

Secured by Design Statement

Discharge of Planning Condition 5

Makki Masjid
125 Beresford Road
Manchester M13 0TA

for

Makki Masjid Trust

July 2020

CONTENTS

	Page
1.0 Keeping Places of Worship Safe & Secure	1
2.0 Aim & Objective	1
2.0 Form of Construction	2
4.0 Crime Issues & Risk Assessment	2
5.0 Crime Prevention Measures	3

1.0 KEEPING PLACES OF WORSHIP SAFE & SECURE

Everyone, from the applicant, local community, police and the LPA acknowledge the impact a crime against a Place of Worship has, not only on them, but on the whole community.

Crime prevention is a shared responsibility. Whilst the police are working hard to bring criminals to justice and prevent crimes from being committed, the whole community can play a part in making their Place of Worship a safer place to worship.

The majority of burglaries are committed by opportunist thieves. They choose premises that have no obvious signs of security and where they think they will not be seen.

If they have succeeded once, they can be motivated to try again. Research shows there is an increased chance of a repeat burglary at the same premises.

Some 21% of non-residential premises burglaries are targeted again within a matter of weeks.

This is because the criminal knows the layout of the building and is confident, they can access it again.

Often security will only be improved after stolen property has been replaced following a break in.

The typical security issues for a Place of Worship differs from residential or commercial development for many reasons due to the fact that there are no items or equipment of any value kept on either a permanent or temporary basis within the building.

For a Place of Worship, the building interiors are generally elegant in design but are kept simple in nature.

However, there are other issues of crime associated with the development and in particular during the construction stage. These risks include the following:-

- Acts of criminal damage during the construction period;
- Criminal damage of property and cars (during construction and when completed);
- Theft from and theft of worshippers' vehicles.

Now is a good time to determine the risk of crime and identify any security risks. It is in everyone's interest to ensure the security and safety of the Place of Worship.

2.0 AIM & OBJECTIVE

Highlight crime and disorder issues in the vicinity of the development.

Assess the development in terms of its likely effect on crime and disorder in the area.

Identify design solutions based on analysis of the crime issues in the area that will reduce the proposals vulnerability to crime (under three headings):

- Design, Layout and Spatial relationships;
- Management and Maintenance; and
- Target Hardening.

The Secure by Design Statement will help the applicant adapt a development to avoid and/or reduce the adverse effects of crime and disorder.

It will also help to allay public fears about a development that are often brought about by a lack of information and to create goodwill on behalf of the applicant.

3.0 FORM OF CONSTRUCTION

The new building will be constructed of robust materials to withstand attempts at breaking and entering or criminal damage.

Element	Construction	Vulnerability	Value
Upper Roof	Composite Flat/low pitch panel (accessed from within the Mosque only)	Low The roof is accessed from within the Mosque building only	No resale value
Lower Roof	Composite Flat	High Easily accessed from ground floor level	No resale value
Walls	Solid Masonry	Low	No resale value
Windows	Double & Triple Glazed in Aluminium fitted with good and robust locks	Low Damage to glazing is possible	No resale value
External Doors	Double Glazed in Aluminium fitted with good and robust locks	Low Damage to glazing is possible	No resale value
Dome	GRP	Low The Dome is accessed from within the Mosque building only	No resale value
Floors	Solid Concrete	Low	No resale value
Boundary	Masonry & Steel Infill Panels	Low Graffiti Damage	Steel panels have High resale value

If the Vulnerability is “High”, mitigation measures have been incorporated within the building such as CCTV etc to eliminate, minimise or control the risk.

4.0 CRIME ISSUES & RISK ASSESSMENT

Site Specific Risk Assessment

There are two Site Specific Risks associated with this development and these are:-

1. The new building by its association as a Place of Worship (Mosque) can become targeted by minority groups due to many reasons including conflicts in ideology and religion. Mosques have been attacked in other towns and cities within the UK and the attacks vary in scale from minor graffiti and defacing of walls etc to more serious arson and whilst these attacks may have gone un-reported, in recent years the trend has been reversed and many Mosques have been reporting such crimes.

The main crime associated with the use of the Mosque and other buildings associated with the Mosque is “*Racially or religiously aggravated criminal damage to the property*”. This is generally a deliberate, or reckless, destruction or damaging of somebody else's property, where there is a racial or religious motive to the offence.

