guarding options
- Live-in guardians help reduce risk of damages caused by unexpected incidents such as burst water pipes & flooding - such issues can be quickly identified & reported
- High-quality, extensively vetted Guardians - properties are secure for the entire time it's in our care
- All buildings are inspected in line with insurer requirements & we offer ongoing maintenance as required



Guarding Services



With a nationwide network and 24/7 deployment, VPS responds quickly to guarding requests. Our SIA-licensed guards deter trespass, vandalism, and anti-social behavior, or provide relief cover if existing staff are unavailable.

We help you stay insurer compliant, minimise liability, and protect continuity. Guards can be deployed within hours for incidents or urgent risks.

Canine Security

Highly visible and cost-effective when threat levels are elevated. Our NASDU-accredited, SIA-licensed canine handlers deliver strong deterrence and superior detection capability.

Front of House Security

Securing a warm welcome. Professional, client-facing officers who combine robust security with excellent customer service.

Mobile Guarding

Flexible patrols offering scheduled checks or rapid alarm response. A visible deterrent without the cost of constant onsite presence, ideal for sites needing regular, but not permanent, protection.

Keyholding & Alarm Response

Available 24/7, our responders attend within agreed timescales, follow site-specific instructions, and secure the property. In our hands, you can reduce the risk and inconvenience to your employees and minimise damage.

Locks & Unlocks

Officers attend at agreed times to open and close premises, check alarms, and ensure systems are set. This service prepares the site for business and ensures it is secure and compliant at close.

Enhanced Guarding Services

Tailored deployments for elevated threat levels, including rapid response units, mobile surge capacity, event security, and escalation-trained officers for complex or high-risk scenarios.



VPS Partner Solutions



VPS work with a number of professional partners to provide a range of specialist property services to meet your requirements.

Clearance & Cleaning Services

Vacant properties can often be left in an uninhabitable state with waste or damage to clean up and repair. VPS provides a comprehensive range of professional cleaning services that quickly enable properties to be reoccupied.

VPS clearance services cover both residential and commercial properties of any size. We arrange for everything to be removed from the property and then recycled or disposed of in a responsible and environmentally friendly manner.

Site are first surveyed for hazardous items such as sharps and live electrical wires, then loose clothing, paper and rubbish will be bagged and removed. The team will remove heavy items such as white goods, and general rubbish is taken to a registered waste transfer station. If the site contains any asbestos or other materials that require specialist attention then this is arranged by the team.

Our range of internal and external property clearance services includes:

- Hazardous waste removal
- Fly tipping removal
- Removing fixtures & fittings
- Clearing rubbish & rubble
- Cleaning up after squatters & trespassers
- Bodily fluid removal
- Needle sweeps & sharps removal
- Garden maintenance

Once the site or property has been cleared, VPS can carry out a builders clean, a sparkle clean or a deep clean, leaving the property in a state of readiness for re-occupancy.

Our specialist cleaning services can include carpet cleaning, kitchen and bathroom strip outs, trauma and clinical waste removal, biofogging and graffiti removal.

The service can also include property drain down and service shutdown. Meter readings are taken and uploaded to the VPS Customer Portal.



Pest Control

VPS partners with leading pest control providers with more than 30 years of experience in wildlife management. Their expertise covers rodent control, insect control and bird proofing. As urban populations grow, vermin-related health risks increase, especially in vacant properties where pests can thrive undisturbed. Without human presence, infestations can escalate rapidly, causing damage and posing health risks.

VPS offers a range of effective eradication and prevention solutions to handle all pest concerns efficiently. Together with our expert partners, VPS ensures properties remain pest-free, reducing the risk of contamination, structural damage and legal issues. Using industry-leading techniques and solutions, we provide a safe and hygienic environment for residents, businesses and property owners, protecting both human health and structural integrity.

Our pest control services cover a range of species, including Norway rats and house mice, as well as public health insect pest species like fleas, flies and bed bugs. We also provide solutions for common bird species such as feral pigeons, herring gulls and lesser black backed gulls. Our comprehensive approach includes consultancy advice, sanitisation and cleaning, along with physical deterrents like canopy, roof, façade netting and netting for plants. Additional measures include spike solutions, sprung wire systems, Avishock, solar panel protection and falconry dispersal using hawks and falcons. We also offer advanced deterrents such as laser solutions, acoustic controls with distress call systems, population control through trapping and visual deterrents to effectively manage pest issues.

Mould Removal & Prevention

Mould is a well-documented health hazard, contributing to respiratory conditions such as asthma and allergies. Property owners have a responsibility to maintain safe environments for occupants, ensuring mould does not become a persistent issue.

