

The future of **access control** and **security** for void properties



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About Loxal Security Ltd

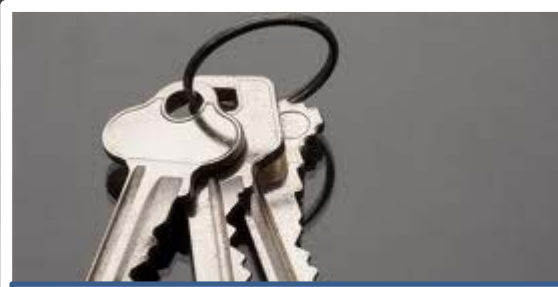
Specialist access control and vacant property security company

Unique range of access control technology & temporary physical security products :-

- Keysafes
- Locking Bar
- Void security doors & screens
- Void alarm system
- IDACS access control technology
- Digital lock converters

Clients – Social housing, commercial property, repairs & maintenance contractors, insolvency & repossession agents, insurance companies





RIGHT KEYS ???



NEW VOID INSTRUCTION



LOCK CHANGE



PICK UP & DROP OFF KEYS

POOR KEY MANAGEMENT

=

REDUCED OPERATIONAL EFFICIENCY

=

INCREASED COST



DISTRIBUTE NEW KEYS



HUNT THE KEYS



RETURN TO HOUSING OFFICE

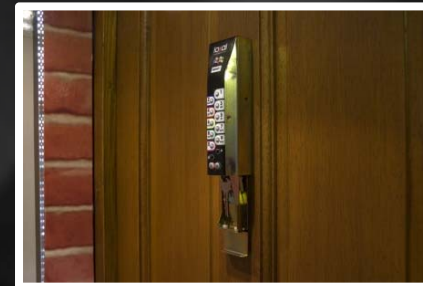


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- Locksmith change locks upon hand-back
- 1). Housing & Repairs staff handle keys
 - Duplicate new keysets, label & distribute
 - Control key issue at Housing Office
 - Keys signed in and out each day
 - - **OPERATIONALLY INEFFICIENT**
- 2). Key Management the responsibility of repairs contractor
 - Keys circulate around general trades & sub-contractors
 - Keys handed back at end of refurbishment
 - - **PRE & POST REPAIRS REQUIRE HOUSING ACCESS**
- 3). Install universal barrel to entrance door
 - Unrestricted access to key-holders
 - - **WHO HAS THE KEYS ? TWO VISITS TO INSTALL & REMOVE**
- 4). Install traditional keysafe
 - Unrestricted access to code-holders
 - - **WHO HAS THE CODE ? DAMAGE, VISIBLE, LIMITED SECURITY**

