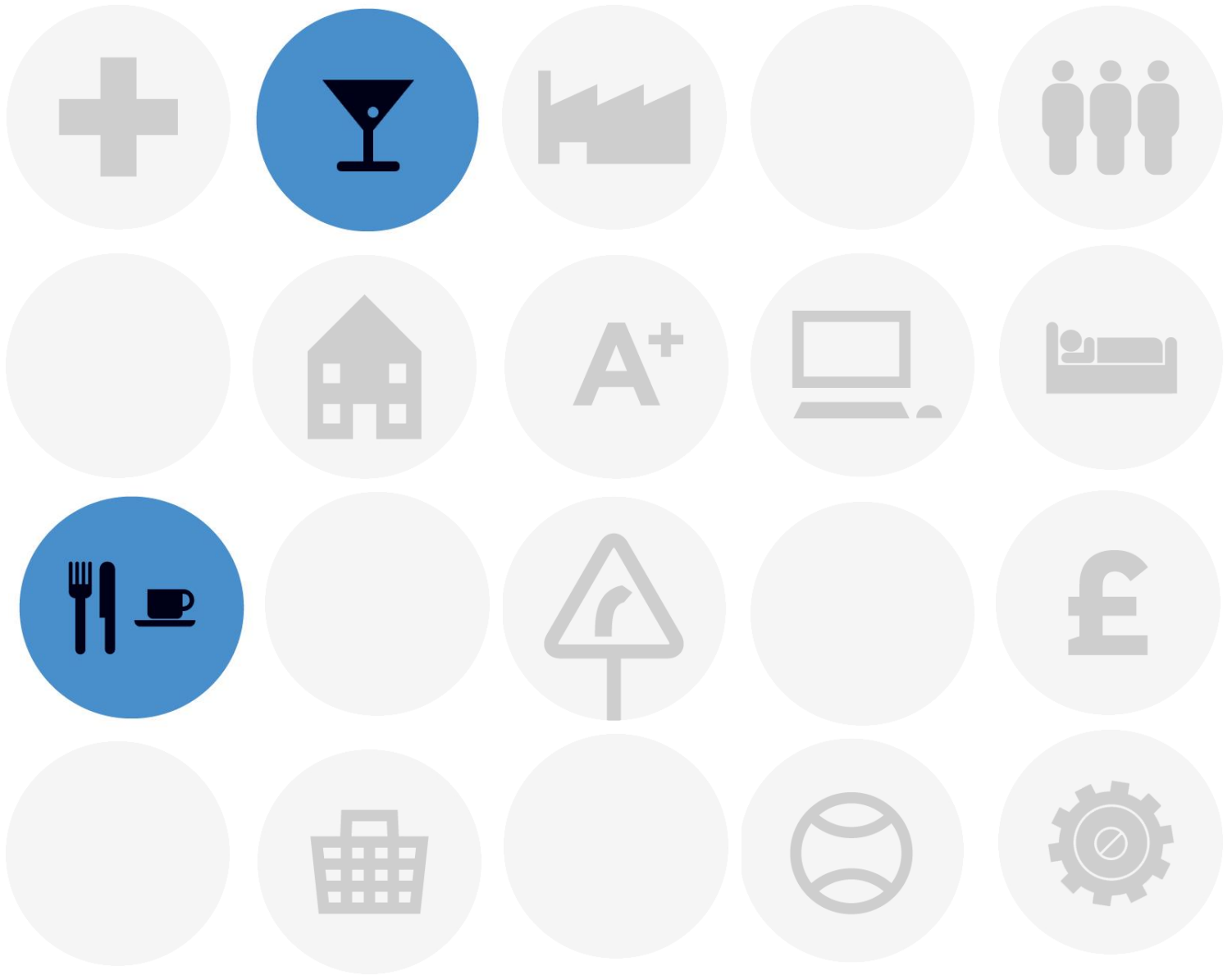




CRIME IMPACT STATEMENT

Change of use to restaurant and bar

853 Ashton Old Road, Manchester

FOR: **Tinapa Restaurant**

VERSION A: **23.09.20**

2007/1589/CIS/01

Greater Manchester Police

design**for**security

EXECUTIVE SUMMARY

Development supported

The development offers an attraction to the neighbourhood, one that offers food and is modest in size, and is welcomed. Colleagues in the Licensing Unit have no issues with the development

There are no significant issues to address from a crime prevention perspective but, to improve the overall security of the premises, a number of recommendations are included, the main ones are summarised as follows:

- additional locks should be fitted to retained doors where appropriate and or doors replaced with those having a suitable security rating;
- security grilles should be fitted to vulnerable windows;
- access controls should be installed to prevent entry to the staff only areas;
- staff should be provided with a secure place in which to store personal belongings whilst working;
- an operating policy should be developed and submitted for approval which includes, *inter alia*, details how the premises will be opened and secured at the beginning and end of the day, and an area set aside for smoking and how that will be managed;
- CCTV cameras should continue to monitor activity on Ashton Old Road and in the rear yard; and,
- door staff should be employed on the busier and weekend evenings.

