

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



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

## 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



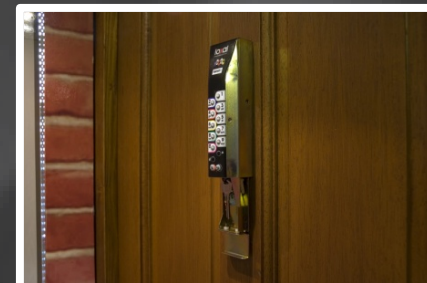
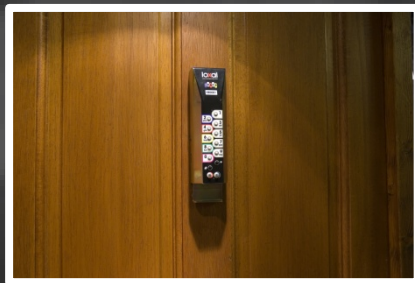
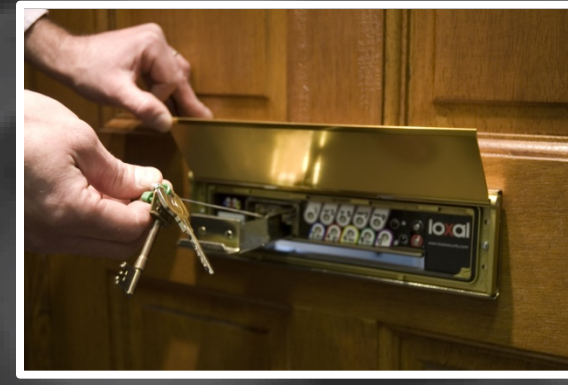


# The future of **access control** **and security** for void properties

- 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**

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

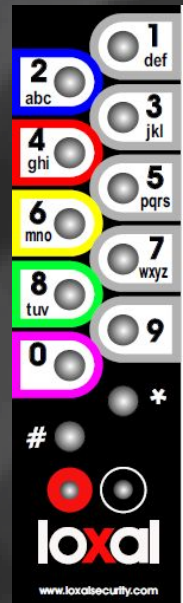
## LOXAL KEY SAFE SOLUTIONS





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

DIGITAL LOCKING BAR -HIGH SECURITY WITH LOW VISUAL IMPACT



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

STATE OF THE ART SECURITY DOORS WITH OPTIONAL CHAMELEON  
GRAPHICS





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

VOID SECURITY WITH OPTIONAL CHAMELEON GRAPHICS





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

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](http://www.loxalsecurity.com)