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LOXAL KEY SAFE SOLUTIONS



Letterbox, Door Viewer and
Face-fix variants



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DIGITAL LOCKING BAR -HIGH SECURITY WITH LOW VISUAL IMPACT



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STATE OF THE ART SECURITY DOORS WITH OPTIONAL CHAMELEON GRAPHICS

iDACS



loxal
INTELLIGENT VOID SECURITY

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VOID SECURITY WITH OPTIONAL CHAMELEON GRAPHICS



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LOXAL LXA VOID ALARM SYSTEM WITH CCTV VERIFICATION



Latest technology



WARNING
CCTV in operation at this property

loxal
INTELLIGENT VOID SECURITY

0800 917 2994
www.loxalsecurity.com



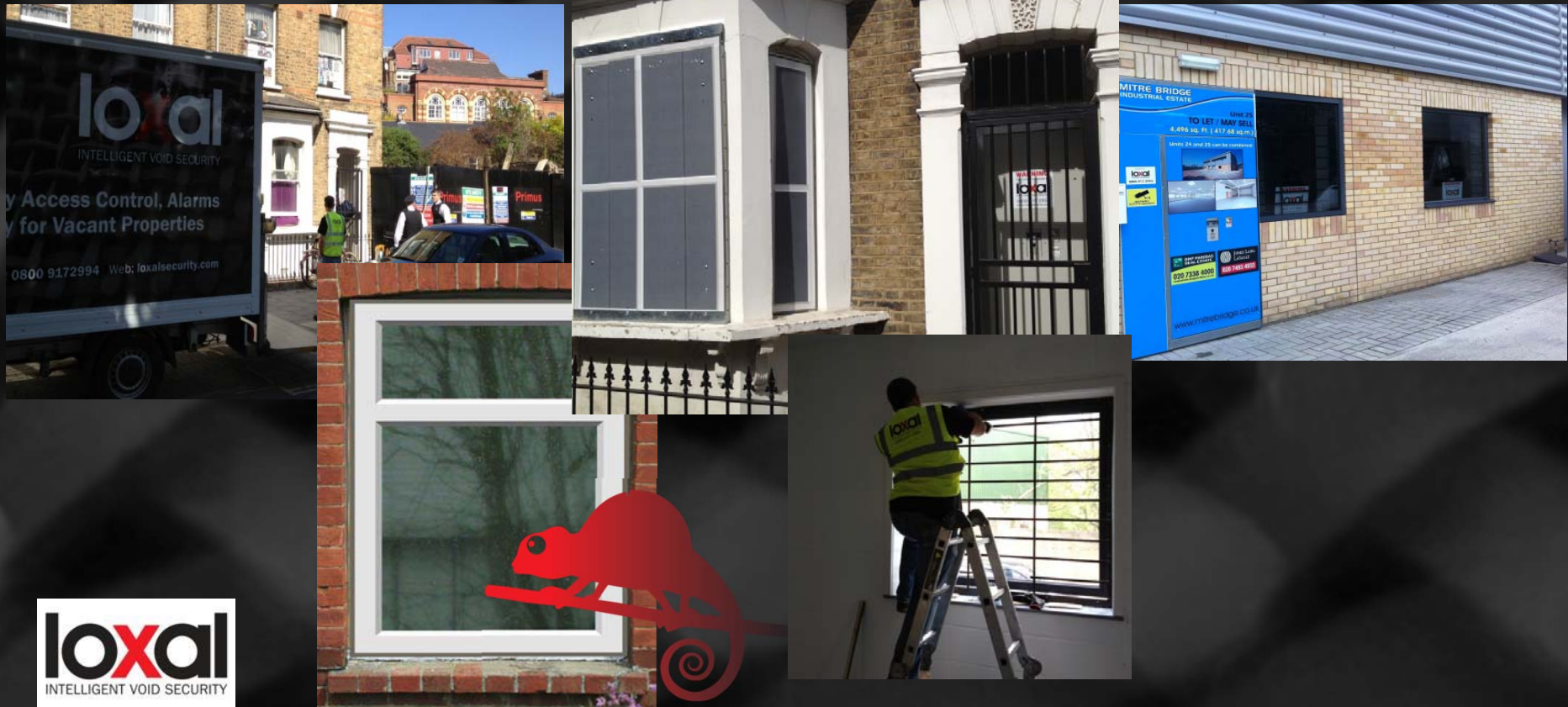
Works with IDACS



Visual verification
reduces false alarms

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VOID SECURITY INSTALLATION & MANAGEMENT SERVICES



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iDACS – Intelligent Digital Access Control System

Your personal void **PIN** number



- Improves operational efficiency** by eliminating property key management problems :-
- Aborted visits
 - Waiting time
 - Travel to pick up & drop off keys
 - Lock changes & key duplication costs



