



First Response Group

We Listen • We Respond • We Deliver



**CORPORATE & COMMERCIAL
UNOCCUPIED PROPERTY**

CASE STUDY

SQUATTING INCIDENT RESPONSE

BARKING, EAST LONDON

CLIENT

Property Management Company

THE LOCATION:

Vacant office and warehouse space approx. 40,000sq ft located on small industrial estate close to the A13.

FRG SECURITY ON SITE:

FRG Smartsite CCTV system

- Remote monitoring from FRG Central Control Centre
- Concrete barrier blocks securing vehicle entry points
- Steel security screens on fire exit doors
- Weekly vacant property inspections



THE SITUATION:

Squatters breached the main building and claimed squatters rights to parts of the property.

It is believed they planned to hold an illegal rave on the premises.



FRG PRODUCTS/ SERVICES USED

- FRG SmartSite CCTV
- Remote monitoring from FRG Central Control room
- FRG dog handler units

THE RESPONSE:

05:30 am FRG CCTV cameras detected intrusion on site and alerted the FRG Central Control Centre. The Control Centre immediately called the Police.

06:15 am Police attend site and confirm at least 5 people have claimed squatters rights.

08:20 am FRG Regional Supervisor arrives on site and confirms squatters have chained the external gates and displayed section 144 notices at entrance points to the property.

There are no notices displayed at vehicle or pedestrian entry points to the marshalling yards.

10:45 am 2 x FRG dog handler units deployed to site.

13:20 pm FRG position dog handler units within the compound taking control of the grounds and preventing further access to site.

14:05 pm Squatters leave site.

THE RESULTS:

The fast reaction and thorough knowledge of the law allowed FRG and the Managing Agents to take back possession of the site just hours after the squatters arrival with no damage to the building.

Had the illegal rave gone ahead the damage and associated clean up would likely have caused an insurance claim in excess of £100,000.



In November 2018 FRG won the tender to supply AXA customers nationwide with security, facilities management and fire protections services.

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