

CASE STUDY  
VACANT  
PROPERTY  
SECURITY

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*Damien Frost, Key Account Director, Clearway Services*

## WORKING WITH INSOLVENCY PRACTITIONERS TO SECURE A VACANT CARE HOME

A business going out of business is always a sad situation, and that's especially true if it's a care home. But, when insolvency takes hold and a business closes down, it's important that the property is secured as quickly as possible in order to keep trespassers out and to ensure the building retains its market value.

This was the case of a property we were involved with in Kent. The operators of the care home had struggled to meet compliance requirements for the property and the limits on the number of residents in their care. This meant that the business was no longer financially viable.

“The care home ceased trading and the property was placed on the market,” said Clearway's Key Account Director, Damien Frost who worked with the insolvency consultant on the project.

“But of course, the property needed to be secured in the interim. Left unattended vacant commercial properties are susceptible to vandalism, theft, weather damage and illegal occupation.”

## ESSENTIAL SERVICES

Given that the property would probably remain empty for up to a year, we needed to ensure it was secured and protected, both inside and out, against illegal occupation whilst remaining accessible to legitimate visitors.

The locks were changed and the water and heating systems drained down. The electrical supply was isolated, but leaving a limited circuit to provide lighting for viewings or contractors.

The property was cleared of all non-essential items and potentially flammable waste, and then thoroughly cleaned in preparation for forthcoming viewings.

A wireless Solo Alarm was installed, along with movement and smoke sensors, and monitored 24/7 by our NSI Gold Accredited Alarm Receiving Centre.

All entrances were secured and concrete barriers installed across the entrance to the site.

Fortnightly inspections were arranged to continually check the property's condition and the integrity of the security.



Wireless Solo Alarm

## RAPID RESPONSE

As a result of regular inspections, a number of maintenance issues were identified and quickly rectified.

“The property was ultimately sold to a developer,” said Damien, “who were so impressed with the alarm system we had installed, they retained our security services throughout the redevelopment of the site.”



NSI Gold Alarm Receiving Centre

To find out how Clearway can help you:

Call: **01322 479652**

### Clearway Services

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Clearway is ISO accredited to: ISO9001:2015, ISO14001:2015, OHSAS18001

