



# Vacant Property Security & Services

Operating nationwide, we provide a full range of vacant property security and environmental services

**Clearway provides highly effective solutions to help protect your buildings from illegal occupation, theft and vandalism.**

We're able to provide a same-day service for most enquiries, with 97.2% of urgent jobs completed within six working hours.

Our internal processes are designed to ensure our products and services solve your problems quickly and efficiently, with the focus on delivery and service excellence – you can trust that we'll do what we say we're going to do, when we say we're going to do it.

### Security Solutions

Our comprehensive vacant property security portfolio includes steel doors and screens, temporary alarms, concrete barriers, manned guarding, mobile patrols, dog units and temporary CCTV to ensure the property is safe and secured.

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

### Environmental Solutions

Licensed by the Environment Agency, we clear both domestic and commercial waste, from a single domestic dwelling to grand-scale fly-tipping. Our environmental service teams are fully trained, dependable and reliable; experienced in removing all types of hazardous, biohazardous and sharps waste.

### Why choose Clearway?

- ✓ **One-stop solution** for vacant property
- ✓ **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

As one of the UK's leading vacant property security and environmental waste companies, we operate nationwide across multiple sectors providing a full range of services.



### A FEW OF OUR CLIENTS:





## Steel Security Screens



Clearway steel security screens for windows are each made from a single sheet of high quality, zinc-coated, perforated steel that is folded to create a rigid box shape. These prefabricated screens are fitted to the outside of the property completely covering each window and frame and, using tamper-proof bolts, are secured to an internal steel frame thereby causing little or no damage to the existing window frame. Where required, steel screens can be vinyl wrapped with bespoke printed decals to make them sympathetic to the local environment or to carry commercial advertising.

- Highly effective visual deterrent
- High-level physical protection
- Perforated to allow in light and ventilation



## Steel Security Doors

Clearway's industry accredited keyless steel security doors provide a durable and reliable solution to securing your vacant property, keeping your assets free from vandalism, squatters or any unwanted intruders. These provide an invaluable layer of protection against forced entry, whether required for several weeks or longer-term.

Designed from the ground up, the Clearway Keyless Toreadoor security steel doors were the first of their kind to be accredited to the LPS1175 standard, receiving UK Police & Insurance approval. They incorporate many unique security features such as multi-point bolts, cut-proof hinges and a unique locking mechanism that prevents accidental lock-in whilst allowing rapid exit in emergencies.

Toreadoors also allow easy access management for authorised personnel, removing concerns for the property owner or manager of lost or missing keys, or being called out simply to provide access. A key-operated version is also available.



## Perforated Steel Sheets

Where prefabricated/folded steel screens are not suitable, we will use sheets of perforated steel, hand cut on-site to fit difficult shapes or openings. Wherever possible we will use only a single sheet of steel for each window or opening, not multiple smaller sheets riveted together.



## Concrete Barriers and Fencing

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. Built to BS EN 1317 standard, they're versatile and quick to install, and represent excellent value for a simple yet robust perimeter security solution.

### Ideal for:

- preventing unauthorised access to forecourts, car parks, fields and site compounds
- property protection against ram-raiders and terrorist attacks
- protecting pedestrians from traffic



They are available in a range of standard sizes, from 1.5m-3m, for either short or long term hire and include Temporary Vertical Concrete Blocks (TVCBs), Concrete Jersey Barriers and Interlocking Concrete Blocks.

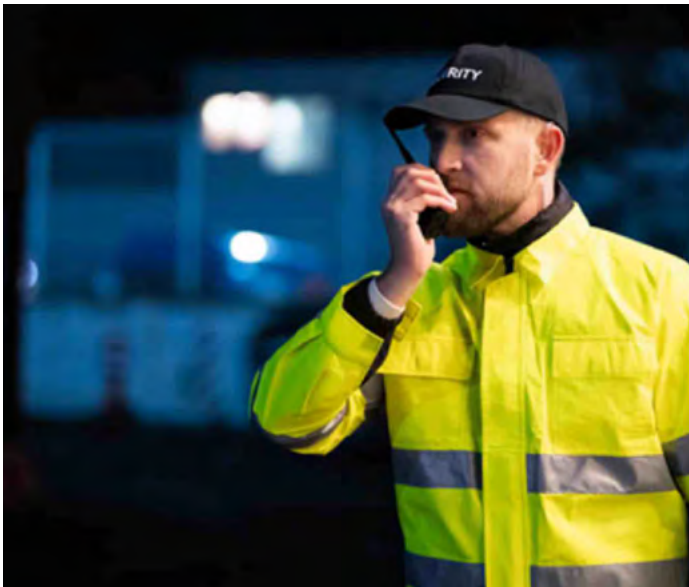




## Security Guards

Our manned guarding services provide a physical presence as an effective measure to prevent vandalism, theft and unwanted intruders, whilst granting access for authorised personnel. 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. Security teams provide rapid response security and 24/7/365 cover, ensuring you're never left exposed to security threats.



