

# MEETING REPORT

**Meeting:** Council, 4<sup>th</sup> March 2024  
**Agenda item:** 23/124  
**Report subject:** Butterpark Security  
**Report author:** Julie Gilbert

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## Proposal

To consider quotations from three security screening companies for purchase and installation of security screening for Butterpark windows/doors, preventing unauthorised access, and reducing risk of injury or death to trespassers.

Supplier	Price (excl. vat)
A	£23,926
B	£11,200
C	£27,018

Supplier A = SafeSite Security Solutions Ltd, Littlehampton, West Sussex  
Supplier B = Heatley Security Ltd, Torquay, Devon  
Supplier C = Secure Site Uk Ltd, Worthing, West Sussex

Note, supplier C can sell steel window screening, but only hires the door screening.

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## Background

The Butterpark site has been vacant since 2014 when it ceased to be run by Devon County Council as a care home. It then came under the ownership of the Town Council in 2017.

The plan is for the site to be developed for affordable housing plus a proportion of assisted living units. However there have been lengthy delays in the project moving forward due to restrictive covenants and complex legal issues. The sale of the site is now underway and the plan is for the purchaser to demolish the current buildings and replace with a new build development.

Although significant progress has been made recently with the sale of the site, the property is still likely to remain derelict and the responsibility of the Town Council for approximately a further twelve months.

## Current position

Despite the site being barriered off with heras fencing and security padlocks, site notices displayed informing intruders to keep out, and daily visits by our parks team, entry into the site is still very evident. The Town Hall receives frequent reports from neighbours regarding break ins by youths, and it has become a magnet as a place to gather. These break ins are reported to the police and logged on each occasion, however it is feared that as the summer months approach these are likely to increase further.

# MEETING REPORT

Initially windows would be boarded up by the Parks Officers on each occasion that they were broken, however the quantity of windows and doors being broken is significant and now too many for our parks team to deal with, and board is not sufficient to keep intruders out.

The building has deteriorated over the years, and groups of young people entering and gathering in it is becoming an urgent health and safety concern. Quotations from security companies have been sought in order to make the building more secure.

## Quotes

Copies of quotes are provided for members. It is proposed that steel security screening is purchased. After assessing financial risk and best value, this option is preferred over hire of steel screening or hire/purchase of wooden screening. We were also unable to obtain sufficient number of quotes for hire.

## Financial risks

- By not installing security screening, the council risks insurance claims against them for injury or death caused by trespass in a council owned property
- Hiring of steel security screening over purchase – there is a risk that the Butterpark project extends even further, or current developers withdraw from the sale, and costs to hire may then easily extend to beyond cost to purchase