As part of the UK government's mission to transform the safety and quality of social housing, Awaab's Law will come into force in October 2025. The law will require social landlords to investigate and fix dangerous damp and mould within a set time period and repair all emergency hazards within 24 hours. Landlords who fail to comply may face legal action and tenants will have the full powers of the law to hold them accountable.

VPS offers professional mould removal services that can safely and effectively eliminate mould, protecting both property value and occupant well-being. Our advanced treatment solutions not only eradicate existing mould but also prevent regrowth by addressing the underlying causes, such as moisture and ventilation issues.

With Awaab's Law in place, landlords must ensure compliance with health and safety regulations. VPS provides expert mould removal services designed for both residential and commercial properties, ensuring long-term protection and healthy, habitable spaces.



Drone Property Services

VPS offers innovative drone services that provide a fast, cost-effective, and non-invasive solution for property inspections, surveys and monitoring. Our drones enable detailed assessments of hard-to-access structures, land, infrastructure projects or road networks, removing the need for costly specialist access equipment. VPS can also provide drone technology for security monitoring, tracking footfall at public events and enhancing safety during high-risk evictions.

The use of drones improves efficiency, reduces costs and minimises risks associated with manual inspections. Whether for commercial, industrial, or residential properties, our drone solutions offer unparalleled accuracy and reliability for a range of property management needs.

Barriers, Fencing & Concrete Blocks

Vacant properties can be an easy target for squatters, theft, arson and travellers, so it is important that the appropriate security measures are put in place to help ensure the safety of these sites.

Working with our strategic partners, VPS can provide products such as Multibloc and Maxibloc concrete safety barriers, which can be quickly deployed without foundations and are suitable for both flat and uneven ground.

Multibloc is 800mm high and weighs 2.5t, while Maxibloc is 1400mm high and weighs 4.5t, providing increased protection. Additional security can be achieved with Multifence and Hoardingbloc, which offer perimeter fencing and privacy.

For blocking gateways and access roads, the Rebloc RB84 Superbeam is an ideal solution. It measures 8m in length, weighs 4.62t, and is CE marked, meeting BS EN 1317 quality standards. The RB84 Superbeam can be installed alongside active roadways and features an innovative coupling system for easy installation and maximum safety. Minibloc, weighing 650kg, can also be used to prevent vehicular access while maintaining pedestrian access across sites.

VPS also provides various fencing and access solutions, including curved, corner and flat-top units, as well as Multigate access points compatible with multiple systems. The products offered are designed with key benefits such as anti-vandalism, wind resistance, high visibility and simple assembly.



Hoarding

Hoarding is a type of fencing that consists of solid, self-supporting panels designed to create a secure perimeter around a property or construction site. These panels can either be installed with independent support structures or attached to scaffolding and overhead protective systems. Hoarding is commonly used to maintain privacy, enhance security and protect pedestrians from potential hazards associated with building projects.

There are several types of hoarding available to protect vacant properties, including timber, steel and water-filled base hoarding. Timber hoarding offers a sturdy, customisable barrier that is often used for long-term security. Steel hoarding provides a highly durable and fire-resistant option which is ideal for sites that require enhanced protection, while water-filled base hoarding is a flexible and quickly deployable solution, particularly useful for temporary projects.

VPS works with specialist partners to provide tailored hoarding solutions to secure vacant properties, ensuring they remain protected from vandalism, trespassing and unauthorised access.

Glazing & Locksmith Services

Through Evander, a VPS Group company, we provide a range of residential and commercial glazing and locksmith services to keep properties safe and secure at all times.

Evander are the UK's leading provider of glazing and locksmith services for the insurance, home emergency, facilities management and property sectors. Operating 24/7/365, Evander's mission is to make homes and workplaces safe, secure and sustainable.

Through a national network of service centres, Evander's skilled engineers provide a rapid emergency response service, delivering both urgent works and permanent repairs. Their emergency response ensures properties are secured at any time of day or night using preventative boarding and hoarding.

Evander's glazing services include standard glass replacements, filming, and manifestations, as well as complex installations such as glazing at height. They also offer decorative, privacy, and eco-friendly glazing solutions tailored to different needs.

Additionally, Evander offer industry-leading noise abatement services. Featuring rigorously tested specialist glazing products, it provides effective noise reduction while achieving optimal internal noise levels. This is further enhanced by a market-leading ventilation system that minimises the need to open windows, reducing noise ingress while improving indoor air quality.



evander



Our Clients



Accreditations & Memberships