At the planning application stage, Greater Manchester Police will support the application. Given the application is for a change of use with no alterations to the building, a Secured by Design condition is not appropriate, instead we are likely to recommend a condition requiring the development to be managed in accordance with the recommendations set out within this report.



Adrian Murphy MRTPI

Consultant

e: adrian.murphy@designforsecurity.org

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Appendix

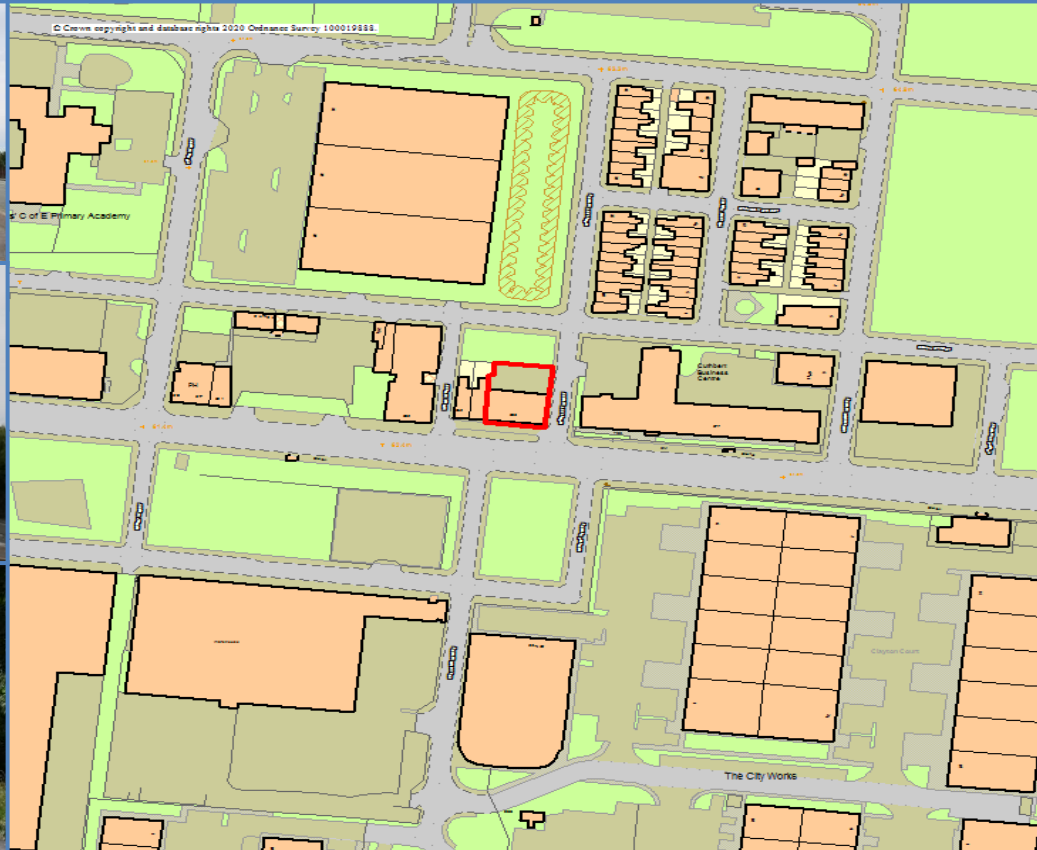
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1 Visual Audit

The development site, number 853 Ashton Old Road, and its surroundings are shown on the plan and photographs below. Number 853, edged in red on the plan, is located on the north side of Ashton Old Road, at the junction with Bartlett Street, in Openshaw, about two and a half miles east of Manchester City Centre. The two-storey, plus basement, premises forms the eastern half of a terrace of three commercial premises, the other two being occupied by a private hire taxi business and a lighting wholesaler. Number 853 is currently used as a restaurant and bar. It has a shuttered customer entrance door on the Ashton Old Road elevation and a narrow service road between the building and the footpath/highway. There are three, large, ground level windows to the left of the entrance and six further windows on the upper floor. The gable elevation to Bartlett Street has only a single window at first floor level. The rear elevation faces a service yard that is secured with a combination of steel railed gates, high brick wall, and concrete post and panel fencing topped with razor wire. On the ground floor of the rear elevation there appear to be two doors secured with steel roller shutters and a means of escape door with external staircase stair at first floor level. The first floor also has five opening windows, at least two of which appear to be accessible via the escape stair or via the boundary wall and wall mounted, air conditioning units. CCTV cameras have been installed to monitor activity within the yard, on the escape stair, and at the front of the building particularly then customer entrance. A wall-mounted lamp has been installed to illuminate the service and an intruder alarm has been fitted to the building. The area surrounding the site has a mix of commercial and residential uses, including the Cuthbert Business Centre east of the site and terraced housing on Bartlett Street to the north-east. Ashton Old Road is heavily trafficked through the day, less so at and night. There is a pedestrian crossing immediately in front of the premises, and bus stops a short distance to the east and west with regular services to and from the city centre.



