

New Ludgate



Location:
London, England

Systems:

Software House:

- Software House C•CURE 9000 Enterprise

High-end central London multi-zone development chooses Tyco Security Products' C•CURE 9000 Security and Event Management system to unite its building management, access control and video surveillance systems for comprehensive management of the site's physical security.

Introduction

Land Securities is the UK's largest listed commercial real estate company. Their £14.5 billion portfolio totals 23.6 million square feet and includes some of London's most desirable office buildings and the UK's most successful shopping and leisure destinations.

In June of 2013, Land Securities appointed Skanska to start work on the £260 million development in Central London comprising of two distinct buildings united by a new public piazza named New Ludgate. Together, the buildings include more than 355,000 square feet of office accommodation and 26,800 square feet of restaurant and retail facilities.

After an extensive competitive tender process, Universal Security Systems were chosen to design and build a fully integrated security system to protect the site, people and assets at its prestigious new development.

The New Ludgate site was built as two separate buildings with video surveillance, access control and video door intercoms, which were installed during the building construction phase of the project. It was vitally important to Land Securities that the development's

new security system could integrate the various systems together and synthesise their data to provide a clear and total security picture, preferably through a single user interface. Land Securities also sought a security solution for New Ludgate that could provide the scalability and flexibility to accommodate additional tenants in the future and to adapt as the use of the buildings evolved.

Lee Pegram, Engineering Director at Land Securities said: "In particular, we needed a tight integration between our buildings' lifts systems and the video surveillance system so that our control room operators could view alarms that combined video surveillance footage with lift activity. In addition, the new security system needed to run on the buildings common network, and communications between systems and devices had to work properly without impacting other network communications."



It was important to Land Securities that the development's new security system could integrate together other systems such as video surveillance, access control and video door intercoms using a single interface into a clear and total security picture.

The Solution

The security team at Universal Security Systems worked closely with engineers to design an integrated system that could provide an intuitive GUI for video management, IP video surveillance, lift integration, access control and video intercoms. Since several disparate systems needed to be integrated together, integrator Universal Security Systems wanted to be able to test the unified system before installing it at New Ludgate, opting to build the entire security system for a full FAT (Factory Acceptance Test) prior to the final installation.

Together, Universal Security Systems and Land Securities chose Tyco Security Products' C-CURE 9000 Enterprise to unite the New Ludgate buildings' disparate systems together. The C-CURE 9000 user interface provides the single, comprehensive security view that Land Securities desired from its new security system. Using C-CURE 9000, security operators can monitor events in real time, manage personnel, create reports, display dynamic views, and monitor system activity using a desktop computer, web client or the C-CURE Go mobile app.

"The flexibility that C-CURE 9000 offers allowed us to create a truly unique security solution for New Ludgate," said James Crouch, Director of Universal Security Systems. "One of C-CURE 9000's most powerful capabilities is that you can simultaneously monitor alarms from several different devices, systems and buildings in a single user interface. That was vital to the success of the entire project."

The choice of C-CURE 9000 Enterprise provides New Ludgate with an advanced distributed architecture that can be scaled according to needs and growth. C-CURE 9000 also gives New Ludgate the option of implementing visitor management with a visitor management web portal, and offers conditional access and dynamic area management for areas requiring supervised entry and occupancy.

Using C-CURE 9000 to manage and access data from all of the different systems provides the option for advanced reporting, which can be used to understand events and patterns, and overall business intelligence as well.

The completed project at New Ludgate delivered a fully scalable, integrated security system including video, access control, intercom and lift services. The C-CURE 9000 solution enables Land Securities to manage and let out the site to many different tenants, whilst simultaneously ensuring the overall safety and security for the site. Because the security system was built on a virtual local area network, it is a scalable solution that enables future expansion.



The choice of C-CURE 9000 Enterprise provides New Ludgate with an advanced distributed architecture that can be scaled according to needs and growth, along with advanced reporting functions.

