



CRIME IMPACT STATEMENT

Bendix Street, Chadderton Street, Goulden Street and
Cross Keys Street, Manchester

57 No. Apartments & 266sq m Commercial Floorspace

FOR: MULBURY HOMES LIMITED

VERSION C: 4th December 2019

REFERENCE: 2018/0664/CIS/01

Greater Manchester Police

designforsecurity

Bendix Street, Chadderton Street, Goulden Street and Cross Keys Street. Manchester

2018/0664/CIS/01

EXECUTIVE SUMMARY

Development Supported

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED - <http://designforsecurity.org/about/crime-prevention-through-environmental-design/>), in order to reduce the opportunities for crime and the fear of crime. The development is broadly acceptable from a designing out crime perspective and the layout does not create any easy opportunities for would be offenders or those anti-socially minded to exploit. There are a number of recommendations made in section 3.3 of this report which would enhance the security of the development, and it is highly recommended that these are considered.



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1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in the New Cross area on the periphery of Manchester city centre – close to the areas of Ancoats and Northern Quarter.

The site is bound by Bendix Street to the North, Chadderton Street to the East, Goulden Street to the South, and Cross Keys Street to the West. The site is presently occupied by the former Police and Fire Station which has largely been demolished. The majority of the perimeter wall and a large chimney structure remain and these structures are grade II listed.

The existing doors on the Bendix Street elevation have been heavily defaced.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st August 2017 and 31st July 2018.

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
46	141	180	768	332	74	17	168	44	75

- 2.1.1 Overall the level of crime recorded in this area over the last 12 months has been above average for Manchester, high for Greater Manchester and very high for England and Wales. The highest rate above average was for vehicle crimes, with the most common form of vehicle crime being theft from a motor vehicle and criminal damage to a vehicle. Theft from motor vehicle offences are concentrated in the car parks directly north west of the proposed site.

2.2 Common Local M.O.s (Modus Operandi)

- 2.2.1 Forcing open of secured doors, in particular apartment entrance doors, using bodily force or implements.

Possible Solution - Apartment entrance doors should be certified to BS PAS 24 (or similar). Communal entrance doors should operate on a strict access control system, with an audio/visual intercom system for visitors.

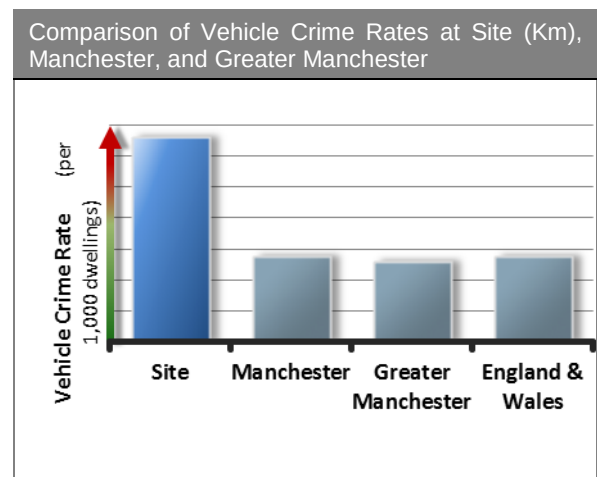
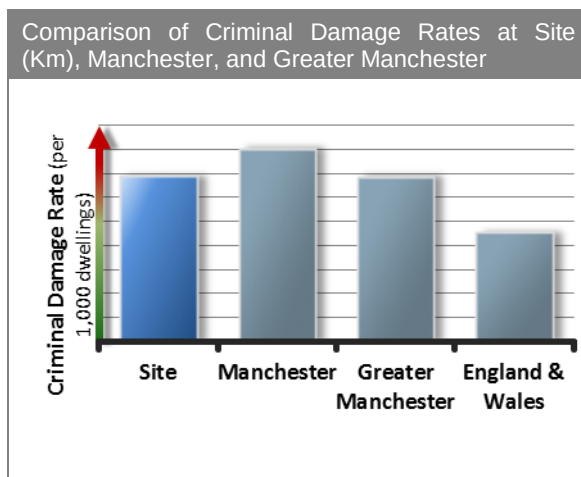
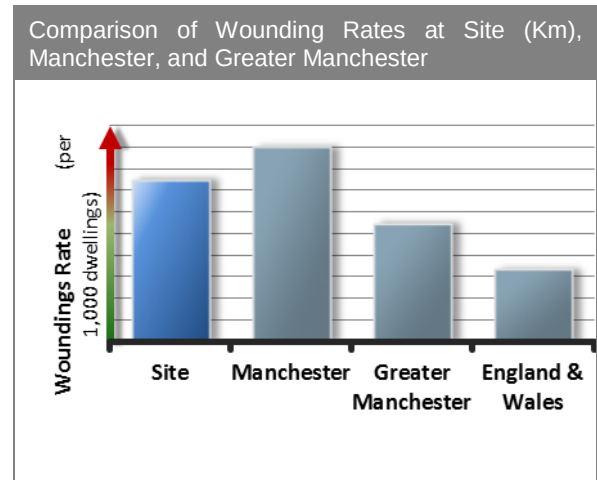
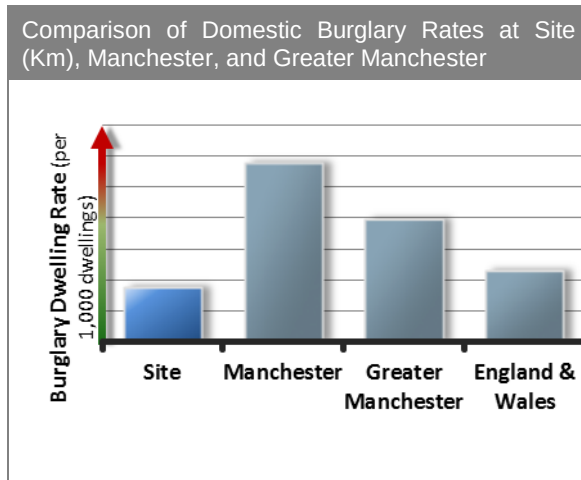
2.3 Risk Factors

