

CASE STUDY—TRAVELLER OCCUPATION

Background

- A large site of 6 acres and 90,000 sq ft of industrial units was vacant following the previous occupier entering administration
- The site was under control of the Administrators who were close to completing on the sale of the long leasehold
- The existing security measures on site failed and Travellers entered the site
- Moorcroft Vacant Property Management were asked to assist

What Was Happening?

- Moorcroft attended site and found in excess of 6 caravans and numerous vehicles
- There was evidence that the buildings had been broken into with water pouring from the 1st floor
- The High Voltage sub-station was broken into and the transformers removed and stripped of all valuable copper
- There was a large amount of builders waste dumped on the site
- The Travellers were charging people to bring waste to the site and dump it



Phase 1 Activity—Remove Travellers

- Using knowledge of S61 legislation we facilitated a conversation with the Police about them using their powers under the act
- The Police served notice for the Travellers to depart and returned the next day to check they had left
- We immediately arranged for concrete blocks to be placed across the entrances and for 2 security guards to be stationed on site to provide protection from the Travellers returning
- We attended site and produced a 'Day 1' report showing the extent of the damage, the level of waste left behind and the areas we deemed as dangerous and needing immediate action
- We met with the intended purchasers, the insurers and loss adjusters to agree an action plan for the work required



Phase 2 Activity—Site Remediation and Management

- Arranged for damaged electrics and water to be made safe and isolated
- Obtained quotes for the clearance and clean-up of the waste left on site
- Liaised with electricity providers and specialist High Voltage engineers to obtain costs for reinstatement of the damaged sub station
- Agreed specification and costs for repairs to buildings to allow the sale to complete
- Managed all agreed works including site visits, managing multiple contractors and acting as a coordinator between the client, the contractors and the purchasers to ensure the project remained on track



Outcome

- Initial site works delivered to agreed standard and site returned to condition prior to occupation
- The sale of the property completed
- Moorcroft's client was delighted with the role we have played in managing the project



More Information

For more information or to discuss how Moorcroft can help you manage your Vacant Property, please contact:

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