



First Response Group

We Listen • We Respond • We Deliver



**CORPORATE & COMMERCIAL
UNOCCUPIED PROPERTY**

CASE STUDY

COST SAVING VACANT PROPERTY SECURITY ENHANCEMENT

LOUGHTON, ESSEX

CLIENT

Property Management Company

THE LOCATION:

Vacant commercial units approx.
45,000sq ft warehouse and office space
close in Loughton close to M11 J5 and M25 J26

THE SITUATION:

Security services on site provided by another supplier:
2 x dog handler units and concrete barrier blocks along the perimeter.

A year previously unauthorised occupants overpowered the security officer
on site, breached the site, claimed squatters rights and caused damage/theft:
stripped metals, fly tipping and water damage.

The site was cleared and FRG called in by AXA to assess the security risk status.



SECURITY ISSUES IDENTIFIED BY FRG:

- Main gate padlock code left visible
- Concrete barrier blocks moved and retractable barriers in-operational – FRG inspection vehicle easily gained access
- Dog handlers ineffectively positioned - one didn't notice entry
- No warning signage to inform of dog handlers onsite (legal requirement) or any security signage
- Left perimeter weak & rear gate insecure
- Roller shutters vulnerable

THE SOLUTION:

FRG installed a SmartSite CCTV tower with advanced analytics and speaker horn to create a virtual tripwire covering the main gate, car park and front of the building.

FRG SmartSite Detect temporary monitored visual alarm cameras were placed around the building (and internally) to protect the vulnerable rear and right side of the property. Smoke sensors were also placed inside the property.

To enhance entrance security FRG installed 4.5 tonne concrete barrier blocks, retractable bollards and gallow gate to create a detection zone which still allows authorised access.

FRG PRODUCTS/ SERVICES USED:

- FRG SmartSite CCTV tower
- FRG SmartSite Detect temporary monitored visual alarm system
- Remote monitoring from FRG Central Control room
- 4.5 tonne concrete barrier blocks, retractable bollards and gallow gate
- Weekly vacant property inspections

THE RESULTS:

FRG'S security upgrades and weekly inspections replaced the 2 incumbent dog handlers saving the client £4,946 per week / £257,192 per annum



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

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