



Insolvency Services

Effective vacant site services for Insolvency Practitioners, LPA Receivers and Managing Agents

Vulnerable assets, as a result of receivership or insolvency, are of great concern to the practitioner and original lender as, left unattended, vacant commercial and residential properties can fall prey to vandalism, theft, weather damage and illegal occupation.

Any type of damage has the potential to devalue your property, put your insurance cover at risk and inevitably incur substantial costs. All of which could prevent you from achieving your aim – the efficient disposal, re-occupancy or refurbishment of your asset.

Clearway provides fully insurance compliant products and services to protect and manage vacant/void properties and sites that are in administration or receivership.



Over £800m of client assets under Clearway protection

Why choose Clearway?

- ✓ **One-stop solution** for site security
- ✓ **Cost-effective** and market-leading security solutions
- ✓ **Insurance compliance** awareness
- ✓ Nationwide **rapid response**
- ✓ **Same-day service** available
- ✓ **Customer** and **solution** focused
- ✓ **24/7/365** call centre
- ✓ On-time, **efficient**, reliable
- ✓ Excellent, **friendly customer service** and support
- ✓ Thorough **understanding** of the on site challenges

We'll undertake a full health & safety, security and risk assessment which meets the best practice of NARA (The Association for Property and Fixed Charge Receivers) and the IPA (Insolvency Practitioners Association). Our pre-appointment engagement will add credibility to bank reviews and reports, and our self-delivered suite of services will mitigate risk from day one and throughout the timeline of the case.

MEETS THE BEST PRACTICE OF



Insolvency
Practitioners
Association

nara



Appointment Touchpoints



Pre Appointment

- Non-Disclosure Agreement
- Advice on multi-site closure programmes
- Advice on mitigating exposure to risk
- Advice based on sector knowledge and experience



Day One

- Same-day nationwide rapid response teams
- Complementary security risk assessment
- Temporary alarms and bespoke CCTV systems
- Steel security screens, doors and lock changes
- SIA licensed security officers and canine units
- Perimeter protection and fencing



Compliance Period & Risk Mitigation

- Full risk overview and identification of compliance concerns
- Property clearance and waste disposal including hazardous and biohazardous materials
- Utility service removal, e.g. gas, water, electricity and letterbox seals
- Nationwide property inspections



Responsive Requests

- Eviction services
- Fly-tipping and waste removal
- Drug paraphernalia sweep / removal
- Same-day nationwide rapid-response teams



What our clients say

“What an amazing job your team of lads have done. My client is very happy and feels quite proud of the three rooms. They ‘have made his day’. Thank you to your team for their hard work.”

NHS Foundation Trust

“The guys were very polite, friendly and professional in their whole attitude. They worked very hard & did a great job!- Can’t commend them enough!”

Axis Europe

“The team have done a tremendous job, for which we are very grateful. We would certainly recommend your services to anyone else who needs them in the future.”

Shepway Council



Property / Site Clearance

The requirement to clear and clean a property varies according to the circumstances as it may be the result of eviction, repossession, re-homing or even death.

This type of work can be testing for even our highly experienced teams and a sympathetic and patient approach is needed to wade through the often-idiosyncratic accumulation of rubbish, possessions, years of papers, bedding and human waste in the most unsanitary of conditions.



Steel Security Doors and Screens



The vast majority of the time, criminal intrusions and thefts occur by accessing your property through doors and windows; and even the toughest of locks can be bypassed via forced entry. This creates a critical vulnerability, particularly in vacant properties, which is where security screens and security doors provide an invaluable layer of protection.

Whether required for several weeks or long-term, professionally fitted steel security doors and screens create a shield against intruders, providing a secure safety barrier to deter criminal behaviour. Our security doors can replace existing doors and are designed to give authorised personnel easy access to the property.



