



VPS secures West Midlands industrial unit for JLL

BACKGROUND

Jones Lang LaSalle (JLL) is a financial and professional services firm specialising in real estate services and investment management. It has more than 40,000 people in more than 1,000 locations in 70 countries serving the local, regional and global real estate needs of those clients.

SITUATION

JLL had a void industrial unit, approximately 270,000 sq ft, located in West Midlands. The unit, which was owned by one of its most influential customers, was originally being secured using two static guards, who were based within a welfare unit on site.

Unfortunately, the guards were proving ineffective as the property was still being broken into and fixtures and fittings were being regularly stolen. On one occasion, the site was even set on fire.

OVERVIEW

SECTOR	Property managers
CUSTOMER	Jones Lang LaSalle
CHALLENGES	<ul style="list-style-type: none"> • Guards ineffective and too expensive • High profile client with reputation at stake
SOLUTION	<ul style="list-style-type: none"> • VPS SmartAlarm • VPS Inspections Service

“The site was plagued with persistent break-ins and vandalism involving theft, flood and fire. The mobile patrols we initially put in place were simply not enough and a permanent on site presence was far too expensive. The SmartAlarm solution provided our firm with an opportunity to offer our client and their insurer something different and more cost-effective.”

Jeremy Valerio
Associate Director of Property & Asset
Management at JLL





SOLUTION

VPS was called in to carry out an initial security risk assessment, to determine whether its services could be deployed to help fully secure the property.

After the risk assessment, VPS recommended the use of its VPS SmartAlarm combined with daily inspections to help secure the property, as a solution could be deployed quickly as required. VPS' SmartAlarm is an entirely stand-alone wireless unit which operates off long-life batteries and features on-board tamper detection. The alarm comes with a range of sensors which will alert on incidents including intruders, flooding and smoke. The advantage is that on activation the alarm alerts the VPS monitoring station who are able to direct the nearest response team.

To deter vandals, squatters and thieves, the alarms emit loudspeaker voice messages and a 120 decibel siren. The alarm is encased in the same material used in riot shields so can withstand deliberate attack.

The alarm is activated using a PID (personal identification device) key, which is simple to use and holds an encrypted serial number, thus allowing a full audit trail to be created, including who has entered the property and when.

In addition to the installed SmartAlarms, the VPS Inspections Team carried out daily internal and external inspections. The team regularly checked that protective measures were functioning, the building was in good order and the property had not been breached. For each inspection, the VPS Inspectors completed a form which detailed any concerns, so these could be immediately communicated to JLL enabling a swift response. This ensured JLL was always fully informed about the state of the property and allowed for any specific issues or queries relating to the site to be answered effectively.

OUTCOME

The VPS team began servicing the site at the end of July 2009 and removed security in early November 2011; during their time on site, there were no reported instances of any kind.

VPS' work for JLL managed to save JLL's client just over £100,000 a year through the removal of the static guards. The lack of instances on the site also improved JLL's relationship with their customer.

“The alarms covered off fire, flood and break-ins in one solution and with no power supply to the unit; I fail to see any other option in the market, other than 24 hour guarding. From my personal perspective, I think that the insurers' compliancy element of the SmartAlarm is excellent, allowing me to login and print off inspection dates and records in the event of an incident. I, and the rest of the team involved, have all found VPS' approach to security excellent and highly professional.”

Jeremy Valerio
Associate Director of Property & Asset
Management at JLL

Free site surveys
Call 0330 005 5300
uk@vpsgroup.com
www.vpsgroup.com



VPS
0330 005 5300
uk@vpsgroup.com
www.vpsgroup.com