

Ballymore Properties



CCTV cameras watched 24/7



Mark Thomas,
MD of iWatch UK

iWatch provides site protection and security for Ballymore Properties, developer of many prestigious sites in Europe



Canary Wharf, London's Docklands

Land developer, Ballymore, has a property portfolio that includes some of Europe's most prestigious buildings and locations. The Irish based company, founded in 1982, is one of the world's premier developers, specialising in urban regeneration and renewal. Architectural innovation and design awards are customary, reflecting Ballymore's progressive approach to property construction, management and maintenance. Site protection and security are crucial, an aspect Ballymore happily hands over responsibility to remote security monitoring expert, iWatch.

Ballymore's developments to date include much of London's Docklands with further sites in UK and Irish cities such as Dublin, Birmingham, Liverpool and Bristol and European cities such as Prague and Bratislava.

Ballymore's forward looking owner, Sean Mulryan, sought talented architects to design and create buildings that the whole world would notice. Each building and its surrounding area consider the entire lifestyle of the individuals living, working and relaxing there. Pan Peninsula, adjacent to Canary Wharf, for example, comprises luxury flats

complete with a restaurant, cocktail bar, cinema and health and fitness suite. Similarly, Royal Canal Park, near Dublin, is a residential community scheme that also includes shops, a town square, commercial units and a riverside park.

Mixed use residential, commercial and retail sites, with combined private and public space security requirements, create a large and complex surveillance challenge. The true scale of the security operation becomes evident when the need to protect multiple sites in multiple locations, often in different countries and in various stages of completion, is added.

iWatch has built its reputation on providing a high quality, remote monitoring service, saving its customers money. It addresses staff duty of care issues and raises monitoring standards in line with police requirements. It has also developed new practises in a range of business and service sectors, in order to tackle their security issues. Consequently, the company offers customers original and effective surveillance throughout the day and night, with highly trained operators reacting immediately and appropriately to site incidents as they happen.

iWatch has developed such a thorough surveillance service, using leading electronic network technology for its implementation, that monitoring multiple sites, with multiple needs, was a prospect the company relished.

Duty of care

Mark Thomas, the MD of iWatch UK, explains, "Security provision within the land development sector is traditionally achieved using manned guards, not electronic solutions. This raises numerous health and safety issues such as lone working, the risk to personal safety on a building site and the actions a manned guard is able to take safely in response to a security breach. Employers can often be lax in addressing duty of care issues for their guarding staff, but ignore these responsibilities at their peril."

Audible warnings

iWatch worked closely with Ballymore to establish exact security and site management needs. CCTV has been installed at each location and is watched around the clock by highly trained operators at the iWatch monitoring station in Dublin. Monitoring staff are notified of

site alarms, establish their exact cause and react immediately. In the case of an intruder, a live verbal warning message is transmitted to the site asking them to leave. Audio warnings to intruders have proven, time and again, to stop active crimes in 90% of cases. If this is not effective, the police will be called to a site. They are able to respond immediately because the intrusion is verified as genuine. Local patrol teams address lesser incidents and deal with the common causes of false alarms such as fallen trees, swinging doors and damaged hoardings. This avoids unnecessary call outs and retains police confidence.

Value added services

iWatch protection involves far more than just monitoring the cameras

and offers identical around the clock CCTV monitoring as a fixed camera solution. Once building works are complete, it is simply removed and a permanent solution installed. iWatch also provides open and close monitoring for gates and barriers, controlling general site access.

Cost savings

Mark Thomas again, "Our solutions are not only effective but also reduce costs. A 16 camera unit with 24/7 monitoring is approximately a third of the cost of just one manned guard. Ballymore gets a more effective service with an immediate incident response. Of course iWatch does not replace all manned guard deployment, but can reduce the numbers required, making

COST COMPARISON

Typical manned guarding costs:

£12 / hour per manned guard
£8,640 per month

Typical remote surveillance costs:

£2000 per month, which includes:

1. CCTV system up to 16 cameras
2. Access control system
3. Intruder alarm system
4. Patrol response service (eg motorbike response)
5. Key holding service
6. Equipment installation

Potential cost saving per site

£6,640 / month or £79,680 / year

NB. Figures based on remotely monitoring the TSO site, Elms Lane, London



iwatch UK
CCTV MONITORING IN PROGRESS
LINKED TO A RAPID RESPONSE UNIT
0208 610 6005
www.iwatchuk.com



placed around each Ballymore site. The company provides Ballymore with intruder alarm and key holding services, supported by their rapid response partners. Ballymore construction sites are monitored using the iGuard, a mobile camera unit that can be moved about and adjusted as buildings develop. The iGuard is also used to watch empty, completed buildings. It is vandal proof

considerable financial savings possible. In addition, the guards still required on site, working at night and often alone, like the concierge workers, are offered better protection. This demonstrates a considerably higher duty of care to Ballymore staff and contractors than is evident elsewhere in the construction industry."

Ballymore is a very successful and visionary company. Over the last two decades it has helped to shape urban architecture. It has also regenerated huge city areas, like London Docklands, Birmingham Snowhill and Portmarnock, Co. Dublin, offering housing, mixed use facilities and appropriate landscaping. It has advanced modern living in the 21st Century, offering those who use its buildings an enjoyable lifestyle and a pleasant environment. It is no surprise that Ballymore is a construction industry pioneer in the use of electronic remote CCTV monitoring. Choosing iWatch was a step to changing the way developers protect both their sites and their manned guarding staff. Ballymore and iWatch are a partnership that provides effective security solutions

in diverse settings and are destined to create a blueprint for other forward thinking developers. ●

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