



Dynamic Site Security: Guards versus Technology – which is best? Protecting construction and building sites



Outlining the strengths and limitations of manned guarding solutions compared with technological alternatives, and summarising current best practice in the protection of construction sites.

- ◆ Plant theft & vandalism costs the construction industry over £1 million per week – a one-off single site theft can typically cost £50,000 in materials, plant & damage
- ◆ Almost 1 in 5 sites experience vandalism weekly
- ◆ Delays to building projects expand the costs to 6 figures+ for materials, re-installment, extended labour costs, and contract damages clauses
- ◆ One year's technology based system costs from £4,000 (small site) to £80,000 (large site) for 24/7 security
- ◆ Latest technologies run without external power supplies for between 108 hours and up to 3 weeks
- ◆ Modular-based systems are very flexible and can be increased or decreased in size to suit the site's construction cycle and therefore save security costs

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Section 1.

Introduction – VPS and the requirements for security

This white paper focuses on dynamic site security – specialised and flexible solutions for protecting and securing building sites which by their very nature are ever-changing from their initial acquisition through to their final kit-out and completion. As the dynamics of a building site change throughout its cycle, so the security needs change too.

VPS' experience

VPS has drawn on the experience of working with FTSE 100 and FTSE 250 companies to help secure construction sites from vandalism, theft, flooding and fire. They manage over 50,000 properties and sites in total, not just construction sites but also commercial properties, warehousing and residential units. With over 80 Service Centres and office locations across the UK, Ireland, France, Germany, Italy, Belgium, the Netherlands and Spain, VPS' reach is UK and European wide. Every year their specialist trained inspectors make 100,000 inspections and assessments of sites in the UK alone.

The products and expert services provided allow customers to protect their sites against unauthorised access, theft and property damage.

VPS' headquarters are based in Borehamwood, just outside London, and the parent VPS Group has been listed in the Sunday Times' 200 Fast Track companies for growth in international sales for two years running, 2012 and 2013. VPS is a member of the BSIA, and its accreditations include ISO 9001-2008 (BSI), ISO14001, BS8418:2010 and SSAIB registered for priority police response, OHSAS and SSIP Safe Contractor.



ASSESS



CLEAR



SECURE



MONITOR



MAINTAIN



PREPARE

Section 2.

Security vs. Risks - a cost analysis

A. The potential costs to construction, infrastructure and utilities sites for damage from:

Intruders: who might carry out theft (including plant and metal theft), vandalism, breakages, fires, graffiti, fly-tipping and fly posting

Utilities: water or gas pipe breakages – often due to metal theft and vandalism, electrical faults and boiler leaks

Squatting: new laws in 2012 meant that commercial properties are likely to be targeted for squatting. The demolition of properties, their refurbishment or new builds nearing completion are all squatting targets that could delay the progress of the project.

Weather: flooding, storms, wind, lightning, snow, ice or excessive high temperatures could affect refurbished or new builds nearing completion

Intruders:

Crime and break-ins:

- Theft and vandalism costs UK construction industry over £1million per day¹
- 60% of construction sites experience vandalism weekly (18%) or monthly (42%)²
- Construction sites are perceived as 'soft targets' for arson attacks and metal thefts
- There were 209,000 recorded acts of vandalism against business premises in 2012³
- Health and safety issues for intruders who unwittingly run the risk of injury or death to themselves when they trespass onto a construction site
- In 2012 over 1,000 metal thefts occurred each week from commercial properties in the UK, accounting for 1 in 6 of all thefts across all sectors. Unoccupied commercial premises are likely to bear the brunt of the estimated total £1 billion costs to repair the damage and replace stolen items from these crimes⁴



1. Chartered Institute of Building "Crime in the Construction Industry" 2009 Page 5 <http://bit.ly/1ndlbub>

2. Ibid.

3. <https://www.gov.uk/government/publications/crime-against-businesses-detailed-findings-from-the-2012-commercial-victimisation-survey>

4. Ibid.

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Fires:

- 60 fires a day occur in or beside vacant buildings or construction sites.⁵
- 30% of building fires were deliberate
- 85,600 refuse fires occurred (including bonfires and refuse containers)
- Automatic smoke alarms were not present in 50% (12,500) of all building fires (other than residential) in the latest year's data available 2011-12

Fly-tipping:

- Every 40 seconds someone fly-tips in the UK
- Over a quarter of a million small van loads of rubbish are dumped each year
- In 2011-2012, over 744,000 incidents of fly-tipping were dealt with by local authorities in England and Wales

Utilities – water or gas pipe breakages, thefts & leaks, electrical faults, boiler leaks

B. The costs of delays to a building project:

Unexpected delays in a construction project arising from theft, vandalism, arson, flooding or squatters are frequently expensive. Costs are not only the replacement of stolen property, but also the resulting downtime, crews standing idle, lost profit, rising interest charges on loans and increased premiums. Where there are liquidated damages clauses in a contract, delays of just a few days can cost tens of thousands of pounds.

