

# CASE STUDY: HOUSING ESTATE DECANT USING PROPERTY GUARDIANS



## PROPERTY GUARDIANS PREPARE FOR A SMOOTH TRANSITION

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### 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.

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## 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.