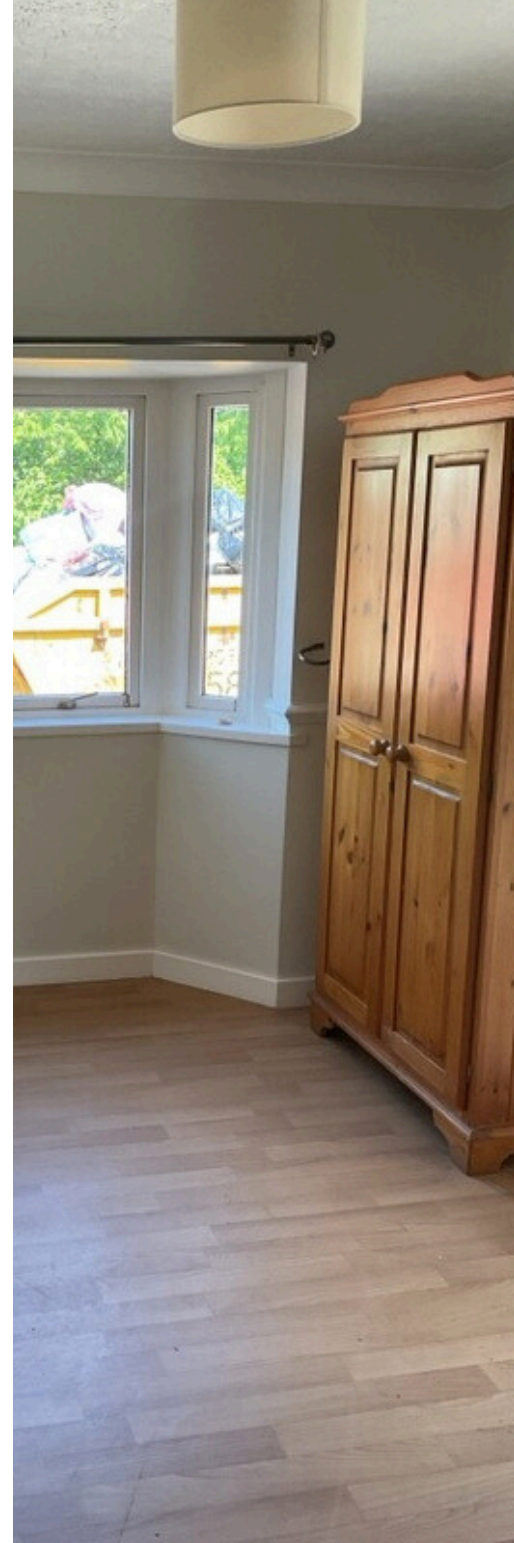




CASE STUDY

Cambridgeshire Care Home
Selects DEX Guardians for
Short-Term Property
Protection During Rebuild

In April 2025, a Care Home in St. Ives, Cambridgeshire, had closed and required a temporary, flexible security solution over a short-term period. In 2025, vetted DEX Guardians moved into the premises on a guardianship licence.



THE BACKGROUND

PROPERTY: FORMER CARE HOME

A 42-bed care home in Cambridgeshire had closed to make way for its demolition and the construction of a new nursing and residential care centre.

The owners required a temporary, flexible, and cost-effective security solution while awaiting planning approval, and they partnered with DEX to secure it.

MAIN CONCERN

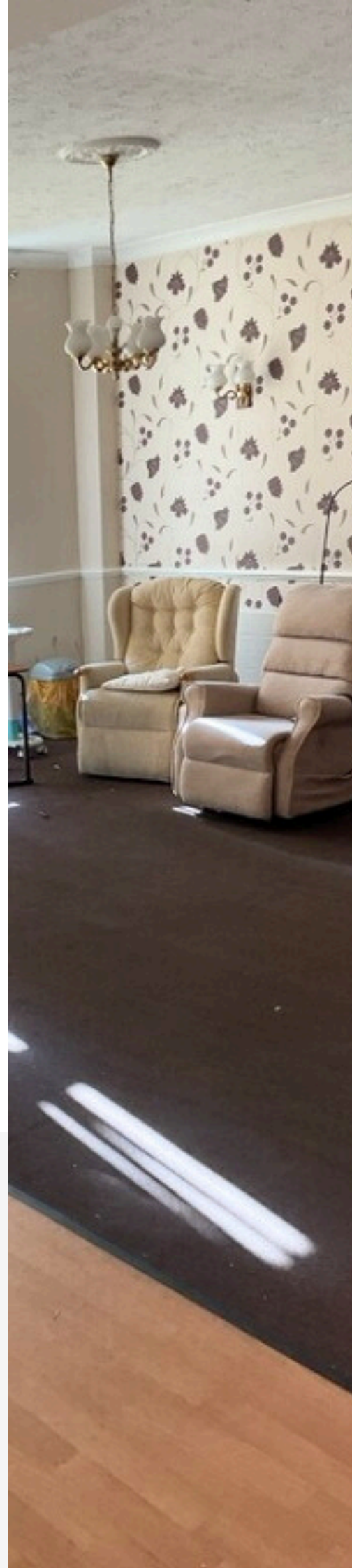
While plans were being made for the rebuild of the care home, concerns were raised about squatting, vandalism, theft of assets at the properties, and general anti-social behaviour in the area. Also, leaving the property empty means the Care Home was facing an increase in rates.

As a result, the owners were exploring security options.

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"I would highly recommend DEX as one of the best Property Management Companies."

Annie - DEX Flex Guardian



THE SOLUTION



INSPECTING THE PROPERTY

After an initial inspection of the home and ensuring all certificates were up to date and the property passed our compliance checks, the decision was made to place 4 guardians on the ground floor to secure the premises due to the short-term nature of the guardianship.

Our in-house maintenance team undertook the property works at no cost to the owner, including fitting white goods, replacing locks, installing extra sockets, ensuring no electrical hazards, removing items, and providing a thorough clean.

GUARDIAN SECURITY

DEX placed one of its professional FLEX guardians in the home within 24 hours to secure the residence, and four guardians moved in to the ground floor of the premises shortly after.

Due to the short-term nature of the guardianship, they enjoyed a significant saving on the accommodation.

£11,500



A saving of over £11,500
on just security alone to cover
the 125-day guardianship period

THE OUTCOME

The property was secured 24/7 by DEX Guardians, and the client had peace of mind, while also earning revenue from the guardian licence fee.

What would have been a costly and time-intensive task for traditional security measures ultimately resulted in a stress-free and straightforward guardianship, with the property being handed back without any issues after the four-month period.

- ✓ **Care home secured:** through 24/7 licensed occupation by property guardians
- ✓ **Substantial saving:** Over £15,000 in void security, maintenance, and empty property rates.
- ✓ **Social Value:** Affordable, flexible housing for 4 DEX guardians



WHY DEX?

For over 15 years, DEX Property Management has been at the forefront of the empty property management industry.

Since 2009, we've helped councils, housing associations, NHS trusts and commercial property owners transform vacant properties into community assets.

Speak to an expert today
0800 0855 994