Examples of recently reported costs of delays:

£4.3m Rhyl Harbour Bridge delayed 4 weeks by cable theft⁶ (2013)

Power and communication cables were laid in preparation for this new pedestrian and cycle bridge. The site became a target for thieves and about 200m (656ft) of cable was stolen. Commercial sites suffer over 1000 metal thefts weekly in the UK, and the price of metals, particularly those contained in power cables, comprise significant enough value to attract thieves.



5. www.gov.uk/government/uploads/system/uploads/attachment_data/file/36467/FSGB_2011_to_12.pdf

6. <http://www.bbc.co.uk/news/uk-wales-north-east-wales-23034835>

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Truck carrying £100,000 plant and equipment stolen⁷ (2013)

A flatbed vehicle carrying plant hire equipment was stolen from an industrial yard in Edinburgh. The equipment included a JCB mini excavator, a green Avant 420, a JCB Vibromax roller and a white Bobcat Skidsteer. Zurich Insurance UK estimates £1 million of plant is stolen from construction sites every week.

New Asda superstore thefts costs £100,000 to repair and re-install wiring⁸ (2011)

Scrap metal thieves ransacked the construction site of a new Asda supermarket, causing £100,000 worth of damage.

The raiders launched a midnight assault on the site at Straiton, Midlothian, making off with two aluminium scaffolds each costing around £200 and around £5000 of copper wiring. Although the robbery did not affect the opening date of the 45,000 square feet supermarket, a police spokesman said: "It is estimated there may have been up to £100,000 damage caused to the project given the cost of the wasted copper wiring, the cost of purchasing new wire and re-installing it.

Theft delays store opening – four 20-tonne air-conditioning units stolen (international)⁹ (2013)

Metal thieves will select any item that may have cabling and other valuable materials. This report from the States recorded the theft of four 20 tonne air conditioning units at a construction site of a new store nearing completion. The opening was subsequently delayed for a few weeks, and more than \$100,000 was needed to replace and re-install the equipment. Copper thieves were suspected.

Catalytic converter thefts double over three years¹⁰ (2013)

A particular threat on a construction site may be the theft of catalytic converters from a van or other high ground clearance vehicles, as these are easier to cut free than from under lower ground clearance motor cars.

Lockerbie electrical cable theft safety risks 'staggering' (2013)

Scottish Power has said that thieves cutting down live electrical cables in southern Scotland are likely to end up being seriously injured or killed. A number of electrocutions including deaths occur annually from attempted power cable thefts.



7. <http://www.edinburghnews.scotsman.com/news/crime/truck-and-equipment-worth-100-000-stolen-1-3184081>

8. <http://www.pol-primett.org/metal-thieves-cause-100k-damage-new-superstore>

9. <http://www.tribune242.com/news/2013/apr/03/theft-delays-store-opening/>

10. <http://www.bbc.co.uk/news/uk-24811143>

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Actual costs when no liquidated damages clause exists, would include:

- Owner's project management and supervisory expenses
- Project specific overhead expenses
- Loss of use
- Lost rents (if building is intended to be released)
- Lost profits from a business not opening
- Project-specific insurance costs
- Construction loan interest expenses

Typical contractor delay costs:

- Project supervision costs
- Jobsite trailer rental
- Temporary facilities such as toilets, fencing, telephone, site power and water
- Liability insurance
- Equipment rental costs
- Equipment maintenance
- Field labour if the scope of work is increased as a direct result of the delay
- Increased material costs
- Lost productivity caused by the delay due to disruption and inefficient task sequencing
- Hourly labour rate increases due to longer duration of project
- Demobilization and re-mobilization expenses for extended delays



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Tackling the problem – meeting the construction site cycle needs with manned guards and technology

Construction sites have special requirements:

They can change daily in shape, form and the challenges they pose to protection. Therefore the solutions to these challenges need to be as dynamic as the construction site.