Visual verification  
reduces false alarms



Works with IDACS

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

VOID SECURITY INSTALLATION & MANAGEMENT SERVICES





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

**iDACS**

– **I**ntelligent **D**igital **A**ccess  
**C**ontrol **S**ystem

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

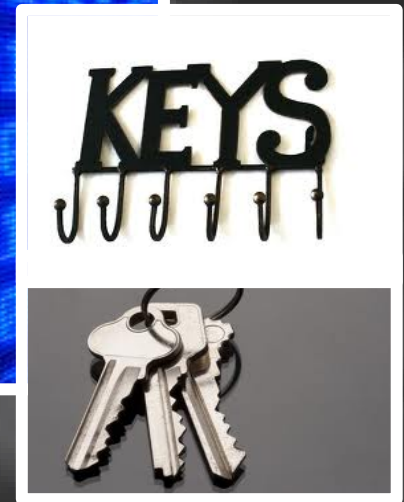


Converts any door from key operation to **digital** access control

# IDACS – Intelligent Digital Access Control System



Your personal void **PIN** number



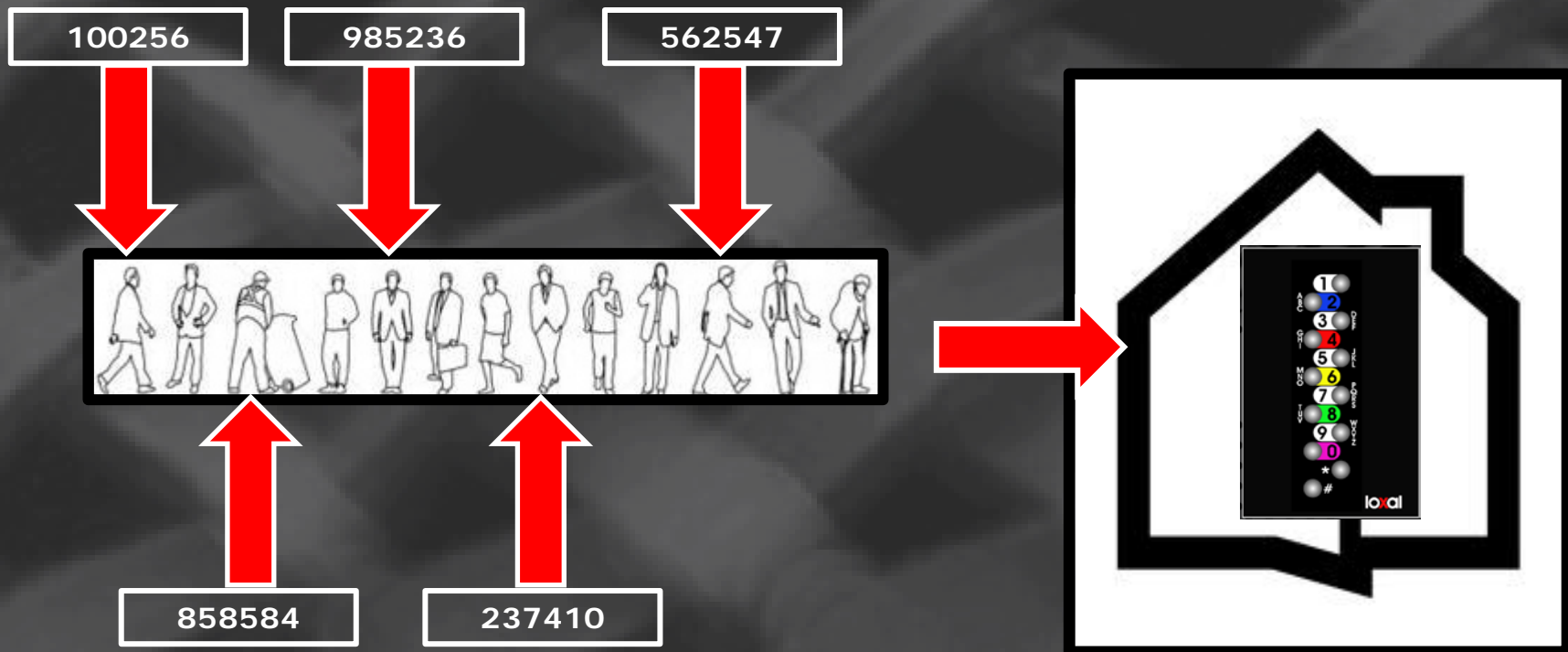
Converts any door from key operation to **digital** access control

**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



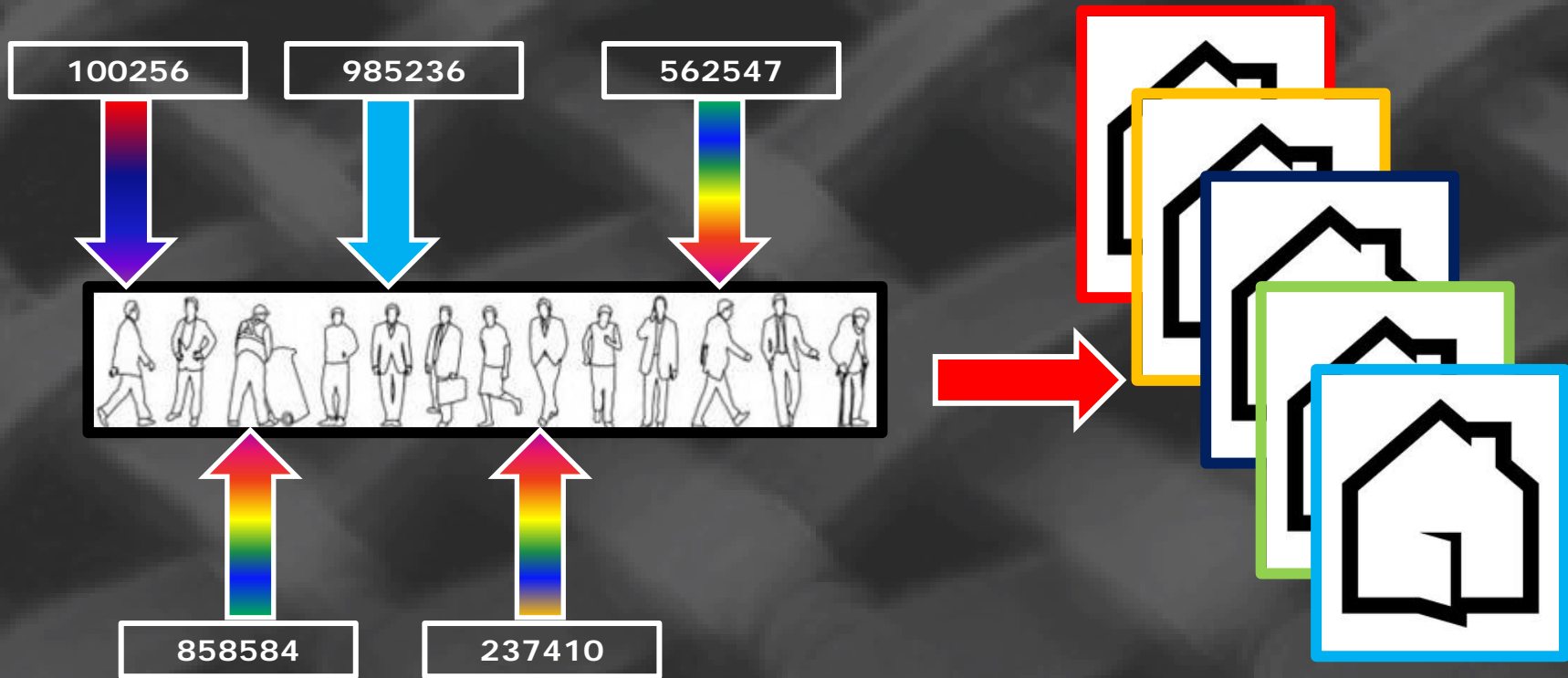
# IDACS – Intelligent Digital Access Control System