## Dog Units

Security dogs add a new dimension to your perimeter security systems and practices, offering a much more visible element to your security detail. Security dogs effectively complement the skills of security officers, naturally offering higher levels of threat detection and, therefore, a faster response.

Having a highly trained security dog is an efficient and cost-effective way of providing enhanced security for a range of different scenarios. The cost of a single security guard with a dog is lower than the cost of two security guards, as well as being a more effective deterrent. A security guard with a supporting guard dog is seen as a more intimidating prospect to potential intruders than a sole security guard.



## Mobile Patrols

If your property or open site is in need of 24-hour security and/or is in a vulnerable category, physical security is undoubtedly one of the strongest deterrents to criminals. However, it remains vital to balance risk exposure with budgets, and for many the cost of 24/7/365 manned guards and permanent security patrols are unviable.

Mobile patrols are an excellent solution to this problem, delivering a professional security presence on your site with patrols at irregular intervals to avoid establishing any set pattern, strengthening security and eliminating any organised attempts at a security breach.



Security teams maintain detailed records and reports of any perceived threats such as suspicious vehicles or individuals, giving you peace of mind that any threat is mitigated.



## Temporary inView CCTV Tower (solar or mains powered)

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 your nominated personnel, providing greater security and peace of mind. Our inView Mobile CCTV Tower comprises a telescopic 6m mast, topped by a high-definition PTZ 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. As standard they include infrared, lighting, and timed arm and disarm.



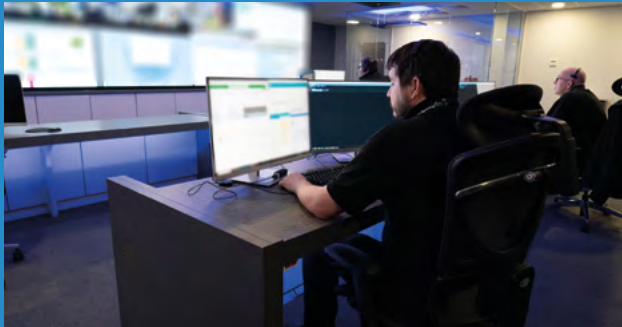
Clearway inView CCTV Towers boast several key features, including:

- **No on-site services needed** – our towers are powered by solar energy and high capacity batteries requiring the minimum of maintenance. Communication and monitoring is via the mobile network so there is no requirement for mains power or a fixed internet connection.
- **In-built capacity** – for night illumination and infrared vision to provide a visual deterrent and capture footage 24 hours a day.
- **Communication via a mobile network** – arm / disarm features enable customisation and control on the go, plus monitoring from a remote location.
- **Fully weatherproof** – the inView CCTV Tower is designed to withstand prolonged external exposure and adverse weather conditions.
- **Independent function** – our inView CCTV Tower are designed to be left unmanned for long periods of time and, once installed, they do their job with very little maintenance required.
- **Swift setup** – this is a rapid deployed inView CCTV tower, with quick installation
- **Optional extras** – Air Quality Monitoring, PPE Detection, Stopped Vehicle Detection and ANPR.

## Fixed CCTV

Professional fixed CCTV cameras and wired CCTV systems are an ideal way of keeping your vacant property or site protected continuously. No matter if you want to prevent unauthorised access and trespassing, vandalism, theft or any other illegal activity, fixed CCTV systems help ensure your asset is protected from day one. Our bespoke permanent CCTV systems encompass the latest IP camera technology allowing for super-sharp, high definition images which can be viewed either locally or remotely online.

All of our fixed CCTV services are available to be recorded and continuously monitored 24/7/365 by expert security personnel, ready to react and dispatch manned security or emergency services when your business needs it.



**Our high security NSI Gold Cat II Alarm Receiving Centre (ARC) provides a 24/7/365 monitoring service – ensuring complete peace of mind for our clients.**

This facility supports a wide variety of CCTV and alarms nationwide. We are not only licensed to monitor, react and deal with alerts and incidents, we operate a professional and transparent service to the highest recognised and audited standards in the UK.