Temporary Alarms

Our temporary wireless intruder alarms and detection systems are the perfect security solution to help prevent unauthorised access to your premises or illegal trespassing. These systems use motion detection to identify trespassers or burglars and suspicious activity once the alarm is armed.

Our alarm systems are designed to minimise false alarms and may also incorporate sophisticated anti-jamming technology.

Our wireless detection systems are cost-effective and, being battery powered, extremely easy to install, especially in complex situations. All systems are routinely maintained by our engineers to ensure they continue working at optimum efficiency, and come with the benefit of being remotely monitored by our NSI Gold Cat II Alarm Receiving Centre (ARC).



If motion is detected by the inView Video Verified Alarm it will sound a 100dB ringer and its camera will automatically take a series of still images of the cause of the activation, collate them into a short clip and instantly send it, with a notification, to a pre-determined recipient or our Alarm Monitoring Centre (ARC). Once an activation has been confirmed as legitimate, police and/or security personnel will be notified and dispatched, in accordance with the agreed escalation procedure. A pre-recorded voice challenge option is also available.



Temporary CCTV is the perfect solution for monitoring your empty property, as well as acting as a highly effective deterrent to anti-social behaviour. All events are recorded, stored remotely, and made available to security staff as well as local authorities, providing greater security and peace of mind.

Our inView Mobile CCTV Towers comprises a 6m mast, topped by a high-definition digital camera providing coverage in every direction. Their unique design makes them much more difficult to sabotage, whilst at the same time providing an ideal vantage point for CCTV monitoring.

inView Mobile CCTV Towers run on solar energy and high capacity batteries, negating the need for an electricity supply. As standard they include infrared and audible alarms, lighting, and timed arm and disarm.

CCTV towers provide one of the most robust and effective empty property and site security options on the market.



Our manned guarding services provide security support at various locations as an effective solution to prevent vandalism, theft and unauthorised access, helping to establish an ongoing assurance and confidence in the safety of your business. Clearway provides a highly responsive short or long-term contractual security guard service across the UK.

Clearway guards are highly trained and SIA Accredited to deliver a full range of guarding roles, including static manned guarding, stewarding and crowd control, guarding patrols, dog patrols, mobile security, keyholding services and more. Security teams provide rapid response security and 24/7/365 cover, ensuring you're never left exposed to security threats.



Property Inspections

Regular property inspections provide advanced warning of any vulnerabilities before significant issues arise. A full report will assist the property owner in complying with relevant insurance requirements. We provide this service as part of our void or vacant property security solutions.

Property inspections include:

- **Exterior checks:** Inspecting exterior of property to check on building security integrity, attempted intrusions, build-up of rubbish, land and garden maintenance, and any potential hazards to the public.
- **Utility checks:** Gas, Water and Electric meter readings will be recorded along with photographic evidence on each visit.
- **Interior checks:** Inspecting interior of premises for evidence of intruders and any essential maintenance required to prevent damage to the property i.e. wind & water tight, no leaks or infestation.
- **A permanent record:** all inspections are stored and can be accessed via our on line inspections portal.



We provide a comprehensive, professional and regular property Inspection service designed specifically to help ensure your property is, and remains, insurance compliant.



Perimeter Protection

Concrete blocks, temporary steel mesh panel (Heras) fencing and telescopic bollards provide highly effective perimeter security and vehicle access management. Together, they prevent access from fly-tippers or those wishing to illegally occupy land or property.

Quick to install, concrete blocks are also highly effective at preventing unauthorised access to forecourts, car parks, fields and site compounds, and are commonly used to prevent ram-raiders or terrorist attacks on key buildings or public areas and are ideal for:

- Preventing unauthorised vehicular access to forecourts, car parks, fields and site compounds
- Preventing access to fly-tippers, squatters and other illegal occupation
- Protecting buildings against ram-raiders





Eviction Services

Contracting a qualified security firm to evict unwanted trespassers is the most cost-effective way to secure a fast eviction, with the peace of mind that you are compliant with the relevant laws.

