

WHO ARE PROPERTY GUARDIANS?

The first ever census conducted by the UK's major property guardian providers has thrown up some myth-busting data on this niche property sector, which matches up temporarily vacant buildings with people seeking low-cost accommodation.



Compiled from data of members of the Property Guardian Providers Association (the PGPA)

Of which DEX Property Management is a founding member.

The census supplies information on the number of Guardians, their age range, occupations, length of stay and the cost of their accommodation, as well the expenditure the management companies had to budget for to ensure that the properties met health and safety regulations.

Guardians Age Range



12% Are aged over 40

45% of Guardians are in their 20's
24% of Guardians are in their 30's
12% of Guardians are aged 40+

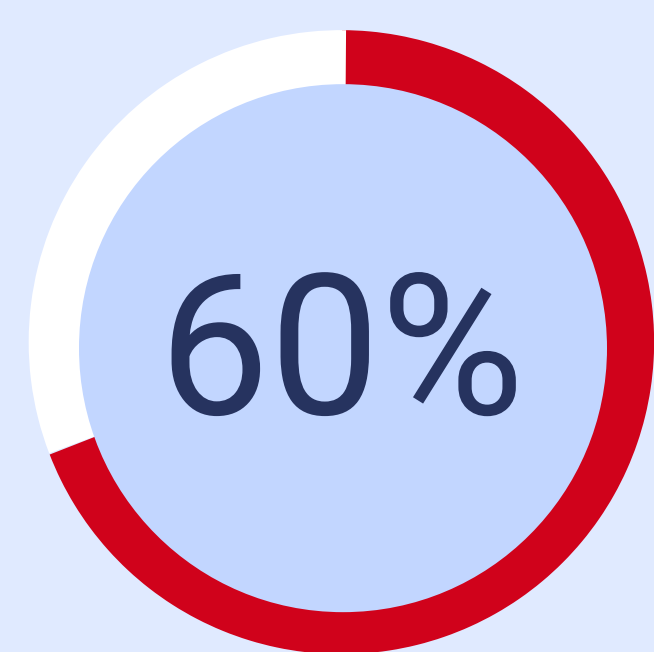
Average Length of Stay



90% Of Guardians stay over 6 months

- 25% of Property Guardians stay more than 18 months.
- 60% of Property Guardians stay more than 12 months.
- 89% of Property Guardians stay more than 6 months.

Cost of Accommodation



£500

60% of Property Guardians pay less than £500 in licence fees per month.

Professional Background of Guardians



All DEX Guardians must be in employment to pass our vetting process. They come from a wide range of professional backgrounds

35%



35% of Guardians are from the arts and creative industry

30%



30% of Guardians are Key Workers

20%



20% of Guardians are from medical, legal, accountancy professions

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Facts Behind The Figures



The census is compiled from data of members of the Property Guardian Providers Association (the PGPA), whose membership manages some 80% of the sector.

Graham Sievers, acting chairman for the PGPA, said "Buildings that become vacant, such as care homes, schools, pubs or offices that have closed down, can attract vandalism, squatters or suffer general neglect whilst their long-term future is determined. Bringing them into a safe and habitable state enables Property Guardians to live in them, helping the buildings be far more secure than if they were left vacant. At the same time, the Guardians have a license agreement to pay fees that are commonly half the cost of the equivalent accommodation in the private rental sector. In return, when planning permission or development plans come to fruition, the Guardians are committed to a 28-day notice to leave."

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"It's quite heartening to see that almost a third of our Guardians are teachers, nurses, paramedics, firefighters, and police officers."

Graham Sievers
PGPA Chairman