We offer a range of wired CCTV systems, including:

- **Network/IP CCTV Cameras** – these cameras communicate over the internet with footage stored on network video recorders (NVRs) or via secure software. IP cameras are easier to install as they don't need a distinct cable to send footage.
- **Dome CCTV Cameras** – these are a common type of CCTV camera and are effective visual deterrents due to their dome shape concealing the direction of the camera to would-be vandals or intruders. We also offer speed dome cameras, which have additional pan, tilt and zoom functions to aid in CCTV monitoring.
- **Bullet CCTV Cameras** – often used for long-distance viewing and can be fixed to walls or ceilings, indoors or outdoors. They are waterproof and have a protected covering to ensure dirt and other material do not inhibit the clarity of the footage.
- **C-Mount CCTV** – C-Mount CCTV lenses are detachable so they are adaptable for different surveillance environments, and are typically used for distances between 35 and 40ft.
- **PTZ Cameras** – these cameras have wide-ranging, pan, tilt and zoom functionality and are controlled remotely by an operator in a control room.
- **Day/Night CCTV Cameras** – best used for capturing video in varying and changeable lighting conditions, and are best suited to outdoor environments.
- **Infrared/Night Vision CCTV Cameras** – suitable for situations where capturing clear footage in limited or zero visibility conditions is crucial.



## Temporary Wireless Intruder Alarms

Our temporary wireless intruder alarms are the perfect security solution for preventing 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.

The alarm systems are designed to minimise false alerts 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 such as where cabling is impractical or mains electricity is not available.

All systems are routinely maintained by our internal teams to ensure they continue working at optimum efficiency, and can come with the benefit of being remotely monitored by our NSI Gold Cat II Alarm Receiving Centre (ARC) for complete peace of mind.

Triggered alarms will sound an audible alarm and instantly send a notification to our ARC for prompt screening to determine its cause. Once an alarm has been confirmed as legitimate, police and/or security personnel will be notified and dispatched, in accordance with an agreed escalation procedure.

Clearway wireless alarm options can cover broad areas up to one kilometre wide and detect a variety of risks, such as:

- Heat and smoke
- Motion and intruders
- Breaches of perimeters
- Opening doorways or windows



## inView Video Verified Alarm

Many alarms that come from vacant properties are false, meaning they waste police time and other resources. Whilst regular alarm systems can monitor movement or changes within a specific area, via a variety of sensor types, there is typically no indication as to what caused an alarm to be triggered, only the activation itself.

Our video verified alarm system takes the alarm activation process one step further by using its built-in camera to capture a series of 10 consecutive still images of the cause of the activation, collates them into a ten second clip and sends it, with an alert, via the mobile network directly to the end-user or our remote monitoring station. The appropriate action can then be taken depending on the perceived level of the threat.

This stand-alone, battery-powered, wire-free, mobile network alarm is a particularly efficient way of monitoring a vacant property as both false and genuine alarm activations can be identified immediately, before any response team is deployed, especially for vacant sites or areas where little to no movement is expected.

We use IP camera technology that allows for complex configurations and sharp, high-definition images that can be viewed either locally or remotely online.

Video verified cameras provide colour images in daylight / bright light and black and white images in low/limited light via the in-built infrared lighting.

## Property Services

Serving commercial and residential communities since 1991, Clearway provides a full range of professional property services throughout the UK. We work closely with property managers, landlords, local authorities and some of the largest hotel groups and housing associations in the country. We provide a full range of environmental services, primarily in relation to vacant property, including clearance, cleaning, fly-tipping removal, hazardous waste disposal and deep cleaning and crime-scene clean-up.

### Vacant Property Cleaning/Clearance

Empty, void or vacant property cleaning is of paramount importance when tenants have moved on, been evicted or have passed away as there can be a significant amount of rubbish or hazardous material present, leaving it uninhabitable and unusable. The requirement to clear and clean a property varies according to the circumstances, it is therefore important that the site is attended by a professional void property cleaning specialist, especially in the presence of dangerous substances, drug paraphernalia or even human remains which can pose a significant health threat.

This type of work can be testing by 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 conditions.



Note: we can also provide extreme/deep clean and invasive plant removal services.



### Commercial Rubbish and Waste Removal

As part of vacant property clearance, we may be required to dispose of commercial waste or rubbish. Waste clearance can include unwanted office materials rubble or debris, cleaning up after squatters or trespassers and fly-tipping removal. Licensed by the Environment Agency to remove and dispose of waste material, Clearway has been clearing illegally dumped or unwanted rubbish and waste from land and properties since 1991 and is highly respected within the industry.