2. Car crime within the car park which is a “private space” while the building is in use will have to be eliminated and/or minimized by the use of CCTV and controlling the entry exit point.

5.0 CRIME PREVENTION MEASURES

Design, Layout & Spatial Relationship

- The building footprint is very close to the boundary offering natural surveillance.
- The site capable of being secured with appropriate boundary wall, gates and decorative fences and the main car park will be monitored by a CCTV.
- Limited number of access points onto the Mosque site from Beresford Road means that worshippers and visitors can be scrutinised as they enter the site.
- There is an area of defensible space between any of the elevations and the public space in order to deter loitering, nuisance and anti-social behaviour.
- The defensible space is to be built into the scheme along all the boundaries.
- The sides and rear of the building will be clearly defined as private space. In order to prevent unauthorised access, all boundary treatments to private spaces abutting publicly accessible spaces should be to a minimum height of 1.80m.
- All the site boundaries to all elevations will be secure by a decorative boundary wall and railing to 1.80m high.
- As part of the overall design, CCTV will also be an integral part of the development which will be linked and integrated with the existing Makki Centre CCTV system.

Target Hardening

- All glazing (including windows and doors) at ground floor level/easily accessible from ground floor level will be laminated.
- Door sets to front and sides be certified to BS PAS 24 and connected to an intruder alarm.
- Utility cupboards are located externally.
- External Lighting will be provided to all elevations operated by photoelectric cell from dusk to dawn.
- All ground floor and easily accessible upper level windows certificated to BS 7950.
- Ground floor windows will also be connected to an alarm system.

Metal Theft

- Wherever metals are present there is an increased risk of theft and existing security arrangements should be reviewed.
- Making theft more difficult by removing any easy access to building roofs, such as waste bins and tall trees located near to the building.
- Storing ladders in a secure place. This is particularly important when building work involving scaffolding is taking place.
- Maximising surveillance levels, including cutting back tall trees and shrubs.
- Protecting the lower sections of lightning conductor ribbons.
- Lighting scheme at roof level where metal roof coverings are present.
- Security mark metal goods. SmartWater is a security marking product that forensically links thieves to crime scenes and is being successfully used to combat the theft of metals. SmartWater can be used on property that is exposed to the elements and doesn't damage items when it is applied to them.

Security of Buildings

- Clearly defined boundary will help to inform visitors that they are entering private property. This can be achieved by using fencing, walls, gates, landscaping and clear signs.

- Where possible, one entry/exit point to minimise the opportunity for unauthorised access. This should be indicated with clear signage.
- Key members of management and maintenance team of the Place of Worship to be briefed on the security procedures, particularly those who may use the building when the congregation are not present.
- Identify any features that could provide cover for intruders and remove or improve them. Examples include recessed doorways, landscaping and poorly lit areas.
- Ensure that removing vulnerable features such as low walls or down pipes restricts access to the roof.

Doors, Windows and Locks Security

There are a wide range of doors, windows and locks that provide additional security. The choice of protection for doors and windows will depend on a number of issues, including the following:

- The location of the door/window
- The location of the property
- The risk relating to the loss or damage of the property
- The use of additional security products and technology, including CCTV, intruder detection equipment and asset marking systems.

Information on door, window and lock security can be obtained from www.securedbydesign.com for relevant standards and details of Association of Chief Police Officer (ACPO) approved security companies.

Locking Up your Property

Adopt a set procedure for securing the Place of Worship. This should include:

- A routine check that all entrance doors, windows and skylights are locked.
- A final building check before securing the premises to ensure that no one is hidden in the toilets or other rooms.
- Periodic checks on all security fixtures and fittings, such as locks, catches and bolts.

Keeping Keys Safe and Secure

- Ensure there is a system of control for the safe storage and issuing of keys.
- Regularly audit your stock of keys to highlight the exact location of every key and identify any that are missing.
- If keys are missing, change the locks immediately.

Preventing Theft

- Valuable items such as computers or donations boxes should be locked away in secure rooms or put in purpose-built containers when not in use.
- Rooms containing valuable equipment or property should be kept locked and alarmed when not in use.
- Security mark property with an ultraviolet marker or other commercial marking system to identify the owner and deter thieves.
- Ensure that any tools are securely stored away in lockable cabinets.
- If cash kept on the premises, keep it to a minimum and keep it secure in a safe.

