



CASE STUDY

Closed Sussex School Turns to DEX Guardianship for Round-the-Clock Protection

When a beloved Sussex primary school closed in August 2020, local authorities faced the challenge of securing the empty building against squatters and anti-social behaviour without high security costs. Five years later, the property remains secure and generates revenue, thanks to an innovative guardianship solution.

THE BACKGROUND

PROPERTY: PRIMARY SCHOOL

Despite a passionate community campaign to save it, the former primary school was forced to close in August 2020. Declining pupil numbers and an oversupply of school places in the area had left the school running a financial deficit that even a reduced funding plan couldn't address. As with many closed schools, the building's fate was uncertain.

MAIN CONCERN

- Squatter vulnerability: The empty school was at risk of illegal occupation, which can lead to costly legal battles
- Anti-social behaviour: Vacant buildings often attract vandalism and fly-tipping, harming property values and community well-being.
- Cost pressures: Traditional security measures, like a caretaker at approx. £21,000 per year or security systems, would strain an already tight budget.

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"Great communication via WhatsApp, registration and verification was completed within a few days.
Overall great service."

Louis - DEX Property Guardian



THE SOLUTION



INSPECTING THE PROPERTY

The property, formerly a school, was perfect for guardian occupation due to its large classrooms and existing facilities.

DEX's team converted the space for residential use by adding pop-up showers, ensuring compliance with health and safety and HMO regulations—all at no cost to the client.

GUARDIAN SECURITY

Once the properties met our standards and compliance requirements, fully-vetted guardians were placed in all available properties that needed securing within 24 hours.

In return, the guardians received affordable living accommodation as part of their license agreement. Dex took on the day-to-day maintenance tasks and costs.

"Extremely affordable and absolutely no hassle. Very polite, friendly and helpful. It is fairly early days still, but just over four weeks now and I have absolutely no complaints."

Alex - DEX Property Guardian

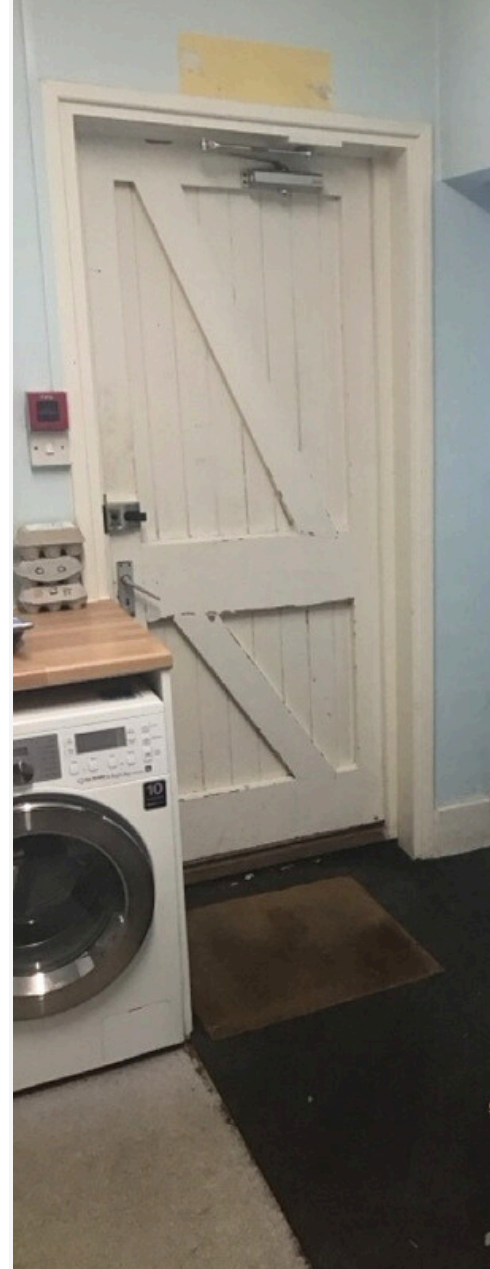
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THE OUTCOME

Five years on, the results speak for themselves:

The property has remained continuously protected since 2020, with zero security breaches, squatter attempts, or significant anti-social behaviour incidents. All conversions, certifications, and ongoing management were provided at no upfront cost to the owner. Provided affordable, flexible housing for 15 guardians over the five-year period. One guardian has called the school home for the entire duration. accommodation.

- ✓ **Security cost savings:** Eliminated approximately £105,000 in caretaker costs over five years
- ✓ **DEX maintenance:** Saved thousands of pounds by using DEX's in-house team
- ✓ **Revenue generation:** Shared revenue agreement from guardian licence fees transformed a cost centre into an income stream



WHY DEX?

For over 15 years, DEX Property Management has been at the forefront of the empty property management industry, building a rich history of helping commercial entities and other property owners, including councils, dioceses, housing associations, and NHS trusts, utilise vacant properties and support communities.

DEX is now the trusted property guardian provider for over 50% of the G15 housing associations & 1 in 3 London councils.

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