

## Squarebay Case Study

### The Client

Squarebay are a private company focusing on land acquisition, planning and delivering residential, care, student and mixed-use property throughout England. Originally formed as a partnership of senior industry and financial professionals in 2002, Square Bay have gained a reputation for excellence in development, investment and advisory services.

### The Challenge

Squarebay contacted Veritas with a requirement for security following the acquisition of the soon to be vacant Redwood Lodge Hotel and Grounds on the outskirts of Bristol. The popular and well known 16 Acre, 120-bedroom hotel had fallen into a well-publicized administration and was purchased by Squarebay who planned to develop the site.

The client wanted cost-effective solutions to protect the site against urban explorers, metal thieves and the travelling community.



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## The Veritas Solution

Veritas were asked to consider suitable solutions for the project and promptly attended site to carry out a security review whilst the premises was still operational. Veritas put forward a full and detailed proposal with options ranging from; Vacant Property Alarm Systems, Mobile Patrols, Caretaking and 24-Hour Security Guarding.

Veritas recommended the installation of an Internal and External Vacant Property Alarm System supported by Two Ex-Forces Gurkha Security officers employed in a Caretaking capacity for the first four weeks. The Security Officers took up occupancy in the building and were on hand to respond quickly and effectively to any alarm activations. They could also provide a professional, courteous and reliable concierge facility as and when needed.

Following the initial period of manned security and after gaining control of the site Veritas reduced the measures to a wireless temporary alarm system along with regular inspections and a secure perimeter.

## The Result

Veritas were appointed as the primary security contractor and arranged for a suitable handover of the site on the day of completion and installed all the necessary security measures.

Throughout the 36 months that Veritas secured and managed the site there were many attempted break-ins, but Veritas was always quick to respond and deal with the intruders. Subsequently there were a high number of arrests and prosecutions and the site remained free from any major incidents.



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**Tom Vaughan-Jones, Director of Squarebay said:**

‘This was the first project that I engaged Veritas and it’s services on and was absolutely delighted with their professionalism, dedication and service throughout what could’ve been a very difficult site.

Veritas’ honest approach to providing the most cost-effective solution and service really help me to keep within my development budgets. Having a trustworthy and transparent security provider is of key importance and I am pleased to say that Veritas have always excelled in the delivery of their services.



Squarebay have since appointed Veritas on a number of other projects and they are currently securing and managing one of our largest development sites in the Midlands.’



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