Clearway's eviction services are fully supportive, from initial consultation through to a successful and sustained eviction, so we are on hand from start to finish - including communications with police and local authorities to ensure that the problem is dealt with quickly, effectively, and for the long-term.

Our team can advise on the relevant laws, and the fastest options available to avoid the extensive costs and time delays associated with seeking a court order.

With an expedited eviction notice service, the full support of our security teams to enforce the eviction, and a comprehensive suite of additional services, working with Clearway will restore your access to your property, with the peace of mind that we have the experience and knowledge to effect a fast, safe, and legislation-compliant eviction.



Risk Assessment

A comprehensive risk assessment will be carried out by our security surveyor to determine any further security risks to the property.



Our services include:

- Allocating Bailiffs or Enforcement Agents as required.
- Issuing trespasser or traveller eviction notices, and serving such notices to the trespassers.
- Rapid response service with eviction notices often served within 24-hours.
- Professional assessment of the situation by the appointed Certificated Bailiff or Certificated Enforcement Agent.
- Appointment of our nationwide eviction team to enforce the eviction in line with the relevant laws and health and safety regulations.
- Local police liaison to provide support with the eviction.
- Monitoring of the land or property to ensure the trespassers leave in accordance with the eviction notice.
- Mobilising the evictions team, should the trespassers not leave.
- Clearing of your site, and personal liaison to identify what countermeasures may prevent trespassers from returning in the future.



Insurance Compliance

Property owners have a legal responsibility to ensure the safety of third parties entering the premises, whether they are employees, estate agents, surveyors, buyers, tradespeople or trespassers, and even children who decide to use the property as a playground.

In assessing the risk to your particular property (or properties) all major insurance providers look for the following:

Management

- **Make someone responsible for each premises**
- **Ensure each premises is routinely inspected**
- **Remove graffiti and posters**
- **Record and control the issue of keys**
 - A mechanical, metal, key-operated locking key safe can be installed on an external wall, preferably at the rear of the premises.
- **Ensure all utility services (gas, water, electricity) are turned off and/or drained-down**
 - Our utilities drain-down service ensures gas and electricity are correctly isolated and that water systems, such as toilets, sinks and central heating are fully drained to remove all standing water. The benefits of doing so are tri-fold; it makes the property far less attractive to squatters if no utility services are available, it helps prevent the risk of Legionella bacteria that proliferate in stagnant water and it lessens the chance of burst pipes/ water leaks
- **Keep the site looking like its being cared for and maintained**
- **Ensuring your insurance obligations are met**

Clearway's suite of fully insurance compliant products and services, including loss prevention works, are designed to mitigate any risks and retain the full value of your assets.



Security

- **Ensure perimeter fences/gates are in good order**
- **All doors, windows and any other accessible openings (roof hatches, skylights) are protected and secured**
- **Replace all locks and account for all keys (insurance requirement)**
 - We will replace the barrel or mechanism of all locks.
 - Non-standard locking mechanisms will be quoted separately.
- **An approved intruder alarm is installed, working and maintained**
- **A mobile security guarding service is in place**
- **All rubbish and other combustible items, both internally and externally are removed**
 - Collection, removal and legal disposal of paper based waste material (such as old, unwanted post) equivalent to a maximum of three standard black bin bags.
- **Any new rubbish dumped/fly-tipped is regularly removed**
- **The property's letterbox is secured in the closed position.**
 - Installation of a physical metal barrier covering a standard letterbox. This is a temporary measure that can be removed at a later date.
- **Existing sprinkler systems should be operational and correctly working**
- **Existing fire alarm should be in full working order**



Why Clearway?

Over the last 30 years, Clearway has developed an unparalleled range of security and safety risk mitigation solutions - protecting your people, property and assets. Working across a wide range of industry sectors throughout the UK, our proven best practice approach is delivered with certainty, consistency and sustainability, giving you complete peace of mind.