### Hazardous Waste Disposal

Hazardous waste can include animal tissue, bodily fluids including blood, dressings, drugs, excretions, human tissue, needles and other sharp implements, pharmaceutical products and swabs. When clearing areas that have been exposed to hazardous waste, specialist equipment and protection is needed. We will handle and dispose of hazardous waste in a responsible, efficient and effective manner ensuring that all legal precautions and requirements are strictly adhered to.

Clearway's specialist bio-hazard teams are fully licensed by the Environment Agency, trained and experienced in the effective removal and disposal of biohazardous waste. They thoroughly clean and decontaminate the area, leaving it clean, infection-free and safe. This includes the remains of an undiscovered death where our teams are also trained to work sympathetically and with due dignity and respect.



## Sharps Waste Disposal

Sharps waste is typically found in controlled environments such as hospitals, clinical environments and laboratories poses a great risk to health when found in public areas. Often the dangerous items are drug-related paraphernalia, e.g. needles, glass pipes, metal/foil, tubes etc., irresponsibly left by drug users.

Since 1991 Clearway's highly trained operatives have provided a specialist sharps and bio-hazard removal service, working as the official Metropolitan Police Crime Scene and Trauma clean-up partner since 2009. We also work closely with property managers, housing associations and local authorities



## Crime Scene/Trauma Clean Up

Murders, suicides, undiscovered deaths, accidents and terrorism can each leave behind an array of potentially harmful substances or objects that need careful removal. Clearway will handle these situations with the level of professionalism, efficiency and respect you would expect from an experienced and considerate service provider.

A crime or accident scene frequently results in human blood, bodily fluids and tissue, chemicals, infestations from maggots and flies, plus other dangerous items such as drug-related paraphernalia being left behind. These are all considered to be a potential bio-hazard and, therefore, must be cleaned, removed and disposed of professionally.

Once the Police and associated agencies have processed a crime or accident scene they will hand over to our team of specialists who will clean up the area, remove any bio-hazard waste and, where possible, restore the area to a safe, clean environment.



## Fly-Tipping Removal

Fly-tipping refers to the illegal dumping of waste on land without the landowner's permission or a valid license to dump waste. Fly-tipping can cause serious environmental damage, especially if residential or commercial waste is hazardous.

The illegal dumping of waste can encourage rodents and pests in the local area, harm the environment and have a damaging impact on people who come into contact with it. Fly-tipped waste also rapidly attracts more fly-tipping too. As such, the waste needs to be cleared quickly, safely and professionally and the area cleaned afterward to help ensure it is left in a natural state.

[Clearway provides a professional and rapid response for fly-tipping clearance and waste removal.](#)

Our fully licensed teams of fly-tipping removal specialists will clear fly-tipped waste from private or public land and are available to clear waste safely, helping to ensure the area is left in a clean and environmentally friendly state

Once the fly-tipping area is cleared, the waste is taken to a registered waste transfer agent who processes the waste material and ensures it is disposed of in accordance with all waste disposal and environmental regulations.





## Pest Control

There are many creatures that only exist in our living environment because of prevailing neglect or unhealthy conditions. Cockroaches, bed bugs, rodents, woodworm, maggots and swarming flies are all seriously unwanted pests but they're also a very strong indicator that something is seriously wrong.



Squatters will frequently occupy a building and will live in squalid conditions, creating mounds of rubbish, cleaning nothing in their environment and leaving everything from drug-taking-related items to human faeces for vermin and insects to feast on.

In addition, people occasionally die and remain undiscovered for days at a time. Bodies quickly decompose and create the perfect environment for all manner of infestations which need to be dealt with quickly and efficiently.

Clearway's pest control teams are registered with the Environment Agency and are trained and qualified in the treatment and removal of a broad range of pests and infestations.

Note: we can also provide an Invasive Plant Removal service.



## Property Inspections

**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.**

Continuous on-site security is cost-prohibitive and not required for every site or property. Regular vacant property inspections provide advanced warning of any vulnerabilities before significant issues arise. A full report with an auditable trail from a property inspector will assist the property owner in complying with relevant insurance requirements.

Inspections include comprehensive checks and photographic evidence that bring to your attention any situation that requires immediate action. Regular inspection records provide a well maintained, permanent log of every visit to your site.



