

Centre Point – Security Approach

Supplementary Paper 17th April 2013

1. Deciding the Appropriate Level of Security

The level and type of security will vary depending on the risk level, the management team's propensity for the response to risk and in the case of Centre Point, the need to be seen to have a secure and safe building which is occupied by residents some of which could be high profile.

When considering the risks for Centre Point it is worth addressing the various general risk types, the consequences and the mitigation options that may exist.

- Risks to people - occupants, visitors and public
- Risks to property – damage or operability
- Risks to business – commercial, reputation and brand

Also to be considered is the level of risk for each. This will be driven largely by:

- The profile of the building
 - image, the tenants and its status
- The location of the building
 - London and the West End specifically
- Its proximity / relationship to other buildings or operations

The principal external risks can be seen as:

- Risks from acts of terrorism
 - could be explosive device, fire, personal attack and a lot more
- Risks from protests
 - Occupancy, civil unrest, un-authorised banners, PR stunts etc.
- Criminal Risks
 - Fire, personal attacks, robbery etc.

There are a myriad of more general risks that have to be considered when dealing with the public such as general incidents, accidents and minor hazards.

The vast majority of tall buildings do not offer public access, furthermore there are only a very few examples globally of residential towers with publicly accessible spaces. Those that do, have discrete entrances and dedicated lifts to separate visitors and residents.

A Viewing Gallery within Centre Point would not only invite public access but would operate this via a shared lobby used by both residents as well as members of the public. (There would be screening

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but given the listed nature and geometry of the ground and mezzanine levels, this would not provide full acoustic or visual separation without compromising the listed elements).

It is understood that from a marketing perspective, without a robust security plan there would be perception issues for would-be resident purchasers regarding the safety and security of living in a tall building with public access within a shared ground floor.

Key comparators to Centre Point would be cited as:

- The View from the Shard
- Tower 42
- 30 St Mary Axe
- The proposed public Skygarden at 20 Fenchurch Street

All the buildings listed above operated airport 'style' security. It is understood that currently, the Heron Tower which operates two restaurants on the top floors (Sushi Samba and the Duck and Waffle) do not, but diners must pre-book and there is a dedicated entrance and lifts separating restaurant guests from office workers. Furthermore the Heron Tower is a commercial office development and not a residential building.

2. Airport Style Security

The term airport style security is in effect a general term based around the fact that there would be some level of screening processes using equipment similar to that found at an airport. This addresses concerns of perception however in practice the threat types and risk mitigation responses would be of a lower level.

At an airport security has been developed firstly in response to hi-jacking in the 1970s and since then in response to remotely detonated explosive devices and latterly in response to suicide bombers. The variety and methods of generating small explosive devices has become more sophisticated and as a result the security response has become ever more stringent to include liquids and any articles that could be constructed into a device that could pose a threat,

This has meant airports would have added equipment to deal with chemicals and concealment – a full body scan is the norm.

Few, if any, buildings restrict the carrying of liquids into the premises. In practical terms the impact of a liquid based explosive devices has a much higher consequence in cabin at 35,000 feet than in a building and thus it is considered to be un-necessary to check for this type of threat. A similar approach to small items such as nail files, scissors and the like is taken.

Clearly this level of security for Centre Point or indeed any other building would be not only too onerous but slow down access and increase costs substantially.

Building security is much more concerned with knives, firearms and explosive packages.

For tall buildings therefore, where there is public access, the standard practice is archway metal detection and basic x-ray baggage scanners with perhaps the addition of pat-down or hand-held metal detectors. In addition the numbers of staff per lane is much higher at an airport than in a building.

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This is very much the approach taken at Centre Point, it looks like airport style security and is referred to as such but the type of checks, the level of checks and the focus is very different.

3. Planning

The facilities for security at Centre Point take into consideration:-

- The perception of risk for residents
- The availability of space and practical issues for the required throughput for visitors
- Actual security risk – taking into account factors including:
 - The shared lobby
 - Its central London location – its proximity to the new Crossrail station makes this a sensitive location in security terms
 - Public access and ultimately:
 - The threat level as advised by the home office

The security checking level may be varied to suit the local and national threat level and risk type as advised by the Home Office. The current status for the UK is 'severe' meaning that terrorist attacks are a strong possibility.

Security screening for entry into Centre Point is a key requirement given the UK security situation. It is also of high importance in terms of the ability to sell the idea of shared use of the building to prospective residents.

So as is common in other high rise buildings such as Tower 42, 30 St Mary Axe and recently opened The View from the Shard, the security process is modelled on 'airport' style screening.

The screening process would comprise of X-ray scanning for bags, large coats and trays of personal effects together with an archway metal detector through which all visitors would need to pass.

The assumptions for security screening whilst generally based on airport systems are adjusted to offset the fact that visitors to buildings are different than airline passengers as they don't tend to have as much, or as large hand baggage; thus reducing screening time.

In addition, adjustment is made for the difference in relations to personal search and screening for small objects such as scissors, nail files knitting needles and the like - the consequence and threat from these objects is much more significant in an aircraft than a building so therefore checking regimens are reduced and capacity increased (as compared to an airport with similar staff levels per lane).

People throughput for security in a building will be higher as a result of:

- different levels and types of screening processes - liquids, small objects and the like are less of a priority for detection than at an airport
- the sensitivity of checking regime - building security will be less interested in nail files and scissors than an airport and thus the metal detectors may well be set to pick up only larger objects and any alarm activation of the archway metal detector would trigger the guest to check pockets etc. and re-pass rather than have a full manual pat-down you might expect at an airport (a longer process)

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- the variation in the personal effects or baggage being carried – airline passengers tend to carry larger bags which are more tightly packed than a visitor to a building who may have a business style case/ laptop at the most

However it has been assumed that all visitors will be checked with 'airport style' security systems and will be carrying bags, coats, laptops and the usual personal effects - keys, phones etc.

Finally the planning takes account of the expected visitor profile and the level of items and bags that would require checking.

4. Summary

The summary of the above is:

- Centre Point will be a residential building and will have different security requirements to any similar building in London as it would be the only residential building with public access
 - Indeed it would be the only building in any use with publicly accessible spaces and no separation between uses
- Airport style security is just that – style. The security regime is actually adjusted and is not identical to airports and is specific to the building, the location and other users of the building
- The measures that would need to be in place would need to take account of:-
 - The small physical space
 - The lack of physical separation in the design to residential access
 - The need to allow a certain flow of visitors through and avoid queues
- In the future threat levels could change and appropriate responses would be required so the base installation of scanners and detectors is a 'must have'.

In conclusion then we would consider airport style security as a pre-requisite to public entry to Centre Point given the constraints of the building.