

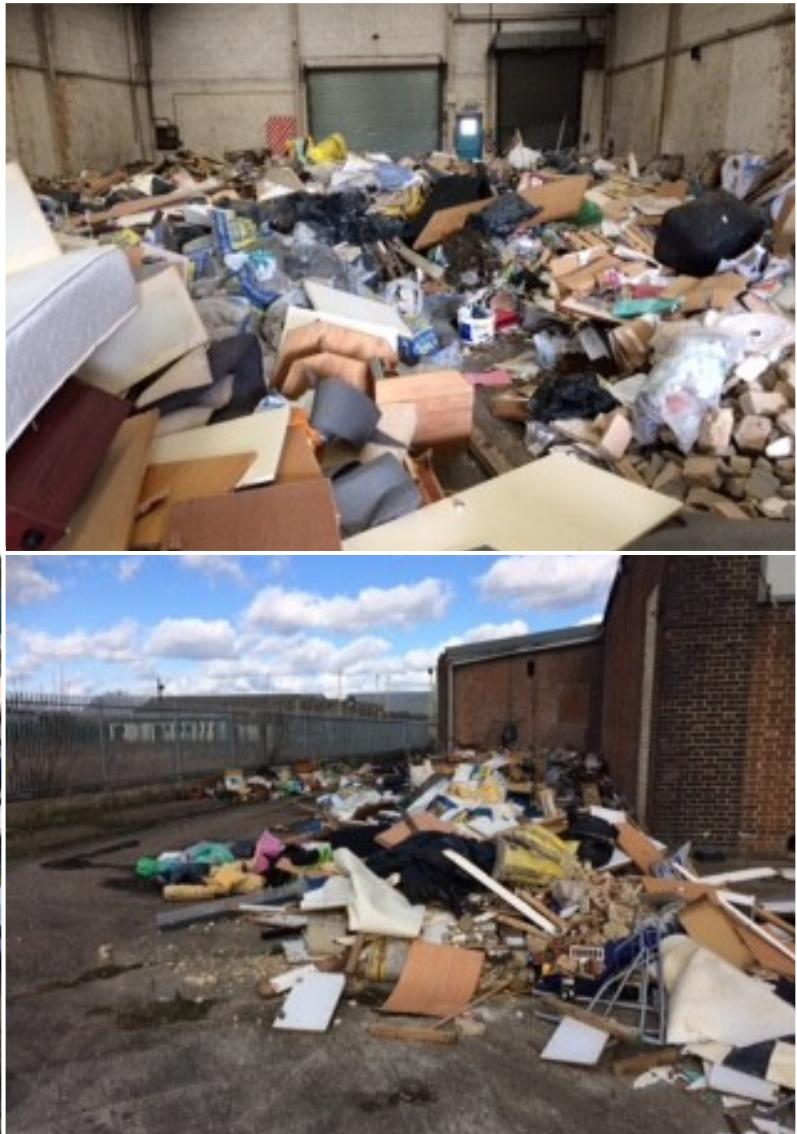
## CASE STUDY—TRAVELLER OCCUPATION

### 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 1<sup>st</sup> 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

