



SITE SECURITY POLICY

Construction sites can be an easy target for thieves. The lure of quick and easy profits attracts them to high-value plant and equipment. Arson and malicious damage are equally unpleasant and unwelcome site security problems. ESS Modular is committed to implementing best practice guidance for all our projects to minimise the risk of fire or theft which could lead to personal injury, fatalities, lengthy delays, penalties, adverse publicity and loss of customer confidence.

Every year construction site workers, children and other members of the public are killed or injured because construction activities have not been adequately controlled. Property adjacent to construction sites can also be damaged and occupants put at risk, for example, if there is a site fire and it is large enough to spread off-site.

ESS Modular shall assess each project on an individual basis to determine the site security measures to be enforced. Factors that influence this may include the site location (urban / rural), properties adjacent to site (e.g. schools), site working hours, etc. The security measures shall be stipulated in the Construction Phase Plan for each project.

Each stage of the construction process shall be assessed to ensure sufficient security and fire safety (detection, alarm and fire-fighting) measures are in place. Key stages will vary but can include demolition, foundations, modular installation, fit-out and completion. For example, security may be increased after the modular building is installed as there is a greater risk of theft of fixtures and fittings such as copper electrical wiring or copper plumbing.

The following precautions shall be considered when assessing site security measures:

- Sites shall be secured with the provision of suitable fencing or hoarding and locked outside normal work hours.
- Security patrols or manned guarding to be considered.
- External lighting may be provided to deter potential intruders in vulnerable areas.
- CCTV can offer a deterrent against malicious damage, arson, or theft attacks and can provide prosecution evidence for police. This may include active CCTV/PA systems.
- The amount of stock on site shall be kept to an absolute minimum. 'Just-in-time' delivery scheduling to be employed.
- Plant shall be isolated and immobilised and hazardous substances locked away when not in use.
- Access to scaffolds to be restricted outside working hours.

Our site management have a very important role to play - regular walk round of sites are necessary to ensure security measures are effective. Any breaches shall be fully investigated to prevent any recurrence. ESS Modular also recognises its duty of care in accordance with the Occupiers Liability Act 1984. This policy is endorsed by the Company's Directors, who recognise that implementation of this policy is paramount to ensuring the security of our sites.

Paul Tierney, Managing Director

Date: 3rd May 2019

