

Estate Decommissioning Property Grilling



CONTENTS

The aim of this brochure is to showcase our ability to rapidly and cost effectively secure your property. We do so because an unoccupied property is at risk from Squatting. We hope to show you how cost effective securing your property is when compared to the damage to the property and delay to projects squatting can cause.

We are specialists metalworkers by trade and so include our company profile in the first section to give you a broader overview of who we are and how we could help you with your wider metalworks needs. The profile contains our annual turnovers to demonstrate our financial standing and our ability to satisfy larger contracts and meet your contract to turnover ratios.

- **Company Profile**
- **Elmington Estate, Camberwell**
- **Maydew House, Rotherhithe**
- **Wooddene Estate, Peckham**
- **Heygate & Aylesbury Estate**
- **Squatting & The Law**
- **Squatting Re-entry and Damage**
- **Accreditations**

Company Profile

Registered Name: Bronzewood Construction Ltd

Trading Name: Bronzewood Metalworks

Company Reg no. : 05889181

Factory Address: 836 – 833 Consort Road, Peckham, London, SE15 2PR

Main Products

- Staircases
- Glass and Steel Balustrades
- Driveway Gates
- Pedestrian Gates
- Automation
- Structural Beams
- Garage Doors
- DDA access works

Clients Served

- Developers
- Local authority
- Schools
- Wider Public

Insurance Cover

Public Liability £10 Million

Employers Liability £5 Million

Staffing

We employ 22 Staff
4 Office Staff
6 Fitters
12 Fabricators

Sub-Contractors

All metal works are produced
in our factory and installed
by direct Labour

Company Profile

Financial Information

Accounts for recent previous years are usually attached with this Profile. In Summary Turnover for previous years are below

- 2013 £2,473,394
- 2014 £3,013,417
- 2015 £2,354,795

We have the capacity to undertake £2.5 – £3 million pounds of work each year. For the year 2017 we have secured just over a million with a further 500K expected to arise through existing customers, online marketing and passing trade. We are therefore left a sizable amount of production capacity which we are now in market for.

Available on Request

- Credit Report
- Current Capital Ratios

Design Capabilities

We have two CAD trained office staff we can submit drawings which help finalize details pre-production.

Health and safety

We are accredited with CHAS Construction Line and EXOR.

- RAMS are submitted ahead of site installation
- CSCS Cards for all site operatives

For Larger Development projects we submit

- Post Completion Certificated
- Health and safety files on completion

Equal Opportunity and Diversity

We have in practice equal opportunity within our company. We have policies in place which are communicated to your staff on induction. The policy aims to give effect to current legislation in area.

Environmental Management

We an Environmental Policy and a tailored Environmental Procedures for the typical works that we carry out

The Heygate and Aylesbury Estate

In 2004 we were commissioned to secure properties on the Heygate Estate as part of the Elephant and Castle regeneration project. We successfully completed the project in 2014 in which 1200 units were decanted and subsequently demolished.

During this process we encountered many obstacles which along with our clients The London Borough of Southwark we overcame and gained a wealth of experience dealing with tenants and reacting to emergency call outs.



Within the last 10 years we have successfully completed the securing of The Elmington Estate SE5, The Neckinger Estate SE16 as well as various standalone dwellings. We are currently securing The Aylesbury Estate again as part of the Elephant and Castle Regeneration Scheme which totals 3200 units.

The Heygate and Aylesbury Estate

The Heygate Estate has now been demolished and the Elephant Park Projects is well underway, the first Buildings are up and it looks like its going to be a great development.



The security works that we carried out on the estate allowed Southwark to hand over to the purchasers and developers of the site Lend Lease more efficiently.



The Heygate and Aylesbury Estate

The following pages show examples of the works that we have carried out on the Aylesbury Estate.



Here we have grilled the front of a property. This includes the Front Door, Windows, Electric Cupboard, and Storage Cupboards. The metal has been painted in grey primer for weather protection. See inset photo for bear metal colour previous to painting.

The Heygate and Aylesbury Estate



Above: Grilled back on a ground floor flat

Below: We have created obstacles for likely access points for Squatters / Trespassers. Accessing landings from the stairs is now much more difficult.



The Heygate and Aylesbury Estate



Left: we have grilled a Stairwell. This prevents people from access upper floors which may not be grilled. To save money properties above a certain level would not be sheeted up.

Right: we grilled the Council offices which are located on the estate. As a Commercial building it would not be protected under the new criminal charge of squatting in residential property. Please see squatting section on this.