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

- Domestic burglary
- Theft from gardens, sheds or garages
- Criminal damage to dwellings and vehicles
- Theft of, or from, vehicles
- Bogus callers and distraction burglary
- Anti-social behaviour
- Neighbour disputes
- Theft and criminal damage during the construction period
- Unauthorised access to private spaces
- Poor maintenance of access control systems

2.4 Crime Rate Comparison

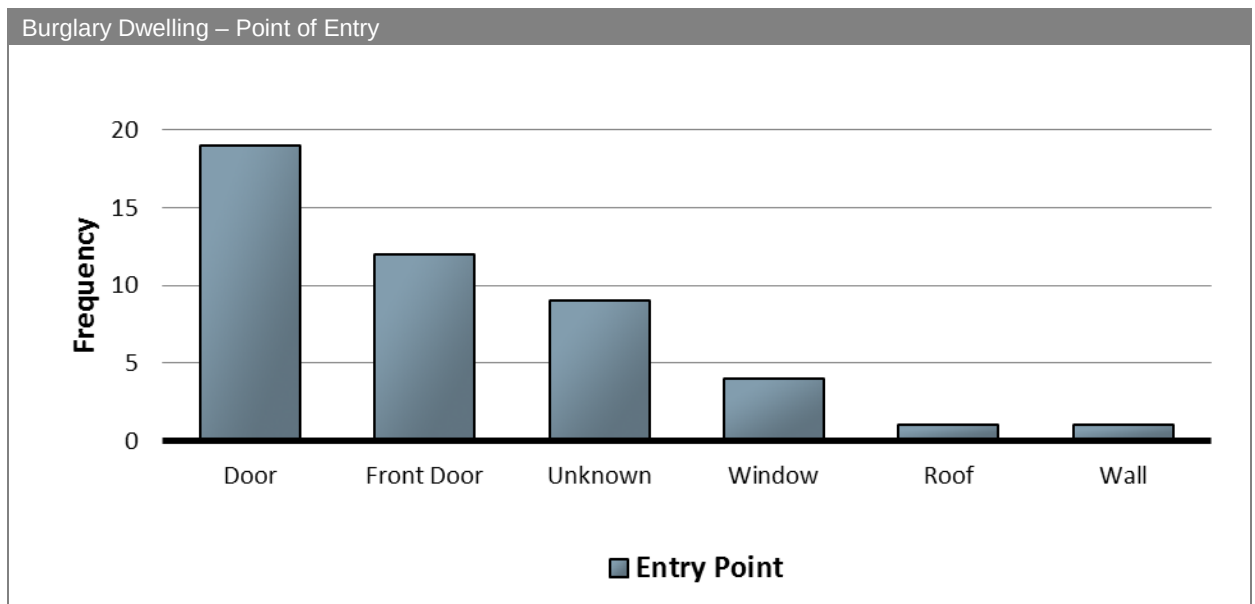
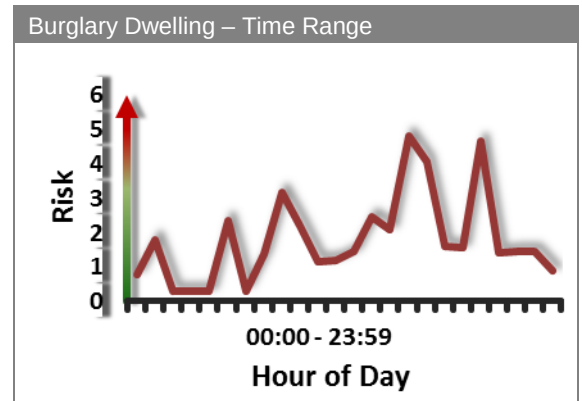
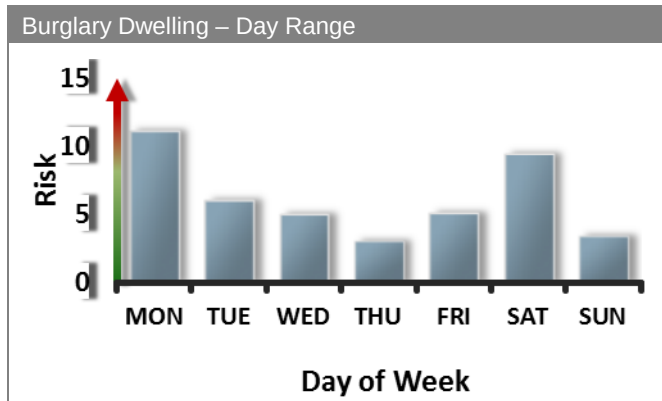
The rates below relates to crime committed within 500m of the site.



- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **70% lower** than Manchester as a whole, **55% lower** than Greater Manchester and **23% lower** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **17% lower** than Manchester as a whole, **38% higher** than Greater Manchester and **126% higher** than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **14% lower** than Manchester as a whole, **the same as** Greater Manchester and **52% higher** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **141% higher** than Manchester as a whole, **157% higher** than Greater Manchester and **141% higher** than England & Wales.

2.5 Domestic Burglary: Risk Analysis

The data below relates to domestic burglaries committed within 500m of the site.



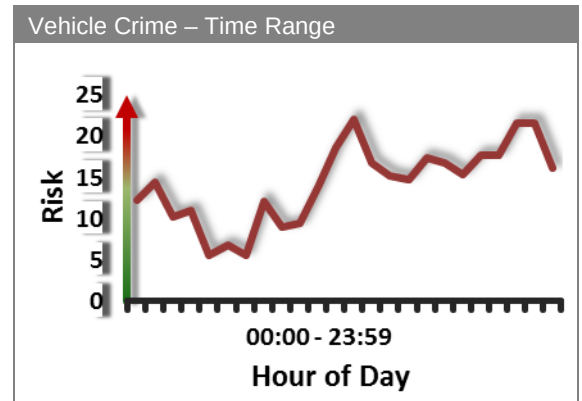
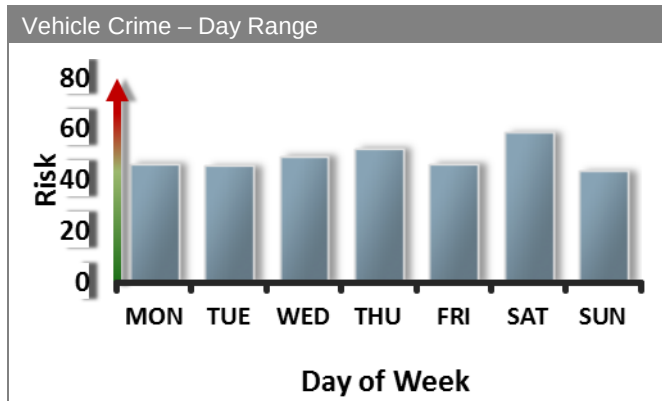
2.5.1 **Day/Time Range:** The risk of burglary is highest in the afternoon in particular on Mondays and Saturdays.

