



Lovell - Locations across West Lothian



Lovell, Almond Link, Livingston, Site works

Summary

Lovell construction won a significant proportion of the local council social and affordable housing projects across Scotland in recent years. A proportion of West Lothian Council's social housing contracts were awarded to Lovell construction in 2014, which included the creation of over 1000 affordable homes across the constituency, with a proportion earmarked as council owned (351 dedicated as council owned) within the £90m contract. The social housing contracts were dispersed across West Lothian, the housing stock varied from two to four bedroom properties and a proportion of this council housing was located within new build mixed housing developments.

Site	Units	Start
Livingston, Almond Link	26 units	Feb 2016
Fauldhouse, East Field Livingston,	40 units	Aug 2016

Lammermuir	44 units	May 2016
Armadale, Mayfield	22 units	Aug 2016
Blackburn, Redhouse	100 units	July 2015
Bathgate, Wester Inch	86 units	TBC
Philpstoun, Bowling Green	4 units	April 2016
Pumpherston, Former School	14 units	April 2015

Project

Sites were situated on a variety of green and brown field land, with all sites sharing a proximity to established population centres, all with their own pre-existing crime rates unique in affect to each project site. Each of the Lovell sites were surrounded by heras fencing, a measure which offers a minor access deterrent against intruders. Having delivered multiple housing projects for West Lothian council since 2004, Lovell were acutely aware of the historical



Lovell - multiple locations

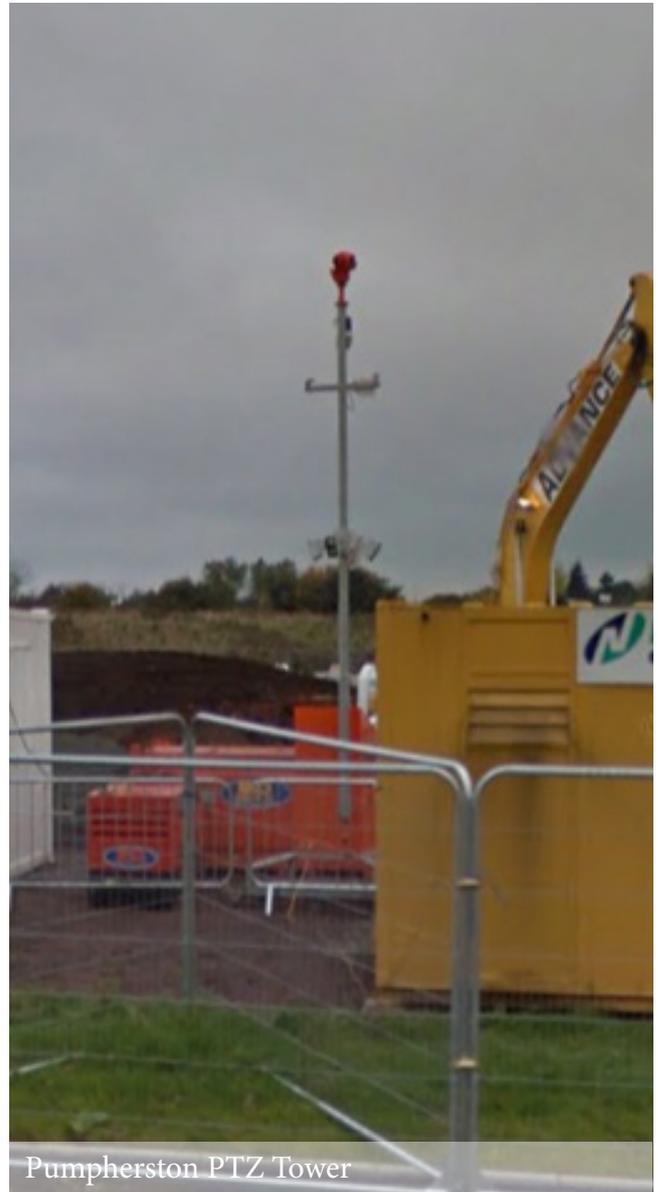
capacity for instances of intrusion, vandalism and theft among previous West Lothian project sites.

Site construction was delivered to a staggered timetable, with Peritus deploying security measures to site within Bathgate and Uphall Station in April 2015, with projects entering the site phase over the proceeding months and years, into early 2017.

A significant proportion of sites were located close to populations which had suffered acute social deprivation over the decades. Vandalism, theft and violent crime, once significant problems in these locations has been gradually reducing, with each of the three referenced crime types remaining at constant levels over the last 3 years. Reflective crime prevention strategies and protective measures needed to be reflected within mobile guarding inspection routes with modifying and frequent input from local police crime prevention officers evolving the given strategy to counter negative influences from within each neighbouring environment.

Services Required/Delivered

With the dates for construction starts staggered, Peritus deployed to Pumpherston in April 2015. On each project site Peritus supplied dedicated mobile security teams whose immediate remit was to protect the early stages of construction. These mobile teams were deployed between 7pm and 7am, with Peritus operatives GPS monitored and patrol routes mapped. Peritus's use of GPS mapping and the lone worker Crystal Ball technology grants an effective oversight of each operative. These site instructions, agreed with client teams, utilised a combined input from local crime prevention statistics and discussions held with police liaison officers to determine each unique security strategy.



Lovell - multiple locations

All Peritus project sites receive independent risk assessments, with the Lovell construction site locations mapped to determine physical intrusion routes and the necessary measures to protect assets on each build. Peritus provide a dedicated account liaison officer to manage each project, for the duration of each project they will ensure there is frequent information sharing and communications with local police and crime prevention teams; amending security measures to take account of their active local intelligence when appropriate, to counter possible external and evolving threats.

As each site became electrified Peritus introduced PTZ Towers and static remotely networked CCTV across each site. The CCTV systems, operated by Peritus's partners in V360, utilise a motion tracking technology incorporated within each camera which when triggered provides immediate alerts to the V360 monitoring hub. These alerts to the V360 monitoring hub are handled by human controllers who immediately review CCTV footage and then determine an appropriate course of action. Linked to priority one policing the V360 team have several measures to counter threats of intrusions to site.

The installation of V360's CCTV brought the additional benefit of their own dedicated engineering and service team. They ensured their preliminary risk assessment of the site was carried out one week prior to installation.

On Lovells housing project Peritus worked alongside the V360's monitoring hub which had direct contact with the dedicated Peritus mobile patrols and local priority policing, both able to rapidly deploy to site. On site the V360 PTZ tower employs a robust, highly audible tannoy system linked to the V360 monitoring hub giving V360 officers an immediate means to warn any intruder who is found within the grounds of a site.

In one instance, on the Livingston's Almond link site, windows were smashed after youths had targeted windows with stones from a location on the periphery of the site complex. Police had been dispatched, however had failed to apprehend the vandals. Peritus instructed V360 to responded quickly to the incident by deploying engineers to site to reposition CCTV units to cover the identified risk zones on the periphery. Within two weeks' intruders accessing the site from the same location were caught breaking into new housing shortly before handover, in this instance V360's cameras motion tracked the intruders and had alerted local police who arrived promptly to site and apprehended the offending parties as they attempted to steal radiators which had been awaiting installation.

Added Value

Upon the installation of motion tracked CCTV to each site the units, as a standard procedure, were robustly tested to ensure they met with all contract requirements and deployment objectives. Due to the nature of the project and the evolving physicality of the site meant that, at points, the cameras needed to relocate to maintain their effective layer of protection. The V360 engineering team include the repositioning of CCTV within their service offering without cost. Following instruction from the Peritus account handler, these technical redeployments were built into the V360 works schedule who were on site when required.