The Heygate and Aylesbury Estate

Examples of large scale securing



Below you can see that we have secured all the garages, back of the properties. Also you will see that we have secured the roof access cut ladders by inserting creating a cylinder of sheet metal within the ladder.



The Heygate and Aylesbury Estate



Above:

Above: Post war industrial estates usually have notoriously long landings. To restrict access to squatters which have access the site we erected barriers.

Left: Perimeter fence security can be increased by installing Anti-Vandal Spikes. These spikes spin if you try to climb over them making access especially difficult.



SQUATTING AND THE LAW

The Current Law Came Into Effect In September 2012. It Sets Out A Criminal Offence for Squatting in Residential Property.

Legal Aid, Sentencing and Punishment of Offenders Act 2012

144 Offence of squatting in a residential building

(1) A person commits an offence if—

(a) the person is in a residential building as a trespasser having entered it as a trespasser,

(b) the person knows or ought to know that he or she is a trespasser, and

(c) the person is living in the building or intends to live there for any period.

Please see [Ministry of Justice Circular](#) for a more detailed breakdown of the offence and how it applies.

“If its now a criminal offence surely I can get the police to throw them out”

- The ambit of the new offence does not cover Commercial Property. With many offices and factories and Petrol Stations now empty has Developers await their conversion to residential buildings these Properties will still remain vulnerable.
- By Grilling your property it will much harder for determined and experienced Squatters to make out a defence against paragraph (b) of the offence

SQUATTING - RENTRY- DAMAGE

- Any costs of delay that you incur from the activity of squatters will very likely be unrecoverable.
- Given that your projects will likely be very complex and logistically difficult, delay to them would likely cause you extra work and increase your costs. Grilling provides an inexpensive way to reduce the risk of squatting.



- Decanting an estate or multiple occupancy building can be a lengthy process. Residents may move at different times, so securing individual properties would be your only option if you are to stop each property from being squatted. Given that current tenants may have been evicted by you, securing their property will allow you to prevent re-entry.
- Securing your property will help you meet your duty of care towards other tenants still occupying other parts of your property i.e. a lower flat from water damage
- The new criminal nature of the offence may not be widely known by those squatting so its deterrent effect may be limited.

SQUATTING DAMAGE

Avoid the following forms of Damage:

Copper Pipe theft

Theft of copper piping and boilers can lead to water and gas leaks. Existing boilers can be targeted and ripped out with no regard for health and safety. Where there are parts of the property still inhabited water may affect their property for which you may be liable.

Drug use & Anti-Social Behaviour

Evidenced by hypodermic needles. These can be problematic if you have other employees and contractors who have to inspect or work in the property. Once a place has been found by a group of drug users the property will likely be used hundreds of times. This can make the clean up operation very expensive as professional cleaners wearing the appropriate thick rubber PPE will have to be instructed. Any needle coming into contact with a member of staff will likely lead to them making a claim against the organisation.



Fire Damage

Experienced squatters know that using utilities without permission can be regarded as theft so they will likely use other means such as gas stoves to cook, when used inside they propose a fire risk.

Disturbance of Asbestos

The activities of theft and fire can lead to the disturbance of ACMs which can be problematic for future visits and incur clean up costs.

Services

Standard Rapid Sheet Service

We have a dedicated team who are on standby to sheet secure properties. We aim to secure an property on the Aylesbury with in 24 hours of the property becoming Vacant. We have team who are 60% engaged with the Aylesbury on a daily basis. This means we have the resources to secure other properties within London within the same time schedule.



Eviction Service

There are some instances where the Council and Police will be in attendance for an eviction. We are able to remain on stand by until the eviction has taken place and immediately sheet the property.

Case study note: Large Scale Squatting did take place on the Aylesbury as part of a protest. There was a large scale eviction with nearly 80 police in attendance. We provided 15 men for the task of securing the property when they left. We worked until late into the night to complete the works.

Access Support Works

There will be times when your need to access the properties again to inspect the property, decommission utilities, remove asbestos or recover precious metals. We can assist you by cutting back our metalworks. We are able to design access hatches which are half the height of a normal doors. Which allow for quicker access.

Accreditations

OUR HEALTH AND SAFETY

We have our very own safety consultant that has helped us to put in place safe working practices within our organisation. You will be please to know that our office, factory and on-site operations have been reviewed thoroughly to meet regulations that safe guard our workers, other contractors and the public.

Please see our accreditations below



CONTRACTORS HEALTH & SAFETY ASSESSMENT SCHEME

Accredited Contractor

www.chas.gov.uk



Thank You For Reading, Please Get In Touch!