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



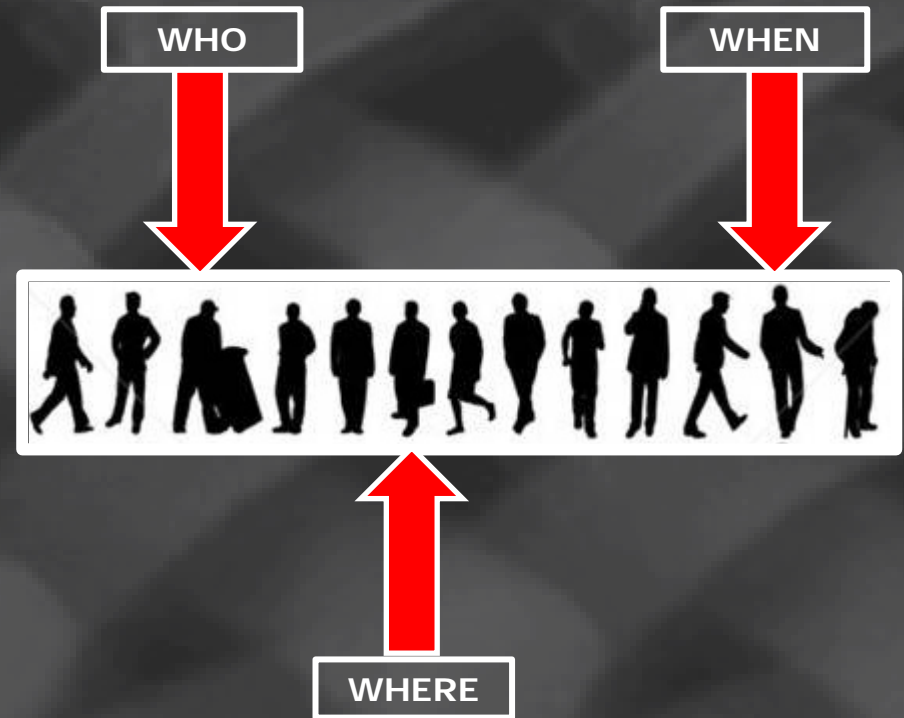
Access authorisation can be **universal**, limited to neighbourhoods or **specific** contract areas

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



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



✓ Who entered each property

✓ When they entered and left (exit code required)

