

Bedford Retail Development CCTV

Tender Documents to Project management.

Keeping the plates spinning! - How do you liaise with the client, a council planning officer, an M&E contractor, a council CCTV control room and still get the job done?

The Client is King? Or is that the Planning Officer, or maybe the Influencing Control Room...surely not the M&E contractor?

The dilemma that met McBains Cooper Associate Director Lindsay Melrose recently, was exactly that.

The client was redeveloping an acquired site when they were told by the Local planning Office that CCTV would be an essential part of any plans submitted.

Further, it could not just be any CCTV, but a system that would be compatible and connect to the Local Council CCTV Control Room.

The client had a set budget for CCTV, The Council wanted the site protected following a spate of incidents, and the control room wanted continuity with their existing kit as well as methods of tracking vehicles. The M&E Contractor would need tender documents and the installing Contractor would need clear and sensible plans to follow.



Bedford Control Room

The Project would require a balance of Technical understanding and the ability to liaise with parties each seeking their own agenda.

Lindsay Melrose contacted Tony Lloyd who is Managing Director of Lloyd Asset Protection Ltd, an independent Security Consultancy.

"I had worked with Tony before, and felt confident he could fill the unique role." said Lindsay.

The role was every bit the balancing act expected.



Tony Lloyd of Lloyd Asset Protection Ltd.

"It was important to allow all parties to express what they were looking for. It was important to establish a confidence that whatever was installed would fit within standard service agreements which would become the responsibility of the Control Room. Therefore, choosing the right installer was as critical as the choosing the correct equipment." said Tony Lloyd.





The equipment would ultimately be an extension of the existing set up, so compatibility was paramount. This meant that any installer would need to be familiar with the existing set up and the type of equipment to be used.

The Tender Documents were then written in order that Planning Consent could be approved and the Construction and M&E Contractors could quote for the work.

Planning permission was obtained, with a proviso that the equipment specified was installed and the winning Contractor was provided with a list of companies who could complete the work, with a recommendation that the incumbent Control Room CCTV Service provider was approached to quote as this would provide a smooth continuity.

The site in Bedford was anticipated to pass through planning without hitch. However, the site was the location of CCTV Cameras connected to the Local control room through the fibre optic cabling.

The difficulty was always going to be interpreting the needs of the Control Room,



Kevin Burraway
MD of the Incumbent
Service Provider

so as to ensure the least resistance from the Council planning department. However, these needs had to be within the budget of the client, and once agreed the equipment installed had to match these requirements, and not just the preferred option from the sub contractor employed to install the equipment.

CONCERNS RAISED

The M&E Contractor decided against our advice to use a recommended installer, and employed an alternative CCTV company. The result was that the installer who was unfamiliar with the site, greatly concerned Simon Habermehl, The Control Room manager, as it became clear that the Tender Documents had not been referred to in planning the installation. The result was an increasing concern until eventually the Client was contacted by the Council for an explanation.



Simon Habermehl
Manager Bedford CCTV Control Room
“ A very successful installation ”

PROJECT MANAGEMENT

At this point Tony Lloyd was asked by McBains Cooper to manage the project to avoid any further problems. After meeting with all parties, the concerns were addressed and it was agreed to use the incumbent service provider.

The success of the project was then assured and the approach appreciated.



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For further information on how we can help you contact Tony Lloyd on 07711 123321 or by email on Tony@LloydAssetProtection.com <http://www.lloydassetprotection.com>