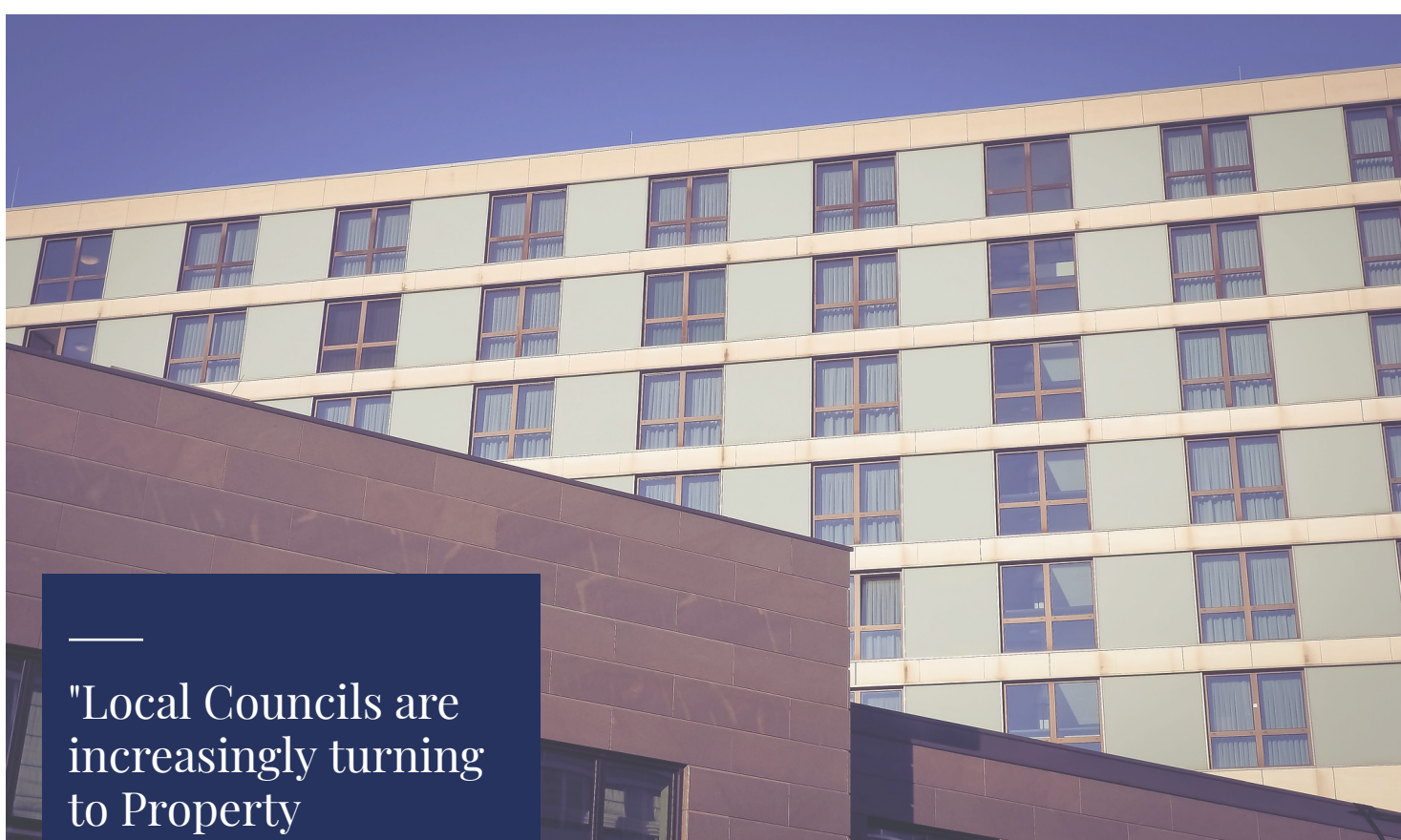


Benefits of Property Guardians for Local Councils

Property Guardianship provides affordable accommodation, whilst protecting empty, council owned, properties. Local Councils are increasingly turning to Property Guardians as a cost effective, efficient and flexible way of securing empty commercial, residential and community property, turning security costs into a revenue opportunities.



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

DEX Property Guardians deliver affordable, meanwhile residential use, for empty council owned property. Whether empty property is commercial, residential or going through a regeneration process the risk of squatting, vandalism and dilapidation remains the same. DEX Guardians' mitigate such risks, and can turn what would be a security cost into a revenue opportunity, as well as providing flexibility for vacant possession.

DEX - A Trusted Local Council Partner

Broad Council Portfolio



DEX have experience securing a range of empty, council owned, properties, including...

- Commercial
- Community Care
- Regeneration
- Leisure
- Residential
- Education

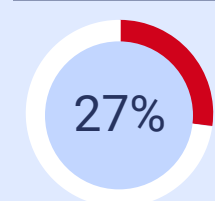
Turning risk into revenue



£200,000

DEX Property Management made local councils a revenue in excess of £200,000 over the last 12 months.

Experience Across the Sector



DEX Property Management work with over a quarter of London Councils.

Local Council Guardians

Over 26% of our Guardians are currently living in local council property.

26%

Benefits of Working with DEX Property Management



Savings & Revenue

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

Local Council: Risk to Revenue



Every empty property, whether residential, commercial or industrial is vulnerable to the risk of squatting, vandalism & dilapidation.

This local council chose Property Guardians to reduce such risk and turn what would be a security cost into a revenue opportunity.

[Read Full Case Study](#)

Background

Our client, a large London council, came to DEX in 2016 after purchasing a disused convent. It was a prominent local building that the council had saved from being demolished after local residents had objected.

Activity

Following an inspection, by a DEX Account Manager, it was established that a small amount of work would need to be carried out, to ensure the property was in a habitable standard. DEX organised all the works and covered all the costs.

Outcome

Over the 2 ½ years that DEX managed the site, the council were able to help over 30 Guardians find affordable London accommodation.

Because all DEX Guardians sign a licence to occupy agreement, rather than a tenancy agreement, DEX were able to hand back the property, fully vacant, to the local council within a 28 day notice period once redevelopment was ready to start.

Securing the empty property for the 2 ½ years using Property Guardians came at zero cost to the council. **In addition to making saving in excess of £120,000 pa.*** the council were able to make a revenue, which could help to fund part of the new development.

"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