Converts any door from key operation to **digital** access control

IDACS – Intelligent Digital Access Control System



Your personal void **PIN** number

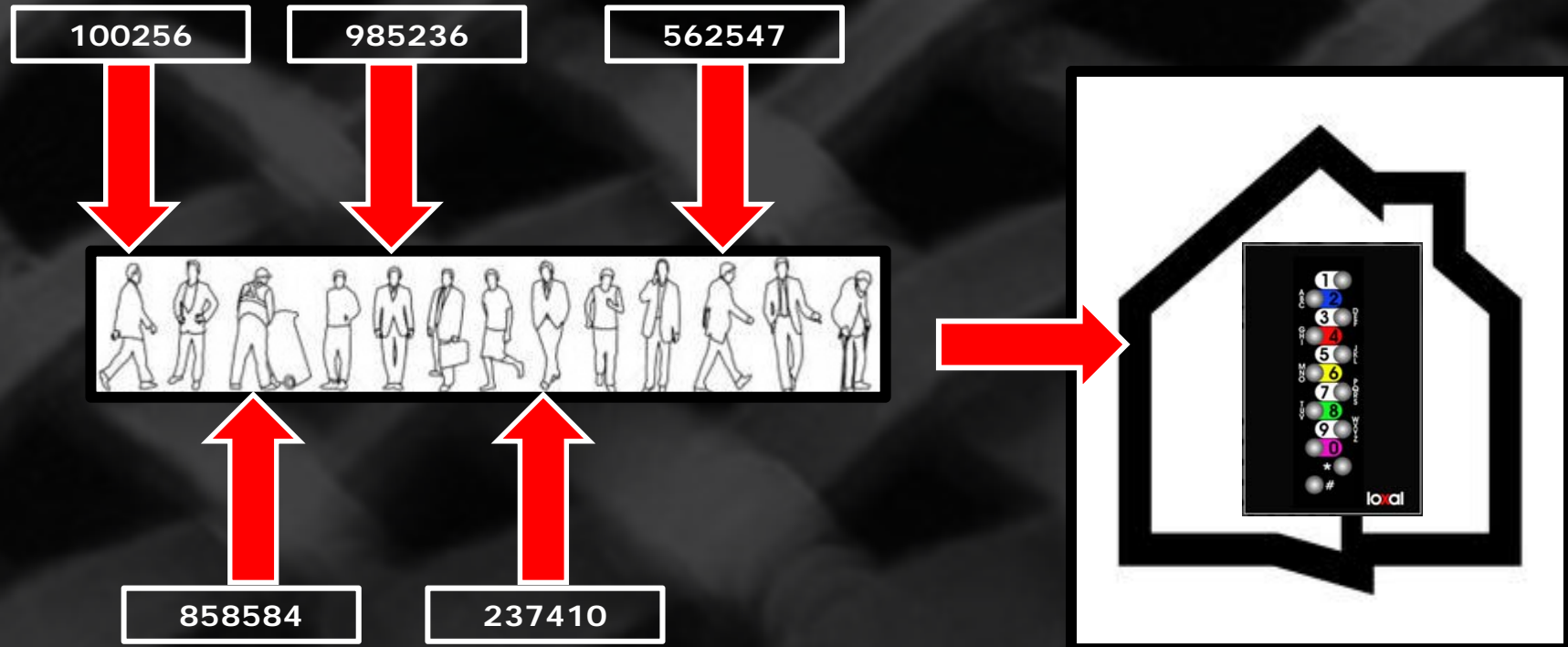


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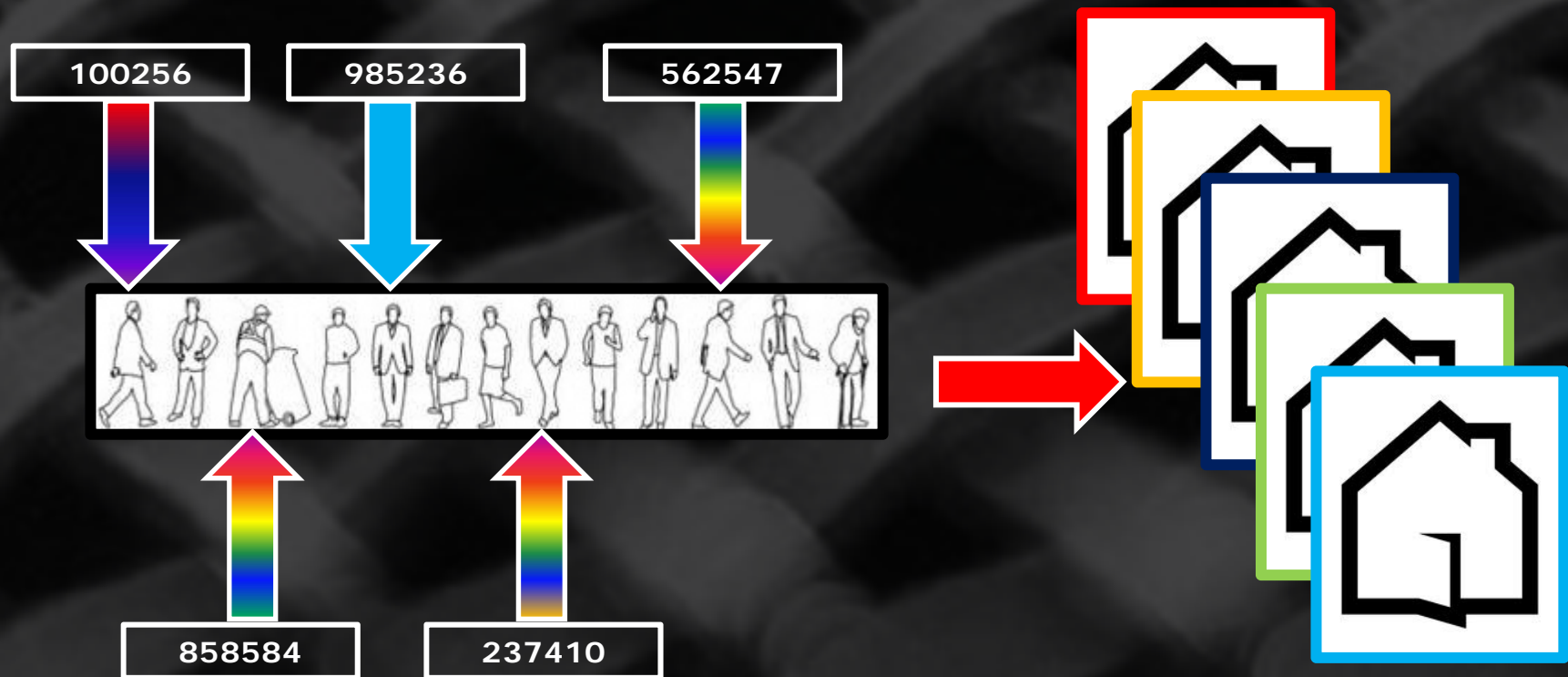
IDACS – Intelligent Digital Access Control System