The terrace of commercial properties, which includes 853 Ashton Old Road



A view inside the rear yard of the site



The Ashton Old Road façade of No. 853



The side and rear elevation of No. 853



Public amenity space to the rear of the site



The nearest housing to the site on Bartlett Street

There have been 261 reported crimes reported in the neighbourhood around the site in the past 12 months. This volume of crime is not particularly high when compared to other inner city areas of Manchester. The most commonly recorded crimes, 52% of the total, involve the use, or threat of violence. Theft is the next most commonly recorded (12%), followed by vehicle-related crime and criminal damage (both 11% of the total). Given the dominance of commercial premises in the neighbourhood, burglary of commercial premises is more common than domestic burglary. When considering the local environment and the principal crime groups that affect food and beverage premises, the principal risk areas associated with this development are likely to be: theft of customer and staff belongings within the premises; the security of the building, particularly the location and security qualities of entry and service doors and windows; crimes where customer or staff vehicles are targeted; and, the safety of customers coming and going from the premises at night when street crime (robbery and violent crime) are most common.

2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st July 2018 and 30th June 2019.

2.1 Crime Summary

Recorded Crime within 500m of Site									
Domestic Burglary	Non-Domestic Burglary	Criminal Damage	Less Serious Wounding	Theft	Robbery	Serious Wounding	Theft from Motor Vehicle	Theft of Motor Vehicle	Bicycle Theft
8	11	31	105	31	6	<5	11	<5	<5

- 2.1.1 The volume of crime reported in the vicinity of the development site has been low when compared with the Manchester average, with less serious wounding theft and vehicle crime being the most common offences recorded.
- 2.1.2 Incidents of less serious wounding (assaults and threatening behaviour), mainly of a domestic nature, have taken place throughout the neighbourhood area, with a hotspot of offences taking place to the east of the site, along Victoria Street.
- 2.1.3 Theft is less common. South Street and Parkhouse Street, to the north of the north of the site, are hotspots for theft. Offenders have targeted mostly business premises - mobile phones and handbags have been stolen, as well as stock, including building products, from vans and trucks as it is being delivered.
- 2.1.4 Vehicle related crimes have mostly taken place around Manchester College, along Parkhouse Street. Offenders have targeted glazing in vehicles, smashing windows in order to gain entry and cause damage. Offenders have also used tools in order to remove vehicle tyres and registration plates. Offenders have also used sharp implements in order to damage tyres and used solvents, damaging paint work.
- 2.1.5 In the period analysed there were ten crimes recorded at 853 Ashton Old Road, a mix of theft, assault and vehicle related.

2.1 Modus Operandi used by offenders in committing burglary and theft at licensed premises in Manchester & measures to reduce risk

2.1.1 Offenders posing as legitimate customers gaining access to staff only areas in order to steal property

To minimise the risk of offenders gaining access to staff only areas:

- access control systems should be considered to secure sensitive areas of the premises – e.g. staff rest rooms, management office and store rooms;
- staff should be required to wear an appropriate form of clearly visible ID and/or a company uniform;
- all doors separating public areas, from staff only areas should be monitored by CCTV; and,
- small lockers should be provided for staff to secure their personal effects within a secure staff room.

2.1.2 Doors have been forced open with bodily pressure and tools

To minimise the risk of offenders forcing doors:

- where possible external doors should be certified to PAS 24 or LPS 1175sr2 security standard or doors to have a solid core and fitted with British Standard marked locks;
- all external doors should be illuminated with dusk-to-dawn light. Light suggests a property may be occupied and may deter offenders from targeting a premise. Lighting will also support CCTV systems and highlight the actions of an offender, increasing the chance of a crime being witnessed; and,

- CCTV should be installed to record activity within and around exterior of the premises, particularly the entrance and escape doors.

2.1.3 Glazing in windows and doors has been smashed

To minimise the risk of breaking and entering via windows or to reduce the risk of criminal damage to glazing:

- glazing to doors and windows should include laminate glass, which is extremely difficult to break and penetrate sufficiently to reach in and unlock doors or windows or to create a hole large enough to climb through; and,
- Window frames should be certified to the PAS 24 standard, fitted with key operated locks and opening restrictors, and shutters fixed to protect vulnerable areas of glazing.

