Do you have a passion for city living? Become a property guardian today!
What is a property guardian?

A property guardian is a working professional who protects a vacant property by occupying a shared living space under a non-exclusive licence agreement.
They are ultimately responsible... for protecting and preserving a vacant property under our management by residing at the property on a full time basis, reporting any threats and/or risks to the property from vandals, trespassers and squatters and reporting any issues (for example, pipe leaks, broken windows etc.) which may adversely affect the structural integrity and infrastructure of the building.

A property guardian does not act as a security guard and nor does the role confer any additional powers of arrest above that of any other citizen.

Property guardianship falls within the remit of British Standard BS 8584:2015 under the title 'Protection by Occupation' and Global Guardians were pivotal in the creation of this standard.
living as a property guardian
While you are a property guardian you will be expected to follow our rules and regulations. These are written in the licence agreement you have signed and are on display in the living space.

You can raise maintenance tickets on My Globe. You will need to keep up with regular licence fee payments to our Accounts Team. Information on your licence fee payments is updated on your My Globe account.

You can participate in numerous beneficial activities such as our Refer-a-friend, Guardian of the Month and Living Space of the month schemes where by you can receive financial reward as well as helping to create happiness for others.

We are an inclusive and progressive company and like to hear back from our property guardians about their experiences. We do listen and we act upon this information. You are essential to our service of protecting properties. We operate a 'Guardian First' ethos so your safety and security is very important to us.
SO, WHO CAN BE A PROPERTY GUARDIAN?

Our values
As an innovative and trusted property guardian company, Global Guardians prides itself on maintaining high standards at all times. We ask that our property guardians also share our values of responsibility, respect, care and vigilance.

Our criteria
If you’d like to put yourself forward for consideration as a property guardian, then we will need you to provide us with some documentation. We will also require you to meet certain key criteria in order for us to consider you for property guardianship.
Documentation required

- Current photo ID.
- Proof of current address.
- 3 months’ bank statements.
- 3 months’ pay slips.
- 5 years’ employment history.
- Two character references, ideally from your former employer and one other person who knows you in a professional capacity (e.g. a former landlord).

Payments and Fees Required

- 1 month licence fee upfront.
- Key payment deposit (price depends on the value of the property).
- Fire safety pack costing £70 (which consists of a fire extinguisher, first aid kit and first aid guidance).
- Admin fee of £95.00.

Guardianship Vetting Conditions

- You must be over 21 years of age.
- You must be in full time employment.
- Flexible – guardians can be asked to move into properties at 48 hours’ notice.
- No pets and no children are allowed in our properties.
- Willing to carry out voluntary work in the local community.
- DSS not accepted.

- We ask that all property guardians are responsible and report any maintenance or guardian-related issues immediately.
- No anti-social behaviour of any kind is allowed in any of our properties (this includes house parties).

Our property guardian criteria are non-negotiable because they are designed to provide assurance to property owners, whilst also ensuring that property guardians are happy and secure and they are good ambassadors for the Global Guardians brand.

A full list of rules and regulations is written into our licence agreement, which should be read and agreed with before signing.
Why become a property guardian?

There are numerous benefits to becoming a property guardian with Global Guardians, but these are the most common:

Property guardians can save a lot of money

Becoming a property guardian means you pay a licence fee to Global Guardians. Our licence fees are often significantly cheaper than normal rental prices, meaning you can afford to live in normally high cost parts of the country for much less money. You will also have more disposable income which you can save towards buying your own property, a vehicle, a holiday, nice clothes, good restaurants and many other opportunities you may not have had before.
Property guardians enjoy a larger living space

The majority of properties we manage make for large living spaces. By being a property guardian you could potentially enjoy accommodation that is as much as ten times larger than a normal rental property.

Property guardians give back to their local community

Our property guardians are often asked to live in, and look after, high end properties that are at risk of falling into disrepair or are at risk from anti-social behaviour, metal theft or vandalism.

We encourage our property guardians to take an active part in giving back to their local community by undertaking charity work, gardening and voluntary work. This also has the effect of creating a more social atmosphere in shared properties.

A vacant property that is in use by property guardians is far more beneficial for the local community than a boarded-up, derelict eyesore. You could be part of bringing joy back to the community.

Property guardians get to meet new people

All of our property guardians are working professionals and come from all walks of life. This means there is a great social aspect to being a property guardian, as you can meet a diverse range of new people.

It’s also worth mentioning that our property guardian communities benefit greatly from the skill-sets of their fellow property guardians. For example, one of our property guardians is a removal van operative and has gained a reputation for helping other guardians move as and when he is needed.

Property guardians can look after interesting buildings in interesting places. Property guardians can look forward to staying in properties that have had a variety of functions in a previous life. Examples are: a hospital, a stately home, an office building, a school or a library. Our properties all have interesting stories to tell.

Due to the low cost of being a property guardian with us, you can also look forward to living in otherwise expensive areas for a fraction of the price.
How do I become a property guardian?

In order to become a property guardian with Global Guardians you will need to follow an 8-step process:

1. Register with us on My Globe
2. Request a viewing of a property on My Globe
3. Attend the viewing and interview with a Guardian Officer
4. If you are accepted for the living space follow the vetting process on My Globe
5. Make full payment
6. Sign your licence agreement on My Globe
7. Collect keys to the living space from our office
8. Start protecting the property
ONCE A GUARDIAN
ALWAYS A GUARDIAN

As with anything in life there comes a point where we move onto pastures new. When you feel that you don’t want to be a property guardian any more, all you need to do is give us 28 days’ notice, provide us with vacant possession and return your keys to the living space.

Key payment deposits are returned by our Accounts Department after we have received keys and the living space has been inspected. Our target for returning the money to you is 14 days.

If you want to return as a property guardian for Global Guardians in the future you are always welcome. We waive admin fees for former property guardians to show our appreciation for what you have done for us in the past.