Whether you need a rapid response deployment to a remote site or challenging environment, a long-term solution for a city centre property, or protection for any other valuable asset, our broad portfolio of services, seamlessly integrated with market leading technology, ensures we have the perfect solution for you.

Security and safety supplier today, your technology partner for tomorrow.



Proactive in our approach



Reliable in our delivery



Trusted in our field



Sustainable in our solutions

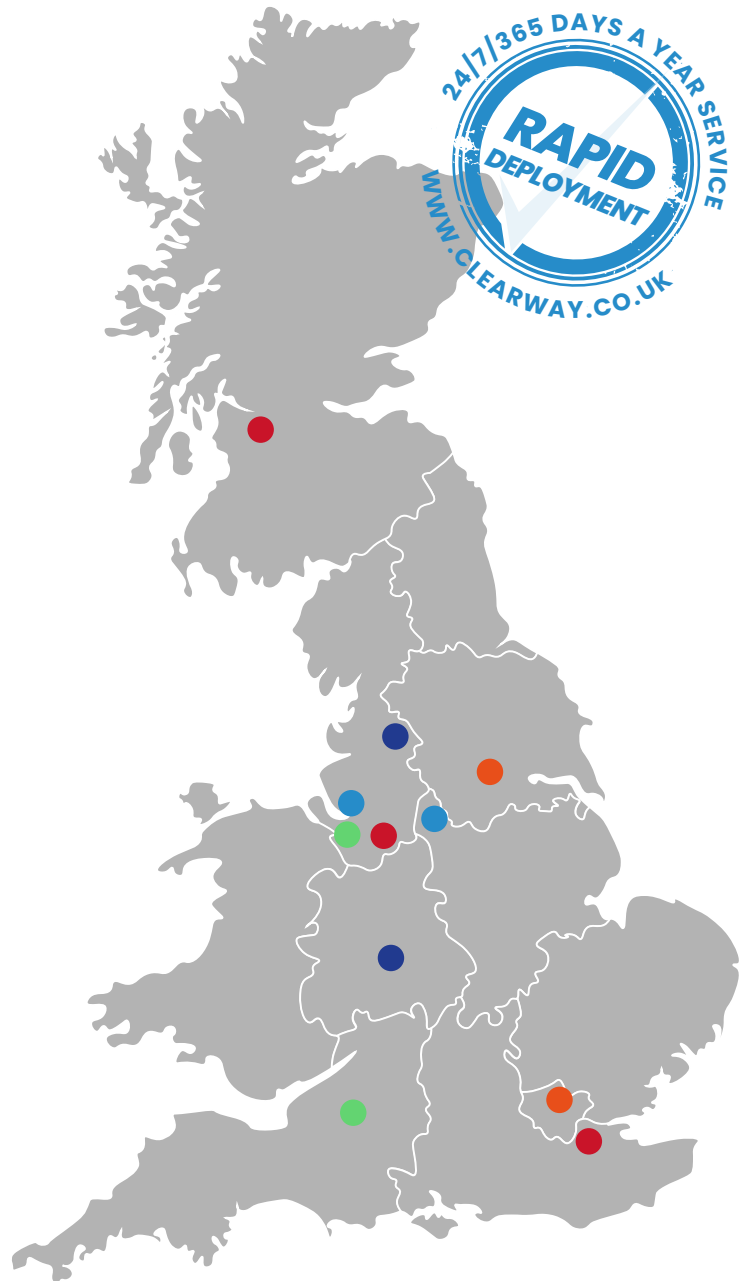
See how we can help you, talk to our experts today

About Clearway

Clearway is a commercial security services provider specialising in the protection of people, property and assets. Growing organically and via acquisition, Clearway is managed by an experienced team with proven industry success and a clear vision for growth.

Local focus, national coverage

Infrastructure and capability to provide **full service delivery** throughout the UK.



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