Construction Sites - Security

This Loss Prevention Standard provides guidance on securing construction sites, to help reduce the potential for theft and associated damage.

Version: 1.0
Date: 26th August 2026

Construction Sites - Security

Introduction

The dynamic nature of construction projects, together with the valuable equipment and materials present, can make construction sites attractive targets for theft and unauthorised entry.

Effective site security can help:

- Prevent unauthorised access.
- Deter theft of materials, tools, plant and equipment.
- Protect the project programme.
- Reduce the potential for arson and malicious damage.
- Reduce the risk of injury to employees, contractors and members of the public.

Security arrangements should be commensurate with the site's size, location, project value, occupancy profile and identified risks, and should be monitored and reviewed regularly, and following any changes to the risk profile, to ensure they remain adequate.

Understanding the Risks

The following should be considered:

- **Tools, Plant, Portable Equipment and Fuel.** These items are frequently targeted due to their value and can result in project delays, increased costs and reduced productivity.
- **High-value Materials, Batteries and Components.** Items such as copper, cabling, switchgear, lithium-ion batteries and completed installations are attractive targets, particularly during the later stages of a project.
- **Arson, Vandalism and Malicious Damage.** Unauthorised access can increase the likelihood of deliberate fire-setting and damage to structures, plant, equipment or completed works, resulting in disruption and repair costs.
- **Unauthorised Occupation and Trespass.** Sites are typically more vulnerable during evenings, weekends and holiday periods when occupancy levels are reduced, increasing security, safety and liability concerns.
- **Supply chain and Deliveries.** Poor control of deliveries, collections and supplier access can create opportunities for theft and unauthorised entry.
- **Off-site Storage.** Similar considerations should be applied to off-site and supplier storage.

Managing the Risks

Security Risk Assessment

A documented security risk assessment should be completed before site enabling works commence. Consider:

- The site location, surrounding environment, and any known local crime trends.
- Project value, duration and occupancy arrangements.
- Access and egress routes and site boundaries.
- Areas hidden from public view and sections adjacent to vacant land, railways, waterways or public footpaths.
- Storage locations.
- Hours of occupation.
- Existing security infrastructure.
- Security response arrangements.

Site Boundary Protection

Site boundaries should provide a clear and robust deterrent to unauthorised entry.

- Perimeter hoarding should be a minimum of 2.4 m in height and preferably constructed from fixed palisade panels or traditional timber hoarding.
  - ✓ Temporary metal mesh fencing, e.g., Heras style, should be avoided wherever possible as a primary security measure.
- Install controlled vehicle and pedestrian access points.
- Ensure gates and openings are locked when not in immediate use.
- Regularly inspect fencing, gates and hoardings and repair promptly where required.
- Remove any climbing aids adjacent to perimeter boundaries.
- Display security signage to provide an additional deterrent.

Access Control

Access to the site should be via controlled entry and exit points and procedures in place to verify, record and manage visitors, contractors and deliveries, etc. Consider:

- Workforce identification systems and turnstile access controls.
- Visitor management procedures.
- Sign-in and sign-out arrangements.
- Controlled key management.
- Contractor verification processes.
- Management of deliveries and collections.
- Restriction of access to critical areas.

Physical Security Measures

Physical security measures should include:

- Inner security storage compounds.
- Anti-theft containers.
- Locked site offices and welfare accommodation.
- Immobilisation of mobile plant when unattended.
- Removal of ignition keys from unattended plant and vehicles.
- Security marking and tracking of plant and equipment.
- Secure fuel storage arrangements.
- Enhanced protection for theft attractive materials and equipment.

Electronic Security Systems

Electronic security system considerations include:

- Intruder alarm systems to key buildings.
- Video Surveillance Systems (VSS) covering access points and high-risk areas.
- Secure retention of VSS recordings.
- Remote monitoring arrangements and a local response strategy.
- Automatic alert notifications to nominated personnel.
- Security lighting integrated with detection systems where appropriate.
- Standalone protection for remote compounds and storage areas.
- Backup power supplies for critical security systems.
- Routine inspection, testing and maintenance requirements.

Refer to the Aviva Loss Prevention Standard **Video Surveillance Systems - Introduction** for further guidance.

Arson Prevention

Deliberate fire starting remains a significant exposure on construction sites. Security arrangements should support fire prevention objectives by:

- Limiting unauthorised access.
- Securing combustible materials and waste storage areas.
- Securing temporary buildings.
- Maintaining perimeter integrity.
- Monitoring vulnerable locations outside working hours.

Refer to the Aviva Loss Prevention Standard **Arson Prevention** for further guidance.