A **unique code** enables authorised staff & contractors to enter any Loxal secured property

IDACS is **universal** to all Loxal products – not just void doors

IDACS – Intelligent Digital Access Control System

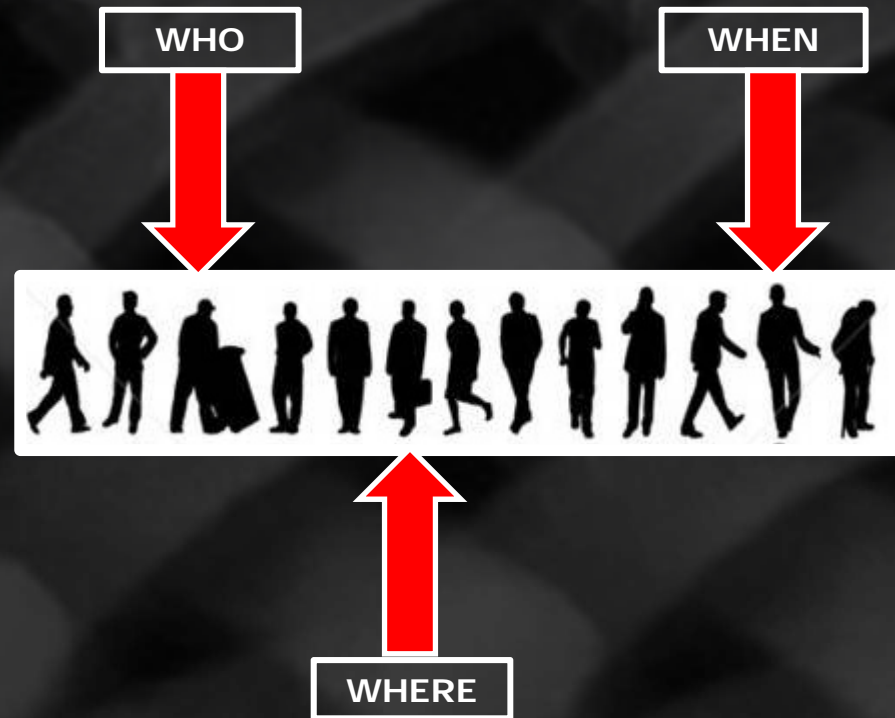


Access authorisation can be **universal**, limited to neighbourhoods or **specific** contract areas

Access can be limited to **working hours**, specific days or codes issued for once-only emergency use

IDACS – Intelligent Digital Access Control System

Activity at the property is **downloaded** at the end of each hire, periodically or to review an incident



