



Dot Dot Dot Property Ltd

www.dotdotdotproperty.com

REconomy Project

Mission

Dot Dot Dot lets people who do great volunteering live as property guardians in buildings that would otherwise be empty.

We turn empty buildings from a blight into an asset – providing a vital security service to property owners, giving our guardians cheap accommodation, and making a meaningful and measurable contribution to communities. As a social enterprise, we're committed to supporting our guardians to get involved in great voluntary projects and to contribute to the neighbourhoods where we place them.

All our guardians do at least 16 hours a month of volunteering for a charitable purpose, and we help new guardians find the right opportunities to get involved with so that this voluntary work is enjoyable and worthwhile for everyone.

We also set up and run our own projects in the areas where we have concentrations of properties – such as a new community gardening project on a housing estate in E14 where we are bringing neglected growing beds back into use and helping elderly people with the care of their gardens.

Is there a link with Transition?

No, however we admire and share the ideals of the Transition movement.

Your product or service – how much does it help improve resilience in your local community or elsewhere?

We place Dot Dot Dot guardians in vacant properties ensuring that they are kept tidy and cared for and avoiding the blight that neglected or boarded up houses can inflict on neighbourhoods. On top of this, our guardians are dedicated to work that benefits the community. By acting as property guardians, they gain inexpensive accommodation reducing the financial pressures they face, allowing them to give more time and energy to the valuable projects they are involved with.

Those living close to the properties that Dot Dot Dot protects can be confident that our guardians are reliable, considerate individuals who make great neighbours. They will also benefit from if they are involved in any of the projects that our guardians get involved with.

Employees

5 full-time.

Are you in profit? If not, when do you anticipate being so? How long have you been trading?

Our turnover in the year to June 2012 (our first year of trading) was £30,000. We have grown rapidly since then and are now in profit, and anticipate a turnover of £100,000 for our current financial year. We have been registered as a company since June 2011.

What is your company structure and why did you choose it?

Legally, we are currently a Company Limited by Shares and we intend to set up an associated charity when our scale justifies it. We chose this structure while starting up to give us maximum flexibility. We operate as a social enterprise and are committed to achieving social outcomes.

What about financial sustainability? Are you trading or part-trading without money?

We have received funding from the Bromley by Bow Centre (£15,000 in exchange for shares) and Nesta (£50,000 grant funding) as part of their Innovation in Giving scheme, in recognition of our novel and highly scalable approach to supporting volunteering and getting empty homes into worthwhile use.

Are you looking to build more common wealth & ownership and is priority your profit sharing and/or community benefits versus more traditional investor returns?

We are committed to increasing the community benefits we can achieve. As we grow, we increase the number of guardians we can house, which increases the community benefit we can achieve through them, as the number of volunteer hours increases.

Localisation – are you sourcing, distributing and interacting locally?

Yes, we buy the majority of supplies locally, and we currently have the majority of our properties in Tower Hamlets (London) so we are building links locally with small businesses in the area such as furniture shops. Much of the volunteering our guardians do takes place locally and we devote significant time and resources to building mutually supportive relationships with local charities and social enterprises. For example, when we held a party recently we rented the venue from a local charity, bought the food from a community group, and awarded prizes that were bought from a local shop.



Climate impacts – negative, beneficial or neutral?

Positive – We are helping to reduce the carbon footprint of the housing sector by making use of properties that would otherwise be empty. This provides additional housing without the need to embody carbon in new housing stock.

We also have a dedicated member of staff (our green officer) who keeps a track of ways in which we can reduce any climate impacts, be this by recycling or having an office 'Boris Bike' membership to ensure we all cycle to meetings and to travel to our properties.

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Property Guardians