



VPS Property Solutions

A sector-leading range of security options allows VPS to find the best combination to secure sites, and save a pan-European property client tens of thousands of Euros

THE CHALLENGE

VPS were selected to protect two large Real Estate sites in Parisian suburbs, one a transport/logistics hub, the other an Industrial site, totalling over 10,000 square metres, and both two stories with office space.

Both sites are in prominent locations, easily accessible and in environments where vacant properties would attract attention from intruders, vandals, squatters, unauthorised encampments, metal thieves and casual trespassers such as 'urban explorers'.

An inspection by VPS also raised concerns about the state and condition of the premises, and the potential costs of a serious security breach. Independent research has seen cases where travellers or squatters, for example, have stripped commercial properties, causing damage costing tens of thousands of euros.

VPS SECURITY SERVICES

Once instructed, VPS conducted a security risk assessment and brought in their experienced teams from across the business to offer a comprehensive plan to protect the units.

OVERVIEW

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|-------------------|---|
| SECTOR | Insurance |
| CUSTOMER | Leading pan-European real estate specialist |
| CHALLENGES | <ul style="list-style-type: none"> • Two high-value vacant sites • Prominent location causing increased risk factor |
| SOLUTION | Multi-faceted solution to provide cost effective protection of the entire site <ul style="list-style-type: none"> • VPS Guards • VPS SmartAlarms • VPS Alert Tower |





A MULTI-SOLUTION APPROACH

VPS Guards

Due to the size of the site VPS placed guards on-site as an immediate security measure.

VPS SmartAlarm installed internally to secure main entrance

Designed and built by the VPS innovations centre the VPS SmartAlarm is an innovative solution for protecting vacant properties. Requiring no external power source or cabling the alarm can be wirelessly paired with cameras which provide visual verification, automatically transmitted if an attempted breach is detected. The sensors trigger warnings as soon as motion is detected, not only to those attempting to enter the property but also to the VPS fully-accredited monitoring station. The Verifeye Visual sensor transmits a video clip of what triggered the alarm, so cutting down significantly on false alarms.

VPS Alert Tower installed externally to add an extra 'pair of eyes'

The VPS Alert Tower, designed in-house is an easily deployable system with visual-verification wireless alarm technology. Installed in under an hour, the VPS Alert Tower can be a stand-alone multi-unit, or seamlessly integrated with other VPS products to provide an outstanding security solution to protect vacant property or land. VPS also recommended sending in their specialist

Clean and Clear teams to safely remove all debris and rubbish from the properties. Arson attacks on vacant buildings occur daily in France, so clearing combustible materials significantly cuts the chance of fire damage.

Finally, concrete blocks were recommended at the potential vehicle entry points to prevent any instances of aggravated trespass.

COST-SAVINGS

On three separate occasions travellers attempted to gain access to the sites, but the security measures in place prevented them from setting up camps, which would have been a costly and time-consuming process to reverse. Intruders have also been deterred or unable to breach the protected sites, so that the building fabric, internally and externally, has been protected, and the property owners themselves have not had to use their own staff or resource to inspect or repair the sites from criminal damage. All in all, the total savings are estimated to be in excess of €50,000.

“Once we inspect and assess a site, we draw on the expertise from within the VPS Group to ensure we find the best fit-for-purpose solution. We are unique in being able to choose from such a wide range of in-house options so that each solution is tailor-made to protect a specific site.”

Ross Carroll,
Head of Risk Management

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