For example, in this four stage cycle:

i) Empty plot

The site may start as an empty area, devoid of material value, perhaps with combustible rubbish on site or other hazardous health and safety risks such as concealed holes or derelict buildings.

Despite the low value on-site, security and protection are still required to prevent arson attacks, vandalism or risk to intruders' own health and safety.

ii) Demolition

If demolition or ground preparations are required, then in addition to the health and safety risks of dangerous structures there may be an increased security need to protect earth moving and demolition equipment.

iii) New building or refurbishment works

Once new building or refurbishment works are begun there are a whole host of additional security risks: building materials, high value metals such as copper boilers, piping and wiring for heating and communication infrastructures, roofing materials, glass, lighting and paving. New plant such as generators, tanks and even basic equipment such as ladders and scaffolding become possible targets for metal thieves.

iv) Fit-out and completion of works

New fittings, cabling, drain structures – almost any article in the fit-out stage can attract theft and vandalism.



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Construction sites therefore not only require additional elements of protection and security that standard vacant or occupied premises do not, but they also require a flexible approach to security. There's no need for the protection of plant and equipment before that equipment has arrived on site. Internal flood alerts may not be necessary until the new builds are progressed to near completion.

Construction sites are more vulnerable and require greater flexibility in terms of solutions because at different stages of their construction cycle they will contain high value plant equipment, metals and hazardous health and safety concerns over and above a standard vacant or occupied property.

Manned guards:

The advantages:

Round the clock manned security services ensure there is a visual deterrent on-site with potentially little or no delays in responding to incidents. A traditional method many site and estate managers prefer to employ guards to secure a site.

In summary, manned guards provide:

- A visual deterrent from crime, trespassing and vandalism events
- Incidents reported by a human will tend to be genuine and not false alarms
- An on-site response to water, gas or electricity faults
- General inspection and management services
- Real-time surveying of CCTV footage if applicable
- Alarm system surveillance
- Manned guards may hear a possible breach of security before they (or a CCTV system) see it

The disadvantages:

- Substantial costs for 24/7 manned guarding, especially for long-term properties, with additional overtime and holiday cover costs
- Guards are only able to be in one place at one time (a problem for larger sites)
- They are human: they may not stay alert for the entire shift some may fall asleep; there are also additional health and safety risks for lone-workers
- A high degree of trust is required for high-value sites
- Unless an audit system is in place, regular patrols may be missed



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Technology solutions:

There are a number of technologies available now that are specifically geared to protect construction sites from intruders, differentiate between genuine breaches and false alarms, secure and detect utility faults, and can provide police with evidence that can be used to prosecute intruders or vandals.

Tower systems: Sophisticated technology. The very latest towers comprise technologies with three key elements:

- They can **operate without an external power supply**. The SmartCCTV Tower can be fitted with leading-edge hydrogen power cell technology, which provides a way to keep the security functions active for up to 3 weeks in situations where there is no mains power. In addition all units are fitted with a 108 hour battery pack in case alternative power sources are depleted or disconnected.
- They are **highly flexible and modular** in approach, **keeping costs low** without compromising security.
- Tower systems can be rapidly deployed and removed. How they are used, and how many are required, can be changed easily, adapting to the site project development, from empty plot, demolition, construction through to fit out.

The most sophisticated towers comprise:

- Live audio and prerecorded challenges
- Wireless connectivity
- Wireless detectors
- Built in floodlights
- Motion activated camera systems and industry leading cameras, such as the Predator PTZ
- Battery back-up and alternate power options
- BS8418:2010 compliance

Alarms: Specially developed and adapted for raw sites so that they can run wirelessly via power sources independent of the premises, where there may be no power available.

Camera systems: Able to film both during daylight and night time, high quality cameras can capture intruders on film.

Specialist utility locks: These prevent utility taps from being turned on without authority or through vandalism.



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Water flow/metal theft sensors: Potentially most useful on a construction site nearing completion or when the Christmas break takes place. Sensors that fit over water pipes and can alert the monitoring station if water flow has begun unexpectedly or if there is an attempt to cut the piping.