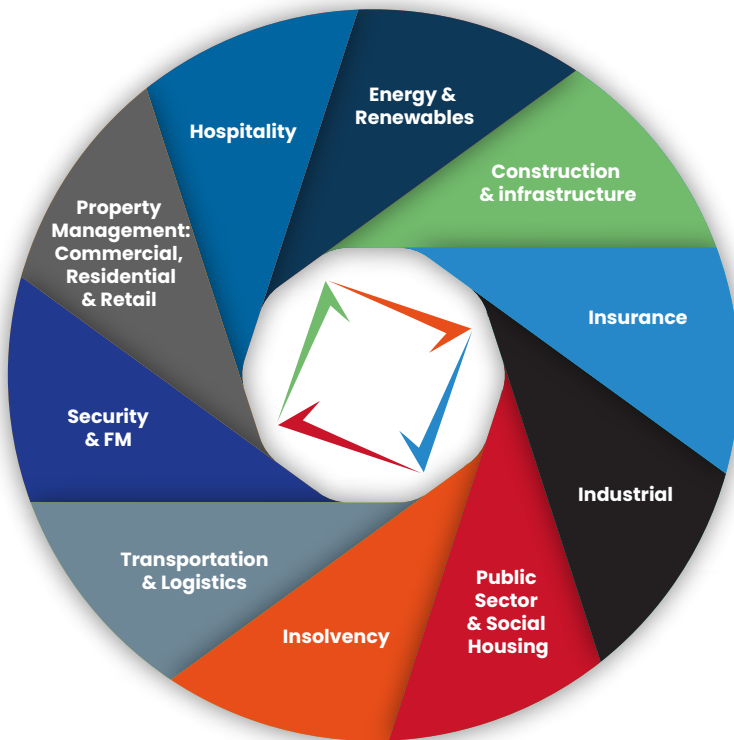
Vacant property inspections include:

- **Exterior checks** – inspecting the exterior of the 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 the interior of the premises for evidence of intruders and any essential maintenance required to prevent damage to the property i.e. wind & water tight, no leaks or infestations.

# Experienced and trusted

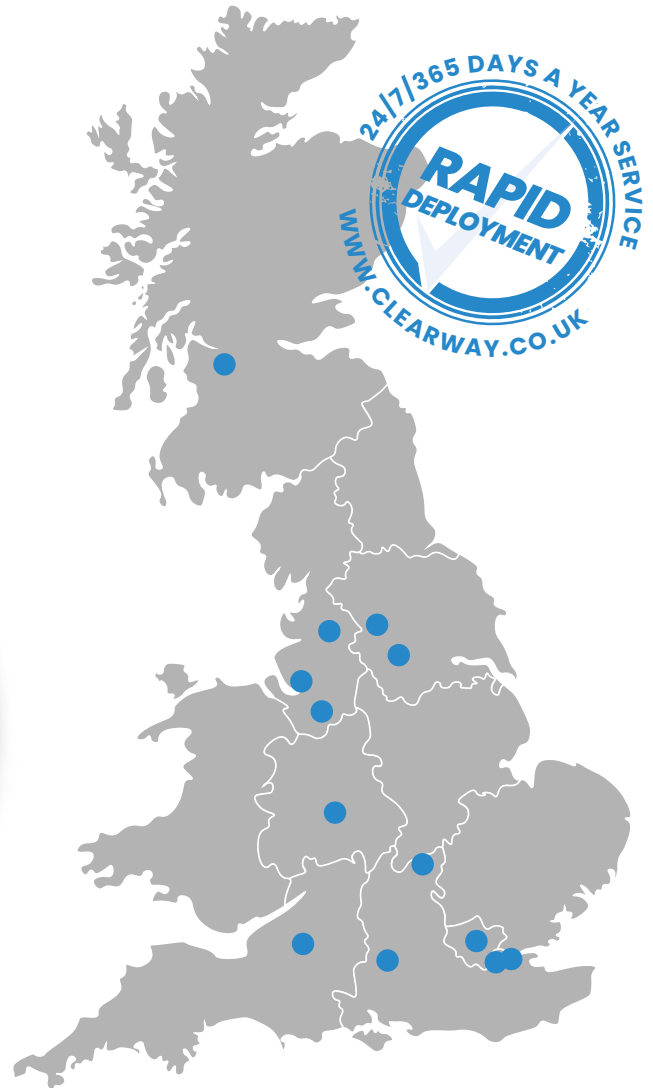
Over the last 30 years, Clearway has developed an unparalleled range of security, safety risk mitigation and intelligent monitoring solutions - protecting your people, property and assets. Working across a wide range of industry sectors, our proven best practice approach is delivered with certainty,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

 <b>2016</b> Established	 <b>13</b> UK Locations	 <b>30</b> years Experience	 <b>500+</b> Employees
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## Local focus, national coverage

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



DISCOVER MORE ABOUT OUR  
WORK IN THESE SECTORS



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for articles, case studies & more



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

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