



Global
Guardians

Parish Church

Case study

September 2016 - September 2021



Saved by client

£617,904.00

*from security, maintenance, insurance
& business rates*

Cost to client

£0.00

Overview

Type of Property: Commercial

The Parish Church was one of the most challenging projects we had ever undertaken. This was primarily because the place had already been illegally occupied by squatters for over a year. It was when these 10 squatters cited “squatters’ rights” to claim the property as their own that the owners reached out to us for assistance. While pursuing the case legally, the owners had already incurred a cost of £10,000 for the legal fees, with an additional £10,00 needed for dedicated security. This also pushed the client to look for a cost-effective option to secure their place, and that’s where our affordable Guardianship scheme seemed to be the perfect fit.

We started by devising a plan to remove the squatters from the property. A full briefing was set up involving all the key stakeholders to discuss and understand the plan to be followed. These professionals also made sure that the eviction did not cause any disturbance to the nearby area.

The Solution

We had the briefing set up close to the site but ensured that the squatters did not have any prior warning about our planned activities. Our teams also erected barricades at critical spots to prevent the squatters from escaping and running away.

After the strategy was in place, a team of police, locksmith, bailiffs, property owners and security staff from Global Guardians went ahead and confronted the squatters on the property. The locksmith and bailiffs made their way through the front garage while the professionals presented the necessary court-ordered Interim Possession Order. This led to a calm and seamless eviction of the squatters without any difficulties. Later, our team carried out a thorough inspection of the building and found it to be in an extremely poor state. Squatters had damaged the property to a great extent by removing the electric metre and deteriorating the structure. This significantly depreciated the value of the building, making it inhabitable.

Before starting with the repairs, we placed two security guards at the most crucial entry points to keep the squatters from re-entering. Our professionals started with the remedial work, including the installation of bathroom facilities, cleaning of the building and ensuring the kitchen fit-outs. We also made sure to get lockable doors for each room inside the property for the safety of the Guardians.

Our Positive Cultural Impact

The entire maintenance work undertaken by the Global Guardians team took about 2-3 working days and cost over £10,000. Once the necessary gas and electric utilities were installed and properly certificated, we placed the Guardians in the property under an occupational licence agreement to safeguard it for the church.

All three of our property Guardians were strategically placed throughout the church to secure it effectively and prevent the risk of possible vandalism. This also ensured the safety of the building while the plans to turn it into a community hall were submitted.

Property Gallery



Get in touch

If you have a vacant property that needs to be secured from squatters, please email enquiries@global-guardians.co.uk or call 0203 818 9100