2.1.4 Theft of personal property e.g. from the table tops, or from bags hung on chairs or stored under tables

To minimise the risk of personal property theft:

- provide Chelsea clips or hooks under tables to allow customers to secure bags; and,
- use rounded backed chairs, which make it difficult on which to hang bags or jackets.



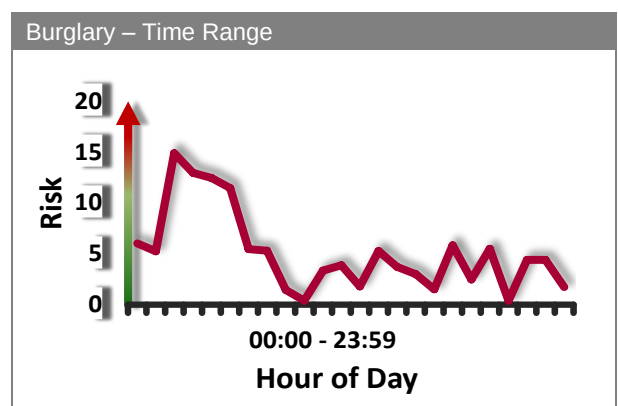
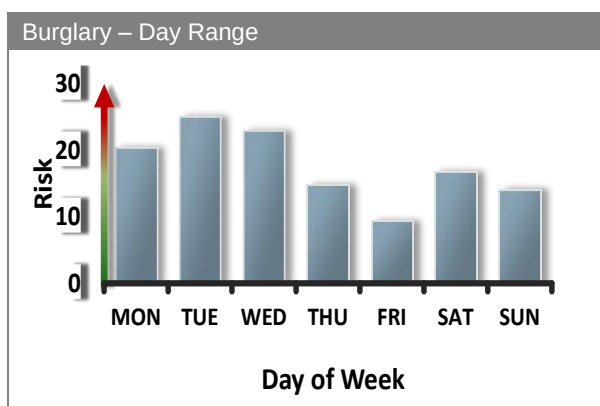
2.2 Risk Factors

2.2.1 The typical security risks for a development of this nature are:

- Burglary
- Robbery
- Theft of stock, and of staff and customer belongings
- Criminal damage
- Violent attacks on staff or violence between customers
- Damage to property, particularly the shopfront glazing and fixtures and fittings in the toilets.

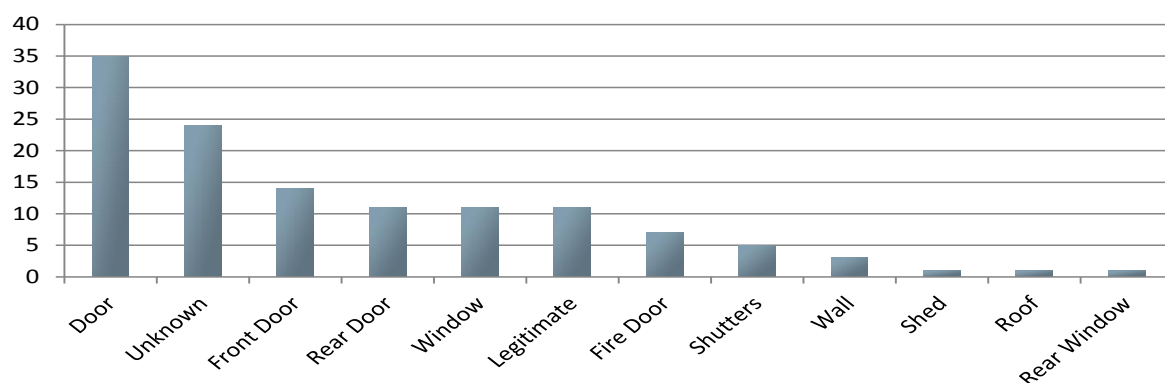
2.3 Burglary at licenced premises: risk analysis

The data below relates to burglary at licensed premises in Manchester.



2.3.1 **Day/Time Range:** The risk of burglary at licenced premises in Manchester is greatest in the early hours of the morning (02.00 – 06.00) on Monday, Tuesday and Wednesday.

Burglary – Point of Entry

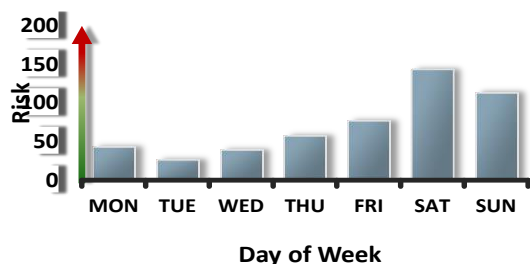


- 2.3.2 **Point of Entry:** The most common means of breaking and entering is by forcing doors. Windows have also been forced open, and glazing within windows and glazed panels within doors has been smashed in order to gain entry. Offenders have also posed as customers before targeting unsecured doors to restricted staff-only areas, where stock and staff property has been taken.

