

CASE STUDY: HOUSING ESTATE DECANT USING PROPERTY GUARDIANS



PROPERTY GUARDIANS PREPARE FOR A SMOOTH TRANSITION

PROPERTY TYPE:

63 Residential Flats (1-4 beds)

CLIENT:

G15 Housing Association

DURATION:

2018 - Present

LOCATION:

Notting Hill, West London

NO. OF GUARDIANS:

164 Guardians

COST TO CLIENT:

£0

INCOME GENERATED:

Monthly Revenue, Per Guardian

BACKGROUND

As part of an extensive London regeneration project, a G15 housing association needed to decant a large housing estate.

Because of its prominent, central location the building was classes as high risk and vulnerable to anti-social behaviour and squatting.

As the housing association rehomed tenants, DEX Property Guardians were instructed to move into the empty flats, to provide live-in security in return for affordable, central rental solution.

SOLUTION

- As each flat became available, DEX Property Management carried out a risk assessment of the property.
- Once the properties were certified, DEX Property Management made each flat habitable – painting, carrying out electrical/plumbing work, carpeting and supplying white goods were necessary.
- When ready, fully vetted property guardians were placed in the property to deter antisocial behaviour and provide reassurance for existing tenants.
- DEX Property Management carried out regular checks and maintenance of the property.



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It's great to live in Ladbroke Grove, a fairly expensive central London location, at an affordable price - friends renting similar flats nearby pay double the price that I pay. If I have any issues or problems with the property, DEX are always quick to respond, professional and helpful. Will definitely use them again.

Graham - Property Guardian

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HANDBACK

Over a 3 month period, property guardians were moved out of the flats. As each flat became free, soft stripping of that unit could begin. DEX property guardians still live in 4 of the most vulnerable flats to ensure the site remains secure until redevelopment starts. The majority of DEX property guardians have moved on to secure other properties for DEX Property Management.

OUTCOME

- Property guardians provided a cost effective and flexible security solution for the client throughout the decant process.
- Rather than paying for security the housing association were able to create a revenue stream.
- Tenants felt safer as they weren't surrounded by empty, vulnerable property.
- Buildings were well maintained, and antisocial behaviour was prevented, benefitting the local community.
- An affordable rental solution was provided to 164 property guardians over a 3 year period.