

# Retail Shopping Centre near miss!

Security equipment upgrade assessment

**“Is it appropriate?” The question often overlooked.**

**If the site electronic security system needs upgrading, its easy to get caught up with new technology and add inappropriate additions requiring extra investment.**

This Shopping Centre had recently been added to the Portfolio. The Landlord was happy, a prestigious site, good site management and little seemed to be needed doing.



Meeting with the site Management team, the Landlord was met with the realisation that the CCTV system was only half functioning and needed updating urgently as system was unable to ensure the safety and security of the site.

However, the local proactive team had ensured that the upgrade costs were brought before the new Landlord as a clear and necessary expense. How could he argue?

About to proceed to spend in excess of £65,000, the Landlord remembered Lloyd Asset Protection. *“We should have included it in our Due Diligence really, but its never been part of the process.”* said the Landlord



Instructing Tony Lloyd of LAP to go to site, meet the management team and inspect the requested works proved a good move.

Yes, no doubt monies would have to be spent. But once investigated, it was clear that the works recommended were way in excess of the site

requirements. There were many upgrades that were just “nice to have” additions, but not necessary to preserve the integrity of site security system.



Basically some of the upgrades had been oversold, and when analysed, the benefits were not appropriate and also could not be used if the main purpose of the equipment the security of the site.

Once explained to the site management, they quickly saw that they had been ill informed and were happy to embrace the adjusted works recommended

The contracting installer were then benchmarked and the client saw the **bill reduced to £29,000**