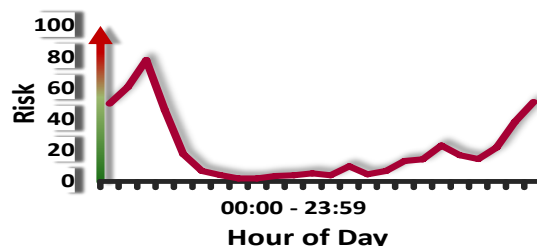
2.4 Theft at licenced premises: risk analysis

The data below relates to theft at licensed premises in Manchester.

Theft – Day Range



Theft – Time Range

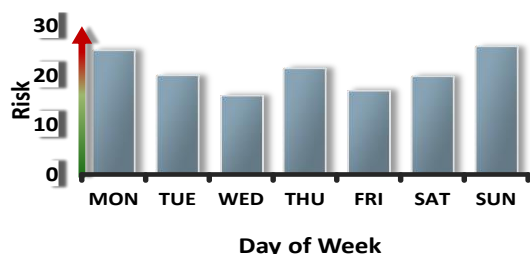


- 2.4.1 **Day/Time Range:** The risk of theft is greatest at the weekend and in the late evening into the early hours of the morning. The increase risk reflects the times when licensed premises are at their busiest and opportunities to commit theft are greater. Handbags, purses/wallets, cash and phones belonging to customers are the most routinely stolen items - usually stolen from table tops, from bags hung on chairs/stored under tables or via pickpocketing and distraction methods. Theft of property belonging to staff is also common, with offenders posing as legitimate customers to gain access to restricted areas.

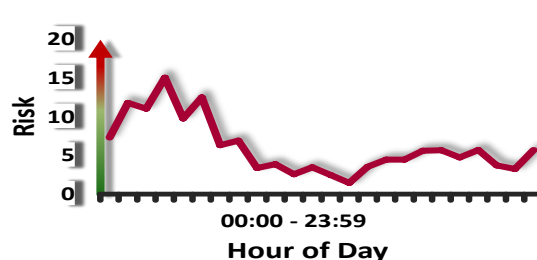
2.5 Burglary at restaurants & cafés: risk analysis

The data below relates to burglary at restaurants and cafes in Manchester.

Burglary – Day Range

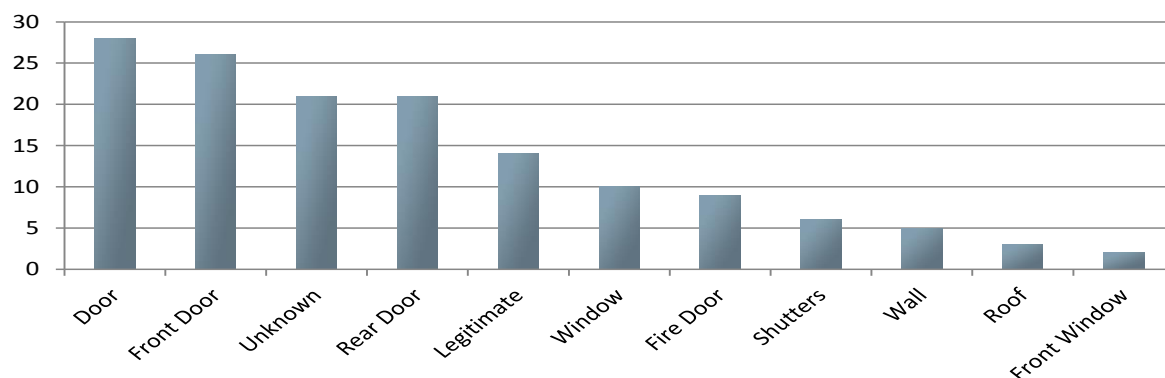


Burglary – Time Range



- 2.5.1 **Day/ Time Range:** The risk of burglary fluctuates throughout the week, peaking on Monday, Thursday and Sunday. The risk is greatest during the early hours of the morning when premises are closed and staff have left the premises secure.