The advantages:

The advantages of a comprehensive technological based security system is one of reach and cost efficiency – there are many more ‘eyes’ possible than with most manned guarding solutions, so maintaining 24/7 vigilance. In summary:

- Many alarm sensors can be fitted around a site to provide a number of ‘eyes’ all at once
- Alarms are attentive, monitoring 24/7 (with alerts when battery power runs below a certain level)
- Substantial cost savings over manned guards are possible (see section 5 case studies)
- Visual and audible (sirens and voice) warnings can deter intruders before a breach of security occurs
- Breaches can be captured on video in real time and monitoring stations can determine if such breaches are genuine or false before security staff or police are required
- Site management tool provided as electronic audits are kept showing when systems are switched on or off
- Flooding, smoke, and unauthorised water flow resumption can all be monitored automatically
- Used in conjunction with regular site visits and inspections, helps achieve the best of both worlds from technology and manned guards

The disadvantages:

- If there is a security breach, it can take too long to send security staff or police to protect the property in time, (although selecting an SSAIB registered product that is also BS8418 compliant will provide priority police response times).
- There may be less of a deterrent if no-one is on site
- False alarms may occur
- Some premises comprise risks that can be less easily managed by sensor systems



Section 3.

Manned Guards versus Technology: costs

Costs will vary widely depending on the context of each site but typical examples of the ranges are as follows:

24/7 single set of manned guards for a year: from £65,520 (at the lower end rate of £7.50 an hour) through to £87,360 (at a higher more typical end rate of £10 per hour).

24/7 technology costs for a year: from £6,500 through to £70,000 (for a large site, many sensors, daily external inspections)

Modular systems such as VPS SmartCCTV Towers enable costs to be kept down as parts of the system can be removed when they are no longer required, as a building site develops.



Actual Verifeye Visual footage.


Faces have been blurred to protect identities.

Section 3.

Strengths and Limitations of Manned Guards vs Technology Solutions:


Manned Guards:

Strengths



- Visible human presence can deter unwanted approaches
- Less chance of false alarms
- On-site response to incidents immediate
- Can detect utility or weather damage quickly


Limitations



- One pair of eyes: cannot oversee whole site
- Can only be at one place at one time: may not be in the right place where a breach occurs
- May not provide 24/7 vigilance
- A costly solution
- May not patrol regularly

Technology Solutions:

Strengths



- Many 'eyes' constantly vigilant over whole site
- Audible warnings (siren or voice) deter most unwanted approaches
- Cost effective and efficient: Modular technologies = adaptable
- Captures video evidence of any attempts to breach security
- Combines with metal theft, water, fire alerts
- Can differentiate between genuine breaches and false alarms

Limitations



- Response times depend on how quickly security or police can reach site
- Even with video, false alarms might occur
- Not all sites can be secured by sensors only

Section 4.

Choosing the best fit-for-purpose solution

Determining which solution is the best for a particular site will be based on the specific requirements for that location, but an assessment by a professional construction site specialist would be able to highlight the key requirements and the reasons why. Such an assessment will also draw in insurance compliance and public liability requirements if they apply.

Some sites will favour manned guards or technological alternatives, but many would ideally be protected by a mix of both solutions – gaining the benefits of both, in terms of effective security and alerts, cost savings and a human presence.

An example checklist for determining the best fit guarding solution:

- How large is the site and the grounds surrounding it?
- Will there be high value equipment kept on the site?
- How secure are the perimeter boundaries?
- How secure are the exits and entrances of the building?
- Are there valuable metals, such as lead, visible or likely to be on the site?
- Are there any outbuildings?
- Is there a car park or bin area?
- How close are there public footways or roads? Are they busy?
- What is local crime rate data for the site?
- Is the site high profile – e.g. a former landmark?
- Is the property in an isolated location?
- How accessible are the utility services on site?



Section 5.

Case Studies

1. The building of a Retail Centre

This site initially comprised a warehouse shell of 45,000 sq ft, plus an additional 50,000sq ft surrounding area intended for car-parking and utilities outhouses. At the start, protection focused mainly on health and safety issues and arson attacks if there were any break-ins, rather than theft.

When the demolition of the site buildings started, high value equipment began to be stored on the site, and health and safety concerns increased as earth mounds and excavation areas developed.

Later in the development, when the new buildings were being constructed and fitted-out, there were roofing, heating, electrical and paving materials kept on-site. The project and site managers and the quantity surveyor were used to employing manned guards for similar sites.

VPS introduced the SmartCCTV Tower and over the development lifecycle of the site, they increased and decreased the number of cameras, sensors, and the type of sensors as the site requirements changed. Early on, there was no continuous power supply available for much of the building works, so the Tower operated on battery power, signaling to the remote monitoring station when the battery needed renewal.