2.5.2 **Point of Entry:** In the local area the following entry points and MO's have been utilised most frequently:

- Forcing open of secured doors, in particular front doors, using bodily force or implements.
- Exploitation of insecure doors, in particular front doors, to gain entry to the premises.

2.6 Vehicle Crime: Risk Analysis

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



- 2.6.1 **Day/Time Range:** The risk of vehicle crime is highest in the evening, in particular on Fridays and Saturdays. Offenders often target vehicles at night when it is dark and they perceive the risk of being caught or identified as low.
- 2.6.2 **Crime Location:** The majority (56%) of vehicle crimes target vehicles that are parked on the street. Offenders are more likely to be targeting vehicles that are parked on the street as they are easier to access, reducing the likelihood of offenders being witnessed.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development comprises of 57 no. apartments and a ground floor commercial unit (266 sq m). The development site is the site of the former Manchester Police and Fire Station, with the remaining perimeter wall and chimney grade II listed structures. The chimney and a large section of the wall will remain in the redevelopment. The building will be a total of eight storeys in height and will feature a courtyard and a roof terrace for residents.

3.2 Positive Aspects of the Proposal

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

- 3.2.1 The proposed development will have active frontages to Goulden Street and Cross Keys Street which will help to enliven the street scene and help to provide useful natural surveillance of the area. The development will increase the activity and general surveillance of the public realm around the site.
- 3.2.2 The reception desks overlook the main entrance into the building allowing staff to vet those entering the building.
- 3.2.3 There are no recesses in the building footprint that could provide potential hiding places or loitering places where an offender could commit crime without fear of detection.
- 3.2.4 The rear courtyard will be enclosed with access restricted to residents.
- 3.2.5 The main entrance is well located on the South facing façade being clearly visible from the pedestrian street (Goulden Street).
- 3.2.6 The commercial unit and the residential aspects of the building are self-contained.
- 3.2.7 Secure bicycle parking will be provided for residents.

3.3 Changes Needed and Recommendations

The following points have been identified for further consideration and would need to be addressed for Design for Security to support the proposed scheme.

- 3.3.1 The proposed bicycle store should be secured with a certified door set (i.e. BS PAS 24) with access restricted to genuine users (i.e. bicycle owners).
- 3.3.2 Access in to the apartment building should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access in to the building.
- 3.3.3 The rear of the existing perimeter wall has been subject to extensive graffiti and so have other buildings/structures in the local area – this is likely due to the lack of natural surveillance during the day and at night, and that the public highways/footways do not experience significant footfall. For this reason, any blank elevations of the building should be coated with an anti-graffiti treatment to a height of 2400mm.
- 3.3.4 To deter loitering around the building it is recommended that all elevations are illuminated to a high standard.
- 3.3.5 The ground floor commercial unit should be covered by a monitored alarm system.
- 3.3.6 All new external fittings (i.e. doors, windows, glazing & curtain walling) should be certified to Secured by Design standards where possible. If the listed status of the building prevents this, alternative security measures should be taken.

4 Physical Security (Residential)

The following checklist forms the physical security requirements for this scheme to achieve Secured by Design accreditation.

4.1 Doors

- ☐ External communal access doors must be compliant with and certified to STS201, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system. The communal entrance doors should be self-closing and secured with a multi-point electronic lock and capable of being operated via an electronic access control system, these features should be permitted under the scope of the certification. Access in to the build should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access in to the building. There should be no unrestricted trade access in to the building.
- ☐ To prevent tailgating there should be two certified access controlled doors (certified to STS201, or LPS 1175 SR2) between publically accessible space and apartment entrance doors.
- ☐ Where secure postal lobbies are to be created, the secondary communal door must be to the same specification as the outer door - certified to BS PAS 24, STS201, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system.
- ☐ Apartment entrance doors must be compliant with and certified to BS PAS 24, STS201, or LPS 1175 SR2. It is advised that these doors do not have fixed sidelights, and are provided with door viewers instead. Chain limiters are recommended but not essential. Construction of internal walls surrounding internal doors should be compliant with part Q of building regulations.
- ☐ External main entrance doors to ground floor apartment's doors must be compliant with and certified to BS PAS 24, STS201, or LPS 1175 SR2, and fitted with a split spindle or fixed external handle.
- ☐ Letterboxes within doors must be located a minimum of 400mm away from internal handle and locking hardware.
- ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24, or LPS 1175 SR2. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.