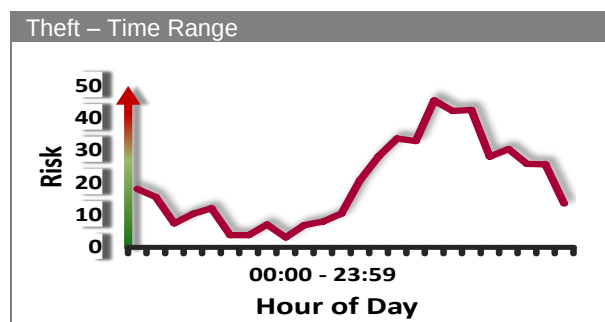
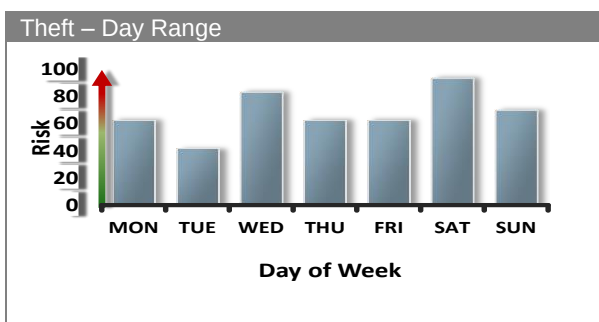
Burglary – Point of Entry



- 2.5.2 **Point of Entry:** In the majority of cases where entry points are known, offenders have gained entry through a door. Doors have been forced open or glazing within doors/windows has been smashed as a means to gain entry. Offenders have also posed as legitimate customers before targeting unsecured doors to restricted areas when premises are open to the public.

2.6 Theft at restaurants & cafés: risk analysis

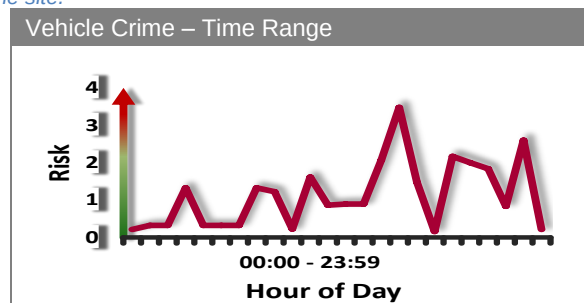
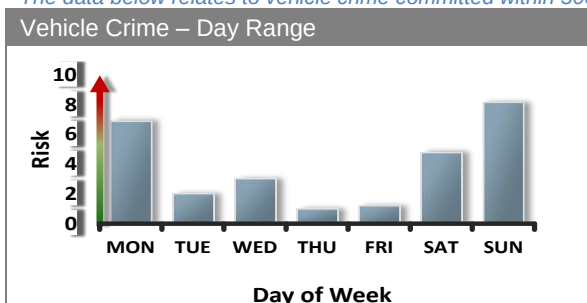
The data below relates to thefts at restaurants and cafes in Manchester.



- 2.6.1 **Day and Time Range:** Theft at Manchester's restaurants and cafes tends to occur more frequently over the weekend and during the late afternoon and evening. Most premises are at their busiest over the weekend and are usually open for longer hours. As a rule, the busier the premises, the less attention customers are paying to their belongings, sometimes associated with the volume of alcohol consumed, the more likely thieves will operate, and will do so unnoticed. Handbags, purses/wallets and mobile phones belonging to customers are the most routinely stolen items. Offenders have also targeted I.T equipment within premises, particularly tablets and laptops, as well as alcohol from storage rooms.

2.7 Vehicle Crime: Risk Analysis

The data below relates to vehicle crime committed within 500m of the site.



- 2.7.1 **Day/Time Range:** The risk of vehicle crime in this neighbourhood is quite low. Risk increases on a Monday and Sunday, and during the afternoon and into the evening.

3 Development Appraisal

3.1 The proposed development

- 3.1.1 The development involves regularising a change of use of the premises to a restaurant with a bar with a capacity of 110 persons. The premises offer food throughout the day.
- 3.1.2 Current opening hours are:
- Monday - 16.30 to 24.00
 - Tuesday, Wednesday & Thursday - closed
 - Friday and Saturday - 16.30 to 03.00
 - Sunday - 16.30 to 24.00
- 3.1.3 The opening hours allowed by the premises licence are as follows:
- Sunday to Thursday 09.00 - 24.00
 - Friday and Saturday 09.00 – 03.00
- 3.1.4 There are no additional external alterations proposed.

3.2 Features of the development that will promote safety and security

The following proposed features would make a positive contribution to the prevention of crime and fear of crime.

