Fighting crime, protecting people

Greater Manchester POLICE

CRIME IMPACT STATEMENT



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PREPARED BY

G.M.P.
ARCHITECTURAL LIAISON UNIT

PURPOSE OF A CRIME IMPACT STATEMENT

Crime prevention is a material consideration in the planning process. *'PPS1 makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion'* (Para. 87, Page 15, DCLG Circular 01/2006 – Guidance on Changes to the Development Control System).

A Crime Impact Statement (CIS) clearly demonstrates that the applicant has considered the effect that their proposal may have on the locality.

A CIS should:

- Be produced by a competent individual/organisation independent of the design process.
- 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.

A CIS will:

- Help an applicant to adapt a development to avoid/reduce the adverse affects of crime and disorder.
- Allow Local Planning Authorities (LPAs) to use the information to make better decisions and enable the planning process to run more smoothly.
- Help to allay public fears about a development that are often brought about by a lack of information and create goodwill on behalf of the developer.

Ideally, analysis of the crime issues should be taken at the earliest opportunity and certainly prior to detailed design. This will ensure that the planning application reflects the issues identified in the CIS.

PART A – CRIME IMPACT ASSESSMENT

Location:	Bell Crescent, Brennock Close, Charlesworth Street, Manchester
Proposal:	66 flats and 223 houses
Client:	Edward Architectural Services Ltd.
Reference:	960/06
Date:	21st September 2007
Version:	1

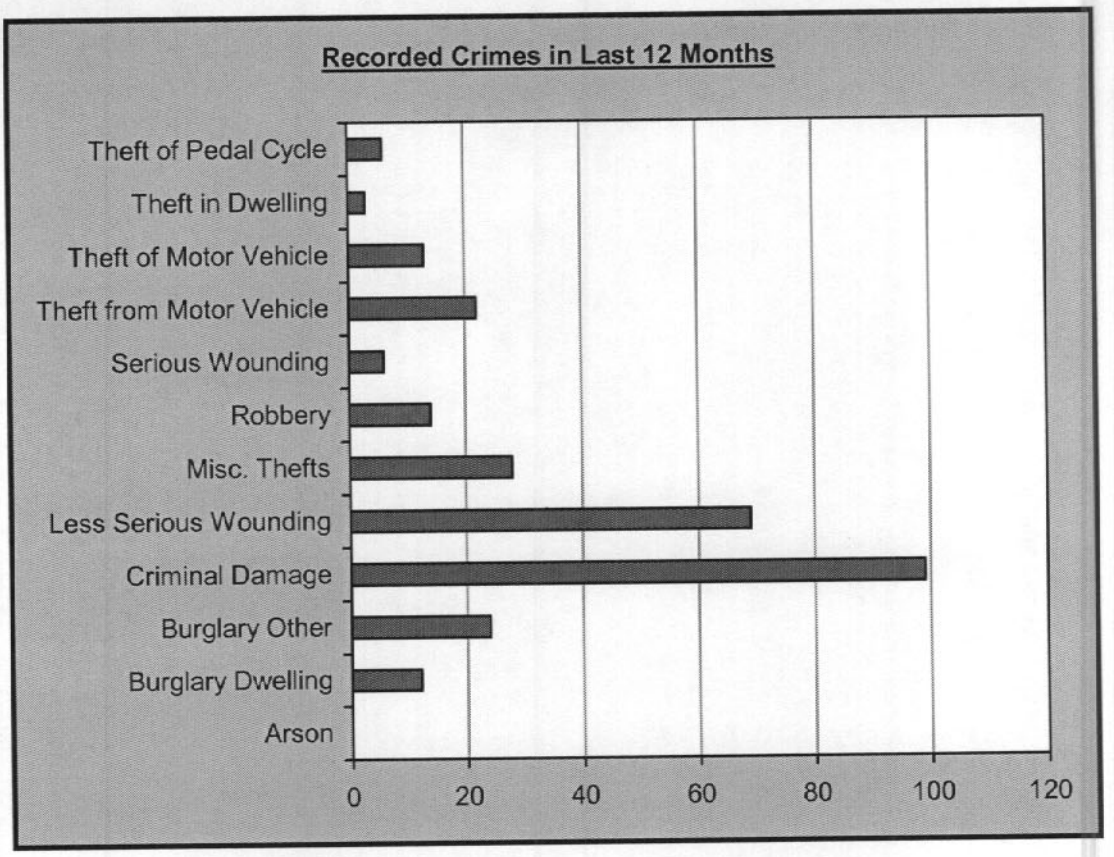
GENERAL DESCRIPTION OF SITE & SURROUNDING AREA

The site is phase 2 of the Beswick Regeneration Area and generally sits to the north of Bell Crescent and east of Wynne Close. The surrounding area is under development with houses and flats.

