

Legal and General / JLL Case Study

The Client

JLL is one of the UK's leading property consultancy, estate, investment and property management agents with extensive professional expertise across all market sectors acting for institutional funds and private clients in both the UK, Europe and the US.

The Challenge

The Property Management Team had been instructed to oversee the refurbishment and subsequent letting of a 79,000 sq. ft warehouse with 4.5 acres of grounds in Wiltshire. The industrial unit had been previously occupied by a local haulage and distribution provider who had vacated the premises to a new location. To attract new tenants, the client had conducted an extensive refurbishment of the building.

The principal contractor was due to hand back the property post completion of the works and JLL were looking for security solutions to protect the property against the travelling community, metal thieves and other unauthorized activities.



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Veritas Property Management Ltd, The Threshing Barn, Cowage Farm Business Centre, Foxley, Wiltshire, SN16 0JH

The Solution

Veritas, an approved top tier contractor to JLL were asked to provide a suitable and cost-effective solution without compromising security. Veritas completed a security review of the site and supplied JLL with several options.

Veritas recommended deploying two Ex-Forces Gurkha Security Officers working in a Security in Residence capacity. Further measures included a 24 Hour External Vacant Property Alarm System covering vulnerable and key access points and perimeter protection along with Heras Fencing, Concrete Barriers and a Security Gate. The Security Officers took up occupancy in the building and could respond quickly and effectively to any alarm activations as well as provide a professional, courteous and reliable concierge facility as and when required.

The Result

Veritas were appointed as the primary security contractor and arranged for a suitable handover with the installation of security measures on an agreed date with the Landlord and Contractor.

Due to the high-quality finish of the building Veritas managed the installation of external welfare facilities to limit the use of the building and provide suitable accommodation for the security officers.



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