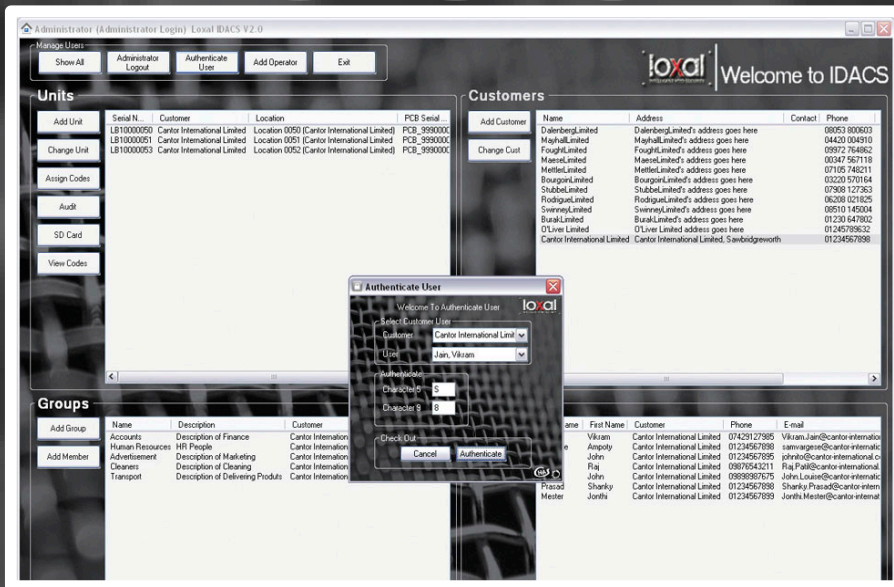
**Validate time sheets**

✓ 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**

21<sup>st</sup> Century property management tool which delivers **cost savings** through improved operational efficiency



WHO ? – WHEN ? – WHERE ?



# LB Southwark **keysafe** IDACS pilot

- Pilot run from 1<sup>st</sup> 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)	<b>£400.00</b>	2	£800.00
Vehicle (all in cost)	<b>£150.00</b>	1	£150.00
Overhead (per team)	<b>£200.00</b>	1	£200.00
<b>TOTAL OPERATIONAL COST PER WEEK</b>			<b>£1,150.00</b>
Effective cost per <b>working hour</b> - Assuming 80% labour utilisation and 40-hour week			£35.94
<b>PAYBACK ANALYSIS PER VOID</b>			
<b>Loxal</b> 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
<b>Time saving to achieve payback per day (minutes)</b>			<b>5.16</b>

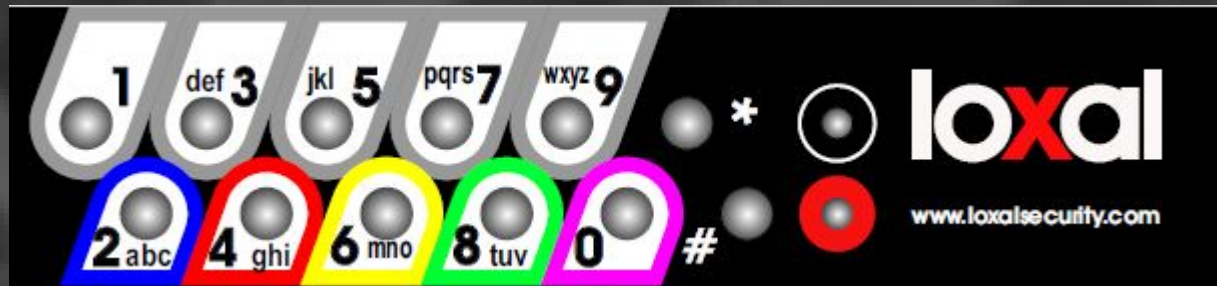
# Cost / **Benefit** Analysis – R&M Contractor

Client input figures in RED

OPERATIONAL ACTIVITY AVOIDED TO ACHIEVE	5.16	MINUTES TIME SAVING	
Per VOID Per DAY	Minutes	Cost	TOTAL
<b>Operational time wasted in key management :-</b>			
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 keysafe to void well	20	£0.60	£11.98
Distribution of new keys from lock change	5	£0.60	£2.99
<b>TOTAL TIME WASTED (Minutes)</b>	<b>78</b>		<b>£46.72</b>
<b>Capital costs avoided :-</b>			
Procurement of traditional keysafe	1	£20.00	£20.00
Loss rate of traditional keysafe 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
<b>TOTAL CAPITAL COSTS AVOIDED</b>			<b>£197.50</b>



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



**T:** 0800 917 2994  
**E:** [info@loxalsecurity.com](mailto:info@loxalsecurity.com)  
**W:** [loxalsecurity.com](http://loxalsecurity.com)