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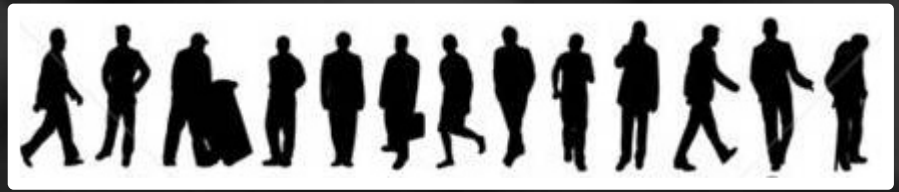
- ✓ Who entered each property
 - ✓ When they entered and left (exit code required)
- Validate time sheets**



- ✓ Timed arrival of contractors, guards or cleaners
- ✓ Activity history of each contractor and their sub-contractors
- ✓ Innovation meeting property insurance requirements & housing management best practice to **achieve KPI's**

21st Century property management tool which delivers **cost savings** through improved operational efficiency

WHO ? – WHEN ? – WHERE ?



LB Southwark **keysafe** IDACS pilot

- Pilot run from 1st December with 35 keysafes
- Installed by Mears and Southwark Building Services
- Combination of Letterbox and Door Viewer keysafes

MINOR VOIDS		Days ready to let	Days Saving	Days void to let	Days Saving	
	Average	6.33	5.78	23.33	4.91	Days
	Non-keysafe lets average	12.11	48%	28.24	17%	% Time saving

- Recent figures showing MAJOR voids turnaround reduced from **49.89 days** to **42.00 days** – gaining a full rent/week

Cost / **Benefit** Analysis - HOUSING

Average rental income £120.00 week

Average void duration 28 days

Improve operational efficiency by 15%

So reduced staffing costs and more competitive schedule of rates

Additional rent income £84.11

NOTE: assumes tenancy commences on day let

Keysafe rental cost £15.45

12-month contract for 50 units

Keysafe rental cost paid for
by additional rental income 38 days

Net rent benefit per void £22.31

Cost / **Benefit** Analysis – R&M Contractor

KEY MANAGEMENT COST 'ICEBERG'

CONTRACTOR OPERATIONAL COSTS

	Weekly cost	Quantity	TOTAL
Labour (all in cost)	£400.00	2	£800.00
Vehicle (all in cost)	£150.00	1	£150.00
Overhead (per team)	£200.00	1	£200.00
TOTAL OPERATIONAL COST PER WEEK			£1,150.00
Effective cost per working hour - Assuming 80% labour utilisation and 40-hour week			£35.94
PAYBACK ANALYSIS PER VOID			
Loxal unit cost per Void			£55.18
Contractor operational cost per hour			£35.94
Contractor operational cost per minute			£0.60
Time saving to achieve payback (minutes)			52.12
Number of visits to void (5 working days per week)			18
Time saving to achieve payback per day (minutes)			5.16

Cost / **Benefit** Analysis – R&M Contractor

Client input figures in RED

OPERATIONAL ACTIVITY AVOIDED TO ACHIEVE	5.16	MINUTES TIME SAVING	
	Minutes	Cost	TOTAL
Per VOID Per DAY			
Operational time wasted in key management :-			
Travel to Housing office to pick up keys	10	£0.60	£5.99
Travel back to Housing office to return keys	10	£0.60	£5.99
Parking at Neighbourhood Housing Office	2	£0.60	£1.20
Aborted visits / Wrong key	5	£0.60	£2.99
Waiting time / Attendance by keyholder	5	£0.60	£2.99
Un-scheduled visit to void	20	£0.60	£11.98
Writing log of operatives at each void	1	£0.60	£0.60
Installation of traditional key safe to void well	20	£0.60	£11.98
Distribution of new keys from lock change	5	£0.60	£2.99
TOTAL TIME WASTED (Minutes)	78		£46.72
Capital costs avoided :-			
Procurement of traditional key safe	1	£20.00	£20.00
Loss rate of traditional key safe per void & cost of lock replacement	0.20	£84.00	£84.00
Change lock to Universal barrel and replace at end of void works - Two lock change costs	1	£80.00	£80.00
Duplicating new lock keys in excess of 3No to handover to new tenant	3	£4.50	£13.50
TOTAL CAPITAL COSTS AVOIDED			£197.50

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