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Vacant property protection services – Code of practice

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Foreword

Publishing information

This British Standard is published by BSI Standards Limited, under licence from The British Standards Institution, and came into effect on 31 October 2015. It was prepared by Technical Committee GW/3, *Private security management services*. A list of organizations represented on this committee can be obtained on request to its secretary.

Use of this document

As a code of practice, this British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care should be taken to ensure that claims of compliance are not misleading.

Any user claiming compliance with this British Standard is expected to be able to justify any course of action that deviates from its recommendations.

Presentational conventions

The provisions of this standard are presented in roman (i.e. upright) type. Its recommendations are expressed in sentences in which the principal auxiliary verb is "should".

Commentary, explanation and general informative material is presented in smaller italic type, and does not constitute a normative element.

Contractual and legal considerations

This publication does not purport to include all the necessary provisions of a contract. Users are responsible for its correct application.

Compliance with a British Standard cannot confer immunity from legal obligations.

Introduction

This code of practice is for security measures and services introduced when a property is at increased risk of criminal attack because it is vacant.

A typical vacant property is a building that has been occupied but is temporarily not in use prior to a new owner or tenant moving in. Many other reasons exist for the need to protect a property. It is assumed that the type of vacant property covered by this code of practice is intended to be vacant for a limited period of time (although this period might in practice be a number of years).

Although the property might already have security equipment or devices (e.g. high security doors) when it is temporarily unoccupied there might be greater risk of arson, burglary, vandalism, etc. simply because criminals are aware that the building is not being protected in the usual way.

This could also be the case when construction work is being undertaken. For example if an extension is being constructed, the fabric of the original building might be removed, thereby creating an easy access point for burglars or squatters.

1 Scope

This British Standard gives recommendations for the provision of security and management services, the provision of manned services (static guarding, mobile patrols, remote monitoring services), physical devices (barriers), electronic systems (alarm and CCTV), and protection of occupation (5.3.2), for the security of vacant properties.

NOTE The nature of this provision might vary considerably according to the type and condition of property. Protection may be given by a combination of methods.

It is applicable to providers of protection services for vacant properties. Such properties include and are not limited to:

- a) public & government (e.g. police, National Health Service (NHS), military barracks, nursing homes);
- b) commercial (warehousing, factories, retail);
- c) residential (private & social);
- d) construction sites;
- e) open land (at risk from travellers);

The British Standard is also applicable to the following types of vacancy:

- a) prior to first occupancy;
- b) refurbishment or redevelopment;
- c) following damage (e.g. fire, flood, or criminal activity);
- d) temporary unoccupancy (e.g. up to 60 to 90 days);
- e) long term unoccupancy;
- f) derelict/awaiting demolition;
- g) properties requiring additional security measures not those intended to be applied on a permanent basis.

This standard does not give recommendations for the execution of maintenance and the physical up-keep of properties.