There were attempted breaches in the security of the site that were recorded, but the audio, light sensors and movement of the systems successfully deterred the intruders. A small guarding element was used initially but was withdrawn after the first month.



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2. Country Manor

Situated on 50 acres of land, this large country house began undergoing major rebuilding works. It is a high value property with several outbuildings, a perimeter weak in places, and was being guarded 24/7 by five full time security guards.

By introducing a combined solution, using a SmartCCTV Tower and SmartAlarm Gold units with Verifeye Visual sensors, a different rota for day and night-time on-site guards and audited patrols (via electronic identity keys), the number of staff required were reduced to two.

Protection and security of the property were increased, and with significant cost savings. There was an additional conflict resolved when the delivery of lead roofing materials was disputed, as the video footage trained on the entrance could verify the materials had not been delivered on the day specified.

3. Warehouse/Former Film Studio

When a TV series being filmed at the location ended, the property was vacant and suffered some theft of copper. A SmartAlarm Gold solution was introduced and over 30 sensors placed around the site. On one occasion, an intruder with a rifle was detected at the back of the property, filmed and after VPS' monitoring centre alerted the authorities; he was later questioned by police. The property was successfully let to another tenant last November.

4. Large Office Unit

A former headquarters for a building society was being protected by three full time guards. Using a combination solution, VPS introduced a mix of SmartAlarms and sensors, security screens and new patrol schedules. The new vacant property protection programme reduced the number of guards required by two-thirds. The property has been successfully sold to a local authority for their head offices.



Section 6.

The next steps: assessment and support from VPS

VPS are the trusted specialists in securing, maintaining and managing construction sites, and temporarily vacant property across a wide range of customer and industry sectors the world over.

With locations across the UK and Europe our customers rely on us to reduce the risks of building sites or remote locations and help minimise the effects of vandalism on the surrounding communities. By consistently delivering innovative and immediate solutions, VPS are able to reduce the costs associated with vacancy. We are available to inspect, secure, monitor and maintain your site from the moment it becomes your concern. Our extensive range of solutions, including CCTV Towers, steel security, and alarms with video verification provide customers with the peace of mind that their site is safe and secure.



The first step: assessment

VPS provides a free risk assessment of your construction site customised to your needs

VPS specialises in determining the risks associated with construction sites. Our professionals will visit your sites and complete a thorough risk assessment free of charge. We will then recommend a customised solution that fits your requirements, budget and timeframe.

Combining effective protection with economy, VPS specialise in providing bespoke solutions for construction sites. Following a no obligation full site survey, the solution offered will be the best fit for purpose for your site. This might be employing the SmartCCTV Tower, SmartCCTV Qube, manned guards, or other tried and tested VPS products or services. The overall strategy will be to select the best security and peace of mind combined with economy for you, from start until completion.

Section 6.

SmartCCTV Tower

Maximise protection, Minimise cost

The smarter solution to watch over your construction site, 24 hours a day.

The SmartCCTV Tower has been developed at our own in-house Innovations Centre, and is fully manufactured here in the UK. It can be a stand-alone security solution for protecting large and small sites. It combines the UK's most advanced alarm with rapid deployment functionality.

Key benefits include:

- No external power supply required using hydrogen cell power option
- Rapid priority police or guard response
- Live audio and pre-recorded challenges
- Reduction in costs (in comparison to manned guarding)
- Wireless connectivity, regardless of location
- Wireless detectors, sensors and motion activated
- Cameras
- 36x Zoom Predator PTZ industry leading cameras
- Robust and easy to install
- Future proofed – 4G ready
- White light flood light
- Verifeye visual sensors detect motion and allow for main Tower camera to adjust to face intruder



Section 6.

SmartAlarm Gold

Our advanced alarms are entirely stand-alone with a long-life battery and on-board tamper detection. They are installed in tandem with our sensors, both internal and external to your vacant property.

The VPS SmartAlarm is fitted in minutes. Equipped with cordless sensors, they require no hard wiring, electricity, licensed radio systems or telephone lines.

They provide instant detection and alerts on a range of incidents including intruders and flooding. VPS alarms can also be paired with pressure mats and door sensors, providing our customers with the most advanced security solutions on the market.

To deter vandals, squatters and thieves, our alarms can include loudspeaker voice messages and a 120 decibel siren. This feature can also be turned off for covert monitoring if preferred, so as to cause minimum disruption or inconvenience to those in the vicinity of the site. Our alarms are encased in the same material used in riot shields and can withstand attack.