- 3.2.1 The premises are licensed for the sale by retail of alcohol, the provision of regulated entertainment, limited to recorded music; and the provision of late night refreshment.
- 3.2.2 The proposed development is not overly large in size and the nature of the proposal is such that it is unlikely to attract customers who may engage in aggressive or criminal behaviour.
- 3.2.3 There will be a single, customer entrance on Ashton Old Road serving all areas of the premises. A single entrance is easier to manage than multiple entrances.
- 3.2.4 The location of the ground floor bar provides staff with a clear view customers entering and those already seated.
- 3.2.5 Licensed premises that have a food offer tend to have less crime and disorder problems.
- 3.2.6 There is a good amount of seating available, which suggest the majority of the customers would be seated. Venues with large capacities and with low ratio of seating to customers tend to be more difficult to manage and more susceptible to violence.
- 3.2.7 Given the premises location on a major arterial road into the city centre the premises, the proposed opening hours seem reasonable.
- 3.2.8 Door staff will be employed on the weekend evenings.
- 3.2.9 The main entrance door is secured with a security shutter.
- 3.2.10 Some of the rear entrance doors are secured with roller shutters.
- 3.2.11 A designated smoking area at the front of the premises will be designated.
- 3.2.12 A dispersal policy has been drafted.
- 3.2.13 A CCTV system has been installed with cameras located appropriately throughout the premises including monitoring external doors.
- 3.2.14 A monitored intruder alarm, a panic alarm and lighting to the service yard have been installed.
- 3.2.15 Refuse and beer kegs will be stored on the site.
- 3.2.16 The nearest residential properties are some distance away on Bartlett Street to the rear of the site.
- 3.2.17 Frequent bus services pass the site daily with bus stops very close by on Ashton Old Road.
- 3.2.18 There is a private hire office nearby.

3.3 Recommendations to improve the security of the development

- 3.3.1 Consideration should be given to upgrading all external doors to the premises to those which comply with security standard LPS 1175sr 2 or PAS 24.
- 3.3.2 Consider fitting internal window grilles to the ground floor windows and internal or external grilles to the windows on the rear elevation.
- 3.3.3 Stockroom doors should have solid core doors fitted with BS 3621 locks.
- 3.3.4 A management office should be secure and out of the view of customers, in a staff-only area of the building.
- 3.3.5 The management office door should be particularly secure as cash should be housed within the safe in this room, and the CCTV system monitoring and recording equipment also placed here. The door should, ideally, be security certified door, or at least be 44mm solid core with at least one key operated BS 3621 or BS 8621 lock, preferably two locking points.
- 3.3.6 Staff should be able to store their belongings securely within the management office.
- 3.3.7 The management office door should be locked unless occupied.
- 3.3.8 Access into the management office should be under the supervision of the manager.
- 3.3.9 The bar should be secured with an appropriate roller shutter when not in use.
- 3.3.10 The means of escape route from the rear of the premises must be kept clear to ensure that the escape door can open freely and to avoid obstructing pedestrians making their escape.
- 3.3.11 'Chelsea Clips', Grippa™ clips, or simple hooks should be fitted to the underside of chairs, tables or counters to allow customers to secure bags or jackets while keeping it in view/close to their person.
- 3.3.12 An 'operating policy' should be drawn up, which includes:
 - Location and management of the smoking area.
 - A procedure for making the premises secure after customers have left so that counting and securing the takings can be carried out in a secure environment.
 - A procedure for staff leaving and securing the premises so that staff safety is not compromised.
 - Security (door policy; door staff; staff training; CCTV cameras - monitoring and recording facilities, and their locations; intruder alarm; and cash storage/management);
 - Fire safety, including clearing designated escape routes of all obstacles;
 - Noise management; and,
 - Servicing and waste management (in a secure location) arrangements, avoiding the disposal of glass late at night, which might disturb residents at the nearby houses and apartments.

4 Physical Security

The following checklist forms the physical security requirements for this scheme to the support of Design for Security.

4.1 Doors and grilles/shutters

- ☐ New external doors, fitted to the front or rear elevation, (including escape doors), should be certified to the BS PAS 24 or LPS 1175 SR2 standard.
- ☐ Retained external doors should have at least two locking points and security shutters fitted.
- ☐ Grilles and roller shutters should meet the LPS 1175 SR1/2 standard.

4.2 Glazing

- ☐ Any replacement glazing within windows and doors should incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356.

4.3 Access Control

- ☐ Access to staff-only areas should be controlled by fitted key-coded manual or electronic locks to appropriate doors.

4.4 Lighting and CCTV

- ☐ The existing alarm, lighting and CCTV system should be functional and maintained as such for the life of the development.
- ☐ LED, dusk-to-dawn lights, rather than halogen, motion-sensor lighting, is preferred to illuminate the service yard.

4.5 Intruder Alarm

- ☐ The intruder alarm should have contacts on all external doors and shutters, and PIR detectors covering all areas. The system should be actively monitored, with a response facility (be that an alert to the key holder, or to a security patrol team).

4.6 Panic Alarm

- ☐ Unless a portable unit is used, a panic alarm should have buttons fitted under the serving counters and in the management office so that staff can alert other staff members that assistance is required.

5 Management & Maintenance

- ☐ A maintenance plan should be drawn up to address issues such as:
- Graffiti and litter removal from the immediate environment around the premises
 - Repair to the alarm, lighting, signage, access controls and CCTV.