Materials and Plant Security

- Theft attractive items should be securely stored when not in use, and plant should be immobilised or otherwise secured when unattended.
- Storage arrangements should minimise attractiveness to thieves and reduce potential project disruption.
- Other considerations include:
  - ✓ Just-in-time delivery strategies.
  - ✓ Segregated storage compounds.
  - ✓ Inventory control procedures.
  - ✓ Additional security for theft attractive copper, cable, M&E components, etc.
  - ✓ Secured battery storage areas.
  - ✓ Protection of fuel supplies.
  - ✓ Asset tracking for mobile plant.

Refer to the Aviva Loss Prevention Standard **Mobile Plant Theft from Construction Sites** and **Construction Sites - Tool Theft** for further guidance.

Site Monitoring and Inspection

Monitoring and inspection arrangements should include:

- Daily inspections, e.g., perimeters, storage locations, electronic security, etc.
- End of shift security checks.
- Management audits.
- Security incident investigations.
- Monitoring of alarm and camera activations.
- Review of access control records and records of unauthorised access attempts.

Manned Guarding
Depending on the size of the site or the type and stage of construction, manned security may be warranted, either on a 24/7 basis or outside normal of site hours.

- Outside of working hours manned security should incorporate security patrols with designated routes with a means of tracking and proof of presence reporting.
- Temporary manned guarding should also be considered for holidays, etc.
- Ensure professional, accredited and licensed security companies are selected.
  - ✓ Specific territory guidance is provided in the Standard, Sources, and Useful Links at the rear of this document.

Emergency and Incident Response
Emergency and incident response procedures should be established and communicated to relevant personnel, including:

- Intruder detection and camera activations.
- Security breaches and theft incidents.
- Vandalism.
- Arson and fire events.

Personnel should understand their responsibilities and the reporting requirements. Regular testing of the procedures should be conducted to identify potential deficiencies.

Key Considerations

- Security should be considered during the project planning phase and implemented prior to works commencing.
- A layered security approach is more effective than relying on a single control, with multiple measures working together to provide stronger protection.
- Effective control of site access, and unauthorised access attempts, can reduce opportunities for theft, vandalism, malicious damage and deliberate fire starting.
- Review arrangements to ensure they remain suitable as the project develops and following any security related incidents.
- Changes to site boundaries, occupancy levels, work activities and material storage arrangements may alter the site's security requirements.
- Projects presenting a higher security risk due to their location, value, profile or construction methodology may require enhanced security protection.

Contact Information

Canada

Please visit Aviva Risk Management Solutions | Aviva Canada or email us at arms.canada@aviva.com

Ireland

Please visit Insurance Risk Management | Business Risk Management Insurance - Aviva Ireland or Email us at armsireland@aviva.com

United Kingdom

Please visit Aviva Risk Management Solutions or email us at riskadvice@aviva.com. To speak to one of our advisors, call 0345 366 6666.*

*The cost of calls to 03 prefixed numbers are charged at national call rates (charges may vary dependent on your network provider) and are usually included in inclusive minute plans from landlines and mobiles. For our joint protection telephone calls may be recorded and/or monitored.

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Canada

For more information please visit: Our Specialist Partner Network | Aviva Canada

Ireland

- Electronic Security Systems - Action24 Security & Monitoring Services - Aviva Ireland

For more information please visit: Insurance Risk Management | Business Risk Management Insurance - Aviva Ireland

United Kingdom

- Site Security - **Orbis Protect**
- Vacant Site Security - VPS
- Security Marking - **Selectamark**
- Electronic Security - **SECOM**
- Vacant Property Security - **Vigilance**

For more information please visit: Aviva Risk Management Solutions – Specialist Partners

Canada

- Security personnel should hold a valid security guard licence issued by the applicable provincial regulatory authority.

Ireland

- Security personnel should hold a valid licence issued by the Private Security Authority (PSA).

United Kingdom

- Security guarding companies should be:
  - ✓ SIA (Security Industry Authority) approved contractors or;
  - ✓ NSI (National Security Inspectorate) Gold/Silver approved contractors.

Additional Information

Loss Prevention Standards

These documents set out best practice recommendations to help reduce the likelihood and impact of losses.

Relevant Aviva Loss Prevention Standards include:

- **Construction Sites - Tool Theft**
- **Delivering Successful Construction Projects**
- **Temporary Works - Introduction**
- **Mobile Plant Theft from Construction Sites**

Please visit Loss Prevention Standards to view the full library.

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Please visit Aviva Risk Training Solutions for further guidance.

26th August 2026

Version 1.0

ARMSGI4872026

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