CRIME ISSUES AT LOCATION

Crime Pattern Analysis (CPA)

The graph below illustrates the number of crimes recorded in the period between the 19th September 2006 and the 19th September 2007, in a grid area centred on the site measuring approximately 1 sq km.



The highest crime levels are for against property (criminal damage) and against people (less serious wounding).

Vulnerable Localities Index (VLI)

The scoring of the VLI draws together 6 areas of data which have an impact on crime – burglary; criminal damage; income deprivation; employment deprivation; educational attainment; and percentage of young people in the area. The VLI can be calculated for each Census Output Area (CAO) and then be compared against the average VLI score for each Local Authority and Greater Manchester as a whole.

The VLI for this site is Band 4 – (100 – 150) which is above average for the Manchester council area

PROPOSED BUILDING TYPE/USE

The drawings show a mixture of detached, semi-detached and terraced houses, flats in separate blocks and retail units to Grey Mare Lane with flats above. There are parking courts for some of the houses.

General Risk Assessment

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

- Acts of criminal damage during the construction period.
- Burglary of dwellings.
- Criminal damage of property.
- Theft of and from motor vehicles.

Construction Site Risk Assessment

Careful consideration should be given to securing the site during construction, to prevent unauthorized access and theft of equipment. For more information, please contact the local Crime Reduction Adviser (details below):

Name of local CRA/s:	Mr. Denis Brogan
Contact Telephone No/s:	0161 856 3560

PART B – CRIME PREVENTION RECOMMENDATIONS

Design, Layout & Spatial Relationships

- Parking courts must be fitted with electrically operated gates with no automatic egress. These gates must not be easily climbable and at least 1800mm high.
- Fences to rear gardens that form the parking courts must be at least 1800mm high and visually permeable above 900mm, so that residents can see their cars. Gates in these fences must be lockable from both sides.
- Front gardens to both houses and flats must be defined with walls, railings or a combination of these, at least 1100mm high, including side dividing fences between gardens.
- The outer fences to rear gardens must be at least 1800mm high and side fences between rear gardens must be at least 1500mm high.

Processes & Procedures

- Access controls will be essential to the security of this scheme and must be well maintained.

Target Hardening & Secured By Design (SBD)

Houses

- All glazing at ground floor level, in both doors and windows must include at least one sheet of laminated glass min. 6.8mm thick.
- External front and rear doors, including french doors, must be certified to BS PAS 24.
- If multi-point locking is used on front doors it must include a split spindle so that the only way to open it is with a key.
- All windows at ground level must be certified to BS 7950.
- Bolts on side gates to gardens must be located at least 400mm from the top of the gate.

Flats

- All glazing at ground level, in both doors and windows, must include at least one sheet of laminated glass min. 6.8mm thick.
- All windows at ground level must be certified to BS 7950.
- The main entrance doors into each block should be certified to BS PAS 24. If not then they must be made by a reputable contractor with ISO 9001. They must have videophone access controls and electric locking. This can be solenoid locks such as Abloy AL410, electric locking such as Winkhaus AS2E or electric strikes that are capable of withstanding an attack force of 15000N, such as Abloy EFF131.
- Individual apartment entrance doors must be certified tom BS PAS 24 and be fitted with a door viewer and a deadlocking fire escape latch.
- Doors into rear amenity spaces must be certified to BS PAS 24, self-closing with key operated locks.
- External fire escape doors must be certified to BS PAS 24 and have at least two-point locking and no external ironmongery.

Retail

- All gazing at ground level must include laminated glass at least 7.5mm thick.
- All doors must have at least two-point locking.
- Rear service doors must be certified to BS PAS 24 or to LPS 1175 SR2.
- Doors to refuse stores must be lockable.

Conclusions

This scheme is consistent with the current principles and standards of SBD. Subject to the points above being included in the scheme, should the applicant apply in the future for SBD accreditation, it should achieve it.

PLEASE NOTE - In the event of any subsequent material changes to the scheme, it will be necessary for the Architectural Liaison Unit to reassess the comments made above.