For simplicity and security, users of our systems are provided with a Personal Identification Device (PID) which contain an encrypted serial number and password. The keyholder simply touches the alarm with the PID to deactivate or reactivate it. If they forget, our alarms can be programmed to re-arm themselves.

Key benefits include:

- Fitted in minutes
- Equipped with cordless sensors
- Stand-alone with a long-life battery
- On-board tamper & flood detection
- Incorporates voice messaging & siren
- Optional external siren box to visually deter intruders
- Encased in the same material used in riot shields
- Includes a Personal Identification Device (PID) for ease of use



Section 6.

Verifeye Visual

Is our most advanced camera sensor and designed to operate with our SmartAlarm Gold & SmartCCTV Tower units

Together, they improve security both inside and outside a vacant property. On activation, Verifeye Visual will capture up to 20 seconds of clear, colour video clip, which is immediately relayed to our 24/7 monitoring station.

Key benefits include:

- Most advanced wireless sensor
- Operates with SmartAlarm Gold & SmartCCTV Tower
- Photographic proof of all entrants to the premises
- Infrared LEDs capture images in low light
- Customisable light look-up table to respond more quickly to initial light settings
- Eliminates false triggers
- Weatherproofed with a rain hood for external use
- Built in tilt and tamper switches

VeriFlow - Advanced Water and Metal Theft Sensor

Prevent damage from water leakage by alerting on water ingress or flooding associated with burst pipes and metal theft with our advanced water sensor.



Section 6.

Manned Guards

Whether you need around the clock guards, a caretaker, personal protection or advanced monitoring, VPS have the solution to meet your needs.

Investing in 'eyes and ears' on site is a tried, tested and proven security method. Our qualified and experienced security guards are on hand when and where you need them. They also act as your personal contact, keeping you constantly informed about the safety and security of your property.

Guarding

To meet current legislation, all the guards we use are SIA licensed. They are available on site at the time and frequency you require. Where there are multiple points of entry, you can combine our guard services with our advanced alarm systems. This effectively provides you with double the security without doubling the cost.

Personal protection

Whenever there is a threat to your staff or others, we can assign fully trained, professional and experienced guards to provide discreet personal protection.

Monitoring

We combine the security you need with the control you want. Our innovative system provides you with remote monitoring, recording, and reporting from anywhere. You can view real-time data about your secured property on our secure website at any time. This advanced system is quick and easy to use. Review our performance, view alarm alerts and actions taken, and analyse risk, breach and update reports direct from our guards.



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Examples of other services

In addition to construction sites, when any property, commercial or residential, is left vacant VPS offers immediate solutions to facilitate the drain down and service shutdown, and will reinstate when ready:

Water system drain down

Eliminate water damage, whether caused by a burst pipe, metal pipe theft, or act of ill will, by draining down all water systems. In addition, a system drain down removes the opportunity for the potentially fatal Legionella bacteria to grow in stagnant unused water reservoirs within the system. As added security, when the system is entirely devoid of water VPS installs its **PacLock** a - simple device which fits over the stopcock and is fastened with a padlock, preventing the water supply being turned back on by unauthorised personnel.

Utility turn off

Whilst at your property, and where feasible, VPS can also ensure all other services such as gas and electricity are turned off, reducing the risk of gas leaks and potential fire threats. In addition, we will take meter readings to ensure no discrepancy with previous tenants.

Reinstatement of services

When the services are required to be reinstated our multi-skilled operatives are on hand to reinstate your system. If it is a water system, we will do this in accordance with ACOP L8 criteria. We can also organise the reinstatement of gas and electricity services.

Reducing the risk of Legionella

VPS understands the widespread damage a Legionella outbreak can cause. Negative PR can result in a loss of revenue, and where a fatality results, corporate manslaughter charges may be faced. VPS recommends that clients adhere to the ACOP L8 criteria (as enforced under the Health & Safety at Work Act) and chlorinate all systems on refilling to ensure that the system is clean and safe for consumption and use.



Notes.





“VPS’ response to our instructions is quick and there is a well drilled procedure in place for installation, surveillance and removal. The security measures we take are important to ensure that we continue to be covered by our insurance provider.”

Estates Manager, Daniel Thwaites, plc

Contact us for a free risk assessment or download a brochure from our website:

www.vps-sitesecurity.co.uk

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