

Benefits of Property Guardians for Housing Associations

Property Guardianship provides affordable accommodation, whilst protecting empty properties. Housing Associations are increasingly turning to Property Guardians as a cost effective, efficient and flexible way of securing empty commercial and residential housing stock.



"Housing Associations are increasingly turning to Property Guardians as a cost effective, efficient and flexible way of securing empty properties."

DEX Property Guardians deliver meanwhile residential use for commercial or residential properties, undergoing regeneration or redevelopment. Our Guardians often live alongside residents during decant processes to ensure the property remains protected, while providing flexibility for vacant possession.

DEX - A Trusted Housing Association Partner

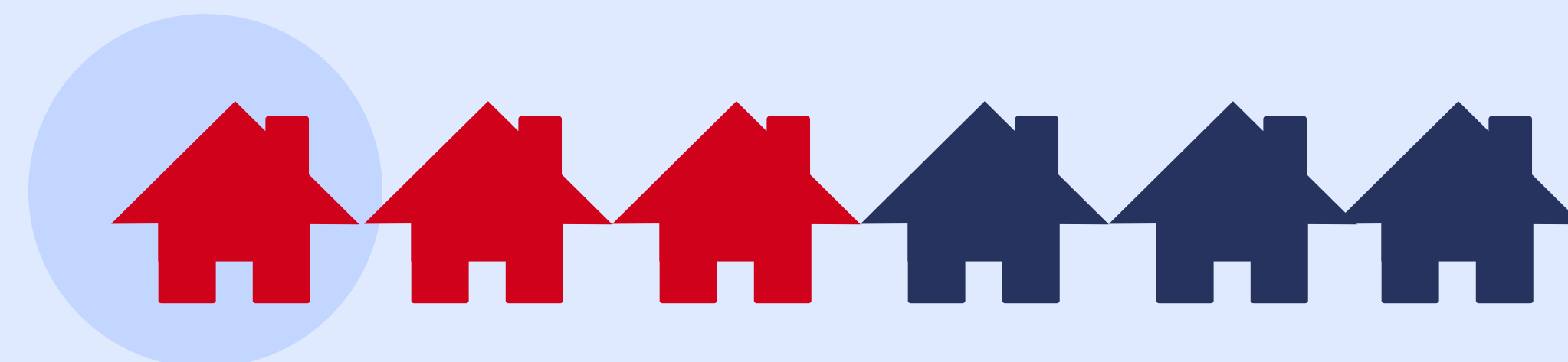
Working With The G15



50% Of G15 Housing Associations

DEX currently works with 50% of G15 Housing Associations.

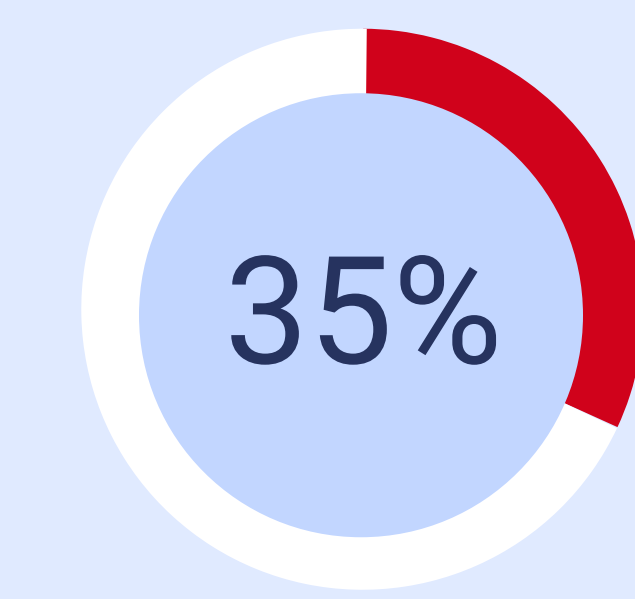
Housing Association Portfolio



47%

Housing Association stock makes up nearly 50% of our property portfolio.

Experience Across the Sector



Housing Associations, big & small, make up 35% of our overall client base.

Housing Association Guardians

Over 60% of our Guardians are currently protecting Housing Association property.

60%

Benefits of Working with DEX Property Management



Huge Savings

Traditional security costs associated with vacant property can be significant - DEX's service is FREE and in some cases can even provide a revenue.



Vacant Possession

We can provide vacant possession in just 28 days. We will ensure the property is made available to you in its original condition - if not better.



Secure Property

Empty properties are at risk from squatters, vandalism & theft. Guardians offer greater protection compared to traditional security methods



Guardian Focus

DEX have over 1000 Guardians, who benefit from the opportunity to enjoy spacious, communal & affordable housing.



Building Care

DEX Guardians, along with our maintenance team, ensure the property is well maintained, helping improve appearance and retain value.



PGPA

DEX is a founding member of the Property Guardian Providers Association, which advocates the health & safety of Guardians

[Read More](#)

Case Study

Decant Process: A Smooth Transition



Implementing a managed decant strategy can be a complex & sensitive process. DEX Property Guardians helped our client, a G15 Housing Association manage their decant project in an efficient, timely & fair manner.

[Read Full Case Study](#)

Background

Plans had been put forward for new use of our client's site. Property Guardians were chosen to secure the property, as they could back fill the property throughout the decant process & give the G15 Housing Association more flexibility in providing notice for vacant possession.

Activity

The property required minimal work, as the facilities were already in situ. DEX had Guardians ready to move in within 24 hours.

Outcome

DEX were able to reach 100% occupancy within within the guidelines set by us. Throughout the selling process, DEX were able to provide constant access to the property, helping facilitate a faster sale of the site.

Property Guardians ensured the property remained in meaningful use & that the site was secure & well maintained.

The property remains protected by DEX Guardians until the new owners are ready to redevelop through DEX's transferring service. DEX will then hand the property back, fully vacant, within 28 days.

All of this was achieved at zero cost to the Housing Association. Compared to traditional security costs it is estimated that the Housing Association could have made savings in excess of £120,000 pa.

"We are happy to recommend DEX Property Management as a highly reputable company. For more than 5 years they have provided excellent guardianship service to our properties and have been efficient and responsive in communication."

Strategic Assets and Partnerships Project Co-ordinator,
G15 Housing Association