Signed .....

Steve Elsden
Architectural Liaison Officer

APPENDIX – GLOSSARY OF CRIME TYPES (Source: Home Office)

Arson

Deliberately destroying or damaging property, by fire.

Burglary in a Dwelling

Burglary in a dwelling
Where an offender enters a dwelling as a trespasser to steal, rape or commit grievous bodily harm.

Aggravated burglary in a dwelling
Where an offender, armed with a firearm, weapon or explosive, enters a dwelling as a trespasser to steal, rape or commit grievous bodily harm.

Burglary in a Building other than a Dwelling

Burglary in a building other than in a dwelling
Where an offender enters a building other than a dwelling as a trespasser to steal, rape or commit grievous bodily harm.

Aggravated burglary in a building other than a dwelling
Where an offender, armed with a firearm, weapon or explosive, enters a building other than a dwelling to steal, rape or commit grievous bodily harm.

Criminal Damage

Criminal damage to a dwelling
Deliberately, or recklessly, destroying or damaging somebody else's home.

Racially or religiously aggravated criminal damage to a dwelling
Deliberately, or recklessly, destroying or damaging somebody else's home, where there is a racial or religious motive to the offence.

Criminal damage to a building other than a dwelling

Deliberately, or recklessly, destroying or damaging a building that belongs to someone else.

Racially or religiously aggravated criminal damage to a building other than a dwelling

Deliberately, or recklessly, destroying or damaging a building that belongs to someone else, where there is a racial or religious motive to the offence.

Criminal damage to a vehicle

Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else.

Racially or religiously aggravated criminal damage to a vehicle

Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else, where there is a racial or religious motive to the offence.

Other criminal damage

Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere).

Racially or religiously aggravated other criminal damage

Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere), where there is a racial or religious motive to the offence.

Threat or possession with intent to commit criminal damage

Threatening or causing someone to fear that his or her property might be damaged; or possessing anything, without lawful excuse, intended to cause damage.

Less Serious Wounding

Less serious wounding (including any minor injury)

Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm.

Racially or religiously aggravated other wounding

Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm, where there is a racial or religious motive to the offence.

Common assault (includes some minor injury)

Common assault (no injury)

Assaulting another person where the victim receives a minor injury or, as of 2002/03, no injury.

Racially or religiously aggravated common assault

Assaulting another person where the victim receives no injury and there is a racial or religious motive to the offence.

Miscellaneous Theft

Theft from the person

Stealing property from another person, with intent to permanently deprive him or her of it.

Theft from shops

Stealing, with intent to permanently deprive, from retail premises (i.e. shoplifting).

Theft by an employee

Stealing from one's employer, with intent to permanently deprive the employer.

Theft or unlawful taking of mail

Unlawfully taking away or opening a mailbag.

Proceeds of crime

Concealing, disguising, converting, transferring or removing property obtained through criminal activity (i.e. money laundering).

Abstracting electricity

Dishonestly using, wasting or diverting electricity, without authority.

Other theft or unauthorised taking

Stealing not classified elsewhere.

Handling stolen goods

Dishonestly receiving or handling goods, knowing or believing them to be stolen.

Robbery

Robbery of personal property

The actual or threatened use of force during or immediately before the theft of personal property.

Robbery of business property

The actual or threatened use of force during or immediately before the theft of property belonging to a business.

Serious wounding

More serious wounding or other act endangering life

Viciously intending to cause grievous bodily harm to another person.

Theft from a Motor Vehicle

Theft from a vehicle

Where there is intent to steal from a vehicle rather than drive it away.

Vehicle interference and tampering

Interfering with a vehicle, its contents or anything carried in it.

Theft in dwelling

Theft from an automatic machine or meter

Stealing money from a meter in a dwelling.

Theft in a dwelling other than from an automatic machine or meter

Stealing property from a dwelling where the thief has not trespassed to gain entry

Theft of a Motor Vehicle

Theft or unauthorised taking of a motor vehicle

Stealing a motor vehicle, with intent to permanently deprive the owner of it.

Aggravated vehicle taking

Stealing a motor vehicle, with intent to permanently deprive the owner of it, and driving that vehicle dangerously, or consequently causing injury or damage to property, including to the vehicle.

Theft of a Pedal Cycle

Theft or unauthorised taking of a pedal cycle

Stealing a bicycle, with intent to permanently deprive the owner of it.