

Security solutions

for empty retail parks/stores

Background

Protecting the integrity of empty stores in retail parks can be a challenge as they are often located in out-of-town, remote locations and come with large site footprints which can include loading bays and extensive car parking facilities.

Such as when Toys R Us, the world's biggest toy store chain, collapsed into administration and announced the closure of all its stores, Clearway was asked to secure these sites as quickly as possible.

DIY chain Homebase also announced the closure of 42 of its stores across the UK and Clearway were tasked with securing its Canterbury site.

The primary concerns for the owners or property managers of empty retail units are illegal occupation, fly-tipping and vandalism. These issues have the potential to incur significant costs, and possibly protracted court cases if prosecutions are pursued. The large car parks typically associated with retail park stores act as a magnet for anti-social behaviour and other criminal activity.

Owners and managers of vacant retail units have one primary goal, to re-let them as soon as possible, so it's essential to ensure the highest level of security is in place in order to keep their assets in the best possible condition.

HOMEBASE

TOYS R US

Key Services

-  Property inspections
-  Steel security screens
-  Wireless video verified alarm
-  Concrete barriers
-  Waste removal

Solution

For both companies concrete blocks were the only effective physical barrier around the perimeter, without which, access to the associated land was inevitable.

Many of the Toys R Us buildings required waste removal of tons of fly-tipped waste.

Steel security screens, keyless steel doors and security access gates allowed access for specific personnel, and in the case of Homebase we tailored a solution to maintain the condition of the exterior; constructing and attaching bespoke wooden frames to the building to which steel sheets were secured. This minimised any damage when compared to securing the steel sheets directly to the building. A wireless video verified alarm was also installed to detect potential break-ins, and guards regularly patrolled the perimeter.

Clearway's property inspectors attended weekly to check the premises both inside and out for any deterioration of the building due to vandalism or weather damage, and advise the client accordingly.

Outcome

All fly-tipped waste was removed and disposed of responsibly, and the concrete perimeter blocks ensured no further instances of illegal vehicle access.

Keyless steel security doors ensured estate agents could still safely gain access in order to carry out viewings for potential new tenants.

The general condition of the buildings was upheld with no further deterioration to premises.

Due to lack of vehicular access no more anti-social behaviour was reported and the threat of illegal occupation by the travelling community was removed, as were previous reports of criminal damage and arson at the Canterbury site.

These measures ensured the owners / managers of the properties were able to maintain their assets in the best possible condition and re-let them as soon as possible.

“Securing large scale retail units often requires the ingenuity of our experienced fitters to find creative solutions to the unique challenges that may vary from site to site.”

John Lineker, Operations Manager



Homebase site in Canterbury



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