A Contact Register

Date	Contact With	Summary of Contact
04.07.20	Jason Dugdale, Wiplow	Request for Crime Impact Statement
01.08.20		Site visited
23.09.20	Jason Dugdale, Wiplow	Report issued

B Associated Documents

This report is based on the following drawings:

Drawing No.	Drawing Title	Date	Rev
101	Proposed Basement Plan	Feb 17	BR4
102	Proposed Ground Floor Plan	Feb 17	BR4
103	Proposed First Floor Plan	Feb 17	BR4
	Existing Ground, First and Second Floor Plan		

PLEASE NOTE - In the event of any changes to the scheme, it may be necessary for Design for Security to review the recommendations made within this report.

C CIS Version History

Version	Revisions Made	Date
A		23.09.20

D Glossary

Burglary Resistance Standards

BS 7950, 1997

Specification for enhanced security performance of casement and tilt/turn windows.

BS 4873, 2005: Specification for aluminium windows.

BS 7412, 2007: Specification for plastic windows made from PVC-U extruded hollow profiles.

BS 644-1, 2003: Wood windows. Specification for factory assembled windows - various types.

BWF:TWAS: Timber window accreditation scheme.

BS 6510, 2005: Specification for steel windows, sills, window boards & doors.

BS PAS 23-1, 1999

General performance requirements for door assemblies.

A performance standard for door sets, which certifies that a particular door set is fit for purpose. Door products must also have BS PAS 24 certification.

BS PAS 24-1, 2012

General security performance requirements for door assemblies.

An attack test standard for door sets, which certifies that a particular door, frame, lock and hardware set has withstood a series of physical tests. This is the minimum police requirement for Secured by Design dwellings, and is also applicable to French/double doors, and sliding doors.

ENV 1627-30 (Security Ratings WK1 to WK6)

Windows, doors, shutters - Burglar resistance Requirements and classification

The classification system used in ENV 1627-30 is aimed at the commercial market and is based on five elements:

- a) Resistance of glazing
- b) Performance of hardware
- c) Resistance to static loading
- d) Resistance to dynamic loading
- e) Burglary resistance by manual intervention

LPS 1175 (Security Ratings 1 to 6)

Specification for testing and classifying the burglary resistance of building components

This includes doors, shutters, garage doors and grilles typically for commercial premises and higher risk domestic premises and is acceptable to the ABI and the Police. The standard has 6 levels, 6 being the highest, with levels 1 and 2 equivalent in many respects to BS PAS 24 and BS 7950.

STS01 Issue 4: 2012

Enhanced security requirements for doorsets and door assemblies for dwellings to satisfy the requirements of PAS23 and PAS24

As the title suggests this is an equivalent test standard to PAS 24, incorporating PAS 23 (fitness for purpose), published by Warrington Certification.

STS02 Issue 3: 2011

Requirements for burglary resistance of construction products including hinged, pivoted, folding or sliding doorsets, windows, curtain walling, security grilles, garage doors and shutters.

This specifies a broadly similar range of attack tools and times to those specified at the lower levels of LPS1175. However, STS02 does not extend to cover the higher levels of risk addressed within LPS1175 and the attack methods used differ.

EN 356, 2000 (Ratings P1A to P8A)

Glass in building. Security glazing. Testing and classification of resistance against manual attack.

A performance standard for manual attacks on glazing. P2A is comparable to the performance of a 6.8mm laminated glass, and P4A to that of a 9.5mm laminated glass.

Commonly Used Acronyms

CIT

Cash in transit (refers to vehicles, personnel and routines).

CPTED

Crime Prevention Through Environmental Design
(Learn more at www.designforsecurity.org/about/cpted)

CRS

Crime Reduction Specialist. Sometimes known as CPO (Crime Prevention Officer)

INPT

Integrated Neighbourhood Policing Team.

PVB/PolyVinyl Butyral (Glazing interlayer)

A commonly used interlayer used in the production of laminated glass.

LPCB (Loss Prevention Certification Board)

A brand of the BRE Global (Building Research Establishment) family. The LPCB work with insurers, Government, police, designers, manufacturers, contractors and end users to develop methods of assessing performance and reliability of security products to ensure their fitness for purpose.

UKAS (United Kingdom Accreditation Service)

The sole national accreditation body recognised by government to assess, against internationally agreed standards, organisations that provide certification, testing, inspections and calibration services.

Useful Websites

Design for Security

www.designforsecurity.org

Secured by Design

www.securedbydesign.com

RIBA Product Selector

www.ribaproductselector.com

LPCB – Red Book Live

www.redbooklive.com

Crime Reduction (Home Office)

www.crimereduction.homeoffice.gov.uk

DAC (Design Against Crime) Solution Centre

www.designagainstcrime.org

Building for Life

www.buildingforlife.org

CLG (Communities and Local Government)

www.communities.gov.uk