Mark Ponzini, Senior Project Engineer at Land Securities said: "One of the things that impresses me the most about our C-CURE 9000 solution is that it works so well with other systems and devices from different manufacturers. Going forward, we also have the option of remotely managing other systems and devices in other geographical locations from the same C-CURE 9000 work station used for New Ludgate. That kind of flexibility is phenomenal."

The Customer – Land Securities

Land Securities is the UK's largest listed commercial real estate company. Our £14.5 billion portfolio totals 23.6 million sq ft and includes some of London's most desirable office buildings and the UK's most successful shopping and leisure destinations.

In London, we own and manage a portfolio totalling more than £8.2 billion. Our relentless customer focus delivers vibrant working environments, both in our developments and through thoughtful asset management, which resonate strongly with businesses looking to attract and retain top talent. In the City, our 1.7 million sq ft of real estate includes the awardwinning New Ludgate scheme, and the landmark 20 Fenchurch Street. In the West End, our expertise in placemaking and public realm has seen the transformation of Victoria, SW1 into a vibrant destination that is attracting global businesses and visitors alike.

In Retail, our commitment to creating an outstanding consumer experience, combined with the strength and resilience of our 17.5 million sq ft of assets, means we provide the space where consumers want to shop and retailers want to be, both now and in the future. Our focus on collaborating with our retailers and anticipating consumer needs not only delivers an unrivalled experience for our customers, but our footfall and sales figures consistently outperform the industry benchmarks.

Whether in offices or retail, sustainability is key to everything we do. For us, being a sustainable business means ensuring Land Securities remains healthy and successful for years to come. To achieve this we need the support of our customers, communities and partners.

That's why we lead the way on sustainability in the UK listed real state sector by focusing on three key areas: creating jobs and opportunities through our awardwinning Community Employment Strategy, which has put 779 disadvantaged people into employment since 2011; efficient use of natural resources; and sustainable design and innovation.

Land Securities delivers value for our shareholders, great space for our customers and positive change for our communities.

The Integrator – Universal Security Systems

Universal Security Systems Ltd specialises as a security systems integrator in the design, installation and support of technology based security solutions. Clients are primarily medium and larger sized organisations of many kinds, who require protection for major, prestigious and/or multi-site property estates. Universal Security Systems Limited was founded 25 years ago by current Directors Paul Mangham and James Crouch who remain very much hands-on with the company, but have appointed a qualified 'top of their profession' dedicated managerial team who run the company on a day-to-day basis. The directors and managers meet at least once a month to ensure that small to long term plans are being met and that all of our customers' needs are being serviced.

The Solutions Provider – Tyco Security Products

Tyco Security Products is now part of Johnson Controls, a global diversified technology and multi industrial leader serving a wide range of customers in more than 150 countries. With its world-leading premium access control, video, location-based tracking and intrusion solutions, Tyco Security Products employs over 2,800 employees globally, including research and development, marketing, manufacturing, sales, service and logistics teams in the Americas, Europe, the Middle East, Africa, and Asia Pacific. Our products, built by developers from all product disciplines, consistently allow customers to see more, do more, and save more across multiple industries and segments including healthcare, government, transportation, finance, retail, commercial and residential. Worldwide, Tyco Security Products helps protect 42% of Fortune 500 companies, transportation systems on five continents, 37% of the world's top 100 retailers, over two million commercial enterprises, thousands of students in more than 900 educational facilities, and over five million private residences.

About Johnson Controls

At Johnson Controls, we transform the environments where people live, work, learn and play. From optimizing building performance to improving safety and enhancing comfort, we drive the outcomes that matter most. We deliver our promise in industries such as healthcare, education, data centers, and manufacturing. With a global team of 105,000 experts in more than 150 countries and over 130 years of innovation experience, we are the power behind our customers' mission. Our leading portfolio of building technology and solutions includes some of the most trusted names in the industry, such as Tyco®, YORK®, Metasys®, Ruskin®, Titus®, Frick®, PENN®, Sabroe®, Simplex® and Grinnell®.

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