

Property Guardianship Schemes

If you are concerned about your empty property being more vulnerable when left unoccupied then there are a number of companies on the market who can arrange for guardians to live at the property on a temporary basis.

The basis of the scheme is:

- Empty properties are more vulnerable when left unoccupied and so with the authority of owners they can arrange for guardians to live at the property.
- They credit check and reference potential guardians to occupy empty properties on behalf of absentee owners.
- Guardians can occupy empty houses or commercial units.
- Each guardian has to work to a strict set of rules – including no dogs, no children, no unauthorised visitors and no unauthorised holidays (as the company needs to arrange cover for holidays to prevent the property remaining unoccupied). Ad hock checks are made on a monthly basis to ensure these rules are being abided by.
- Each Guardian needs to earn a minimum of £12,000 per year.
- Each Guardian has to sign a contract which means that they only need to be given 30 days' Notice to vacate.
- There is little cost to the owner as these costs are met by rental income from the Guardians.
- Only properties which are up to standard would be suitable for the scheme (i.e. properties that have previously been broken into and had copper piping etc. stolen and have no working heating system would be excluded).
- For some properties such as care homes they may put more than one guardian in place (subject to HMO requirements).

There are a few companies on the market that provide this service and if you carry out a search on the internet under 'Property Guardianship Schemes' then this will allow you to identify what companies offer these schemes and to contact them to find out more.