Keep it Well lit

- Unlit areas can provide a hiding place for thieves. It is important to install suitable and effective lighting.

- Ensure that there are no shaded areas on the building.
- Lights with a sensor that switch the lights on when movement is detected are very effective. The better systems have a separate sensor to cover vulnerable areas.
- Using low wattage lights that automatically switch on at dusk and remain on until dawn.

Alarms

Choose the correct alarm and ensure there is a nominated person for setting the alarm each day. For an alarm to be fully effective it must:

- Meet the appropriate standards.
- Meet any conditions set by your insurer.
- Be maintained regularly and inspected by a member of the National Security Inspectorate (NSI) or Security Systems and Alarm Inspection Board (SSAIB).

Types of Alarm

When a remote signalling alarm is activated the system automatically informs a monitoring company that can (if appropriate) notify the police.

This type of alarm is the most effective available and is particularly suited for isolated premises or when the system is designed to rely on others to contact the police in the event of a break in.

An audible only alarm activates a bell or siren to deter a burglar and to attract the attention of neighbours or passers by.

CCTV Systems

CCTV systems are an effective and useful tool for preventing and investigating crime. Careful consideration has to be given to the placement and management of any CCTV system.

For the system to be effective you must:

- Clean the camera and recording equipment regularly
- Store all recording equipment and recorded material in a locked cabinet to prevent a thief from removing evidence whilst on the premises
- If using tapes, have one tape clearly identified for each day of the month. Use a tape 12 times a year only before replacing it. Replace tapes annually.
- Store a recorded tape or digital image for 31 days before recording over it.
- Tapes must be changed regularly to ensure you are recording a clear image.
- Ensure the time and date settings are correct. This will avoid confusion about when an incident occurred. It also removes the opportunity for a defendant to challenge the evidence of recordings in court.
- Display signs to warn the public that they are being recorded.
- Face the camera towards the doorway so a clear head and shoulders image of everybody entering and leaving the premises is recorded.
- To avoid recording a silhouette image when cameras are pointing at doorways, a backlight to limit the effects of the sun shining through the doors will be incorporated.

Most non-domestic CCTV systems must be registered with the Information Commissioner's Office (ICO) in order to comply with the GDPR.

In order for the CCTV system to be legal there must be clear signage stating:

- The name of the operator
- The purpose of the system, for example, crime prevention
- A contact telephone number

For more information on the legal requirements for using CCTV, contact the Information Commissioner's Office helpline or visit www.ico.org.uk.

Security Marking

Security marking improves the chances of police reuniting stolen property with its lawful owner if it is stolen and later recovered.

It can also assist in criminal investigations by providing valuable evidence, which may lead to a successful prosecution.

Various methods of security marking are available and include:

- SmartWater
- Labels, plates and stickers
- Postcoding
- Engraving and chemical etching
- Barcodes
- Chemical trace
- Tracking devices
- Identification tags
- Micro-marking
- Online registration databases, such as www.immobilise.com
- Serial number and warranty databases
- Photographic databases

If any of these methods used, it should identify that the item belongs to the property and ensuring that items are marked in a prominent position to deter potential thieves. Check the security markings on your property at least every 12 months. Every item should have a secure and visible mark.

Hard & Soft Landscaping

- Proposals incorporates good, consistent and well-designed lighting throughout the development to enhance natural surveillance at night.
- Lighting will be provided within the site to an adequate and uniform level (as defined within BS 5489) so as not to allow any areas of pooling/shadowing this should be to a minimum of 10 lux and an average of 30.
- Any vegetation proposed at the site should be kept to a maximum height of 1000 mm and any foliage to trees should be at a height exceeding 2000 mm, so as not to create potential hiding places for would-be criminals to exploit or impede natural surveillance.
- Any trees will have to be kept away from the building and boundaries so as not to form a 'natural' ladder effect to aid climbing over boundary treatments.
- Hard landscaping features (coping stones, pavers etc. and external furniture) must be securely fixed so this cannot be used for criminal purposes.
- Access Controls will be essential to the security of this development and it is most important that these systems are regularly maintained.
- The landscaping should have a regular maintenance scheme put in place to prevent dark shaded area of concealment.

There is a defensible space all around the building, particularly at the front and sides elevations and natural surveillance has been optimised to help to reduce the opportunity for criminal acts.