4.2 Windows

- ☐ Windows must be compliant with and certified to BS PAS 24.
- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

4.3 Glazing

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass rated as P1A under EN 356. The remaining pane in a double glazed unit may be toughened glass.

4.4 Alarms

- ☐ If an alarm is installed then it should comply with either:
 - BS EN 50131 and PD 6662 for wired systems
 - BS 6799 for wireless systems
- ☐ If an alarm is installed, it should be linked to contacts on all external doors, (including internal doors in to garages) and PIR detectors should cover all ground floor rooms with windows.
- ☐ If an alarm is not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an alarm.

4.5 Access Control

- ☐ Access control systems should be operable by swipe card or fob, and not numeric key pads. The following areas/doors should operate on access control:
 - External doors
 - Doors into circulation cores
 - Bicycle store
 - Staff areas
 - Door into communal lounge

5 Physical Security (Retail)

5.1 Doors

- ☐ External doors must be compliant with and certified to STS202, or LPS 1175 SR2. Staff should be given flexibility over permitting access into the building at different times of the day and night. The main sliding entrance doors should be capable of being controlled by reception staff if required (e.g. at night) to prevent unauthorised access or nuisance/antisocial behaviour in/around the entrance lobby.
- ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24, or LPS 1175 SR2. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.
- ☐ All doors/frames to staff areas/stores/offices should be robust/solid core (minimum 44mm thick) and fitted with auditable access controls. Staff should only be allowed access to areas required for their work. Keys/passes should only be carried if required for duties and should be accounted for at all times.

5.2 Windows and Shutters

- ☐ Windows must be compliant with and certified to BS 7950.

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- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.
 - ☐ Any curtain walling panels should include laminated glazing and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.
 - ☐ Shutters must be tested and certified to LPS 1175 SR2, and installed in accordance with manufacturer's instructions.

5.3 Glazing

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must 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. The remaining pane in a double glazed unit may be toughened glass.

5.4 Alarms

- ☐ If an alarm is installed, it should be linked to contacts on all external doors and PIR detectors should cover all ground floor rooms with windows.
- ☐ If an alarm is not to be provided, there should be an infrastructure in place to allow for the easy installation of an alarm system (conduits and power points).
- ☐ It is strongly recommended that any alarm system is monitored, with a response facility (be that an alert to the key holder, or to a security patrol team).

5.5 Access Control

- ☐ Access control systems should be operable by swipe card or fob, and not numeric key pads. The following areas/doors should operate on access control:
 - External doors
 - Areas restricted to staff

6 Management & Maintenance

- 6.1.1 The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime – a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:
 - Litter removal
 - Repair to communal areas (lighting, signage, access controls)
 - Trimming and pruning to shrubs and trees
- 6.1.2 Any public open space or amenity areas not under the ownership of residents should be subject to an effective maintenance contract. This should ensure that all damage is rectified in a timely manner, and that any such space will not be detrimental to its surroundings.

7 Construction

- 7.1.1 Untidy sites and their surroundings can be littered with debris accessible to vandals who often use loose materials as missiles to commit crime. The client should take measures appropriate to secure their site during construction, and control pedestrian and vehicular access in to and out of the site curtilage. It is also recommended that the contractor on this scheme is a member of the 'Considerate Constructors Scheme', who has committed to be a considerate and good neighbour, as well as clean, respectful, safe, environmentally conscious, responsible and accountable.

- 7.1.2 Site security contractors should be SIA (Security Industry Authority) approved to ensure professional standards are adhered to (please see <http://www.sia.homeoffice.gov.uk/pages/acs-intro.aspx> for more details).

8 Useful References

8.1 Secured by Design (SBD)

- 8.1.1 Secured by Design focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards for a wide range of applications and products. To apply for Secured by Design certification for your development, visit our online application form at: <http://www.designforsecurity.org/secured-by-design/sbd-accreditation/>

A Contact register

Date	Contact With	Summary of Contact
15/08/2018	Rachel Hopkins	CIS application received
20/02/2019	Rachel Hopkins	Revised plans received
04/12/2019	Rachel Hopkins	Revised plans received

B CIS Version History

Version	Revisions Made	Date
A		
B	Revised plans	28/02/2019
C	Minor revisions	04/12/2019

C 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