Fighting crime, protecting people

Greater Manchester POLICE

CRIME IMPACT STATEMENT



PREPARED BY

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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: 20 Dale Street, Manchester
Proposal: Extension to existing building
Client: DPP
Reference: 0239/2008
Date: 18th March 2008
Version: 1

GENERAL DESCRIPTION OF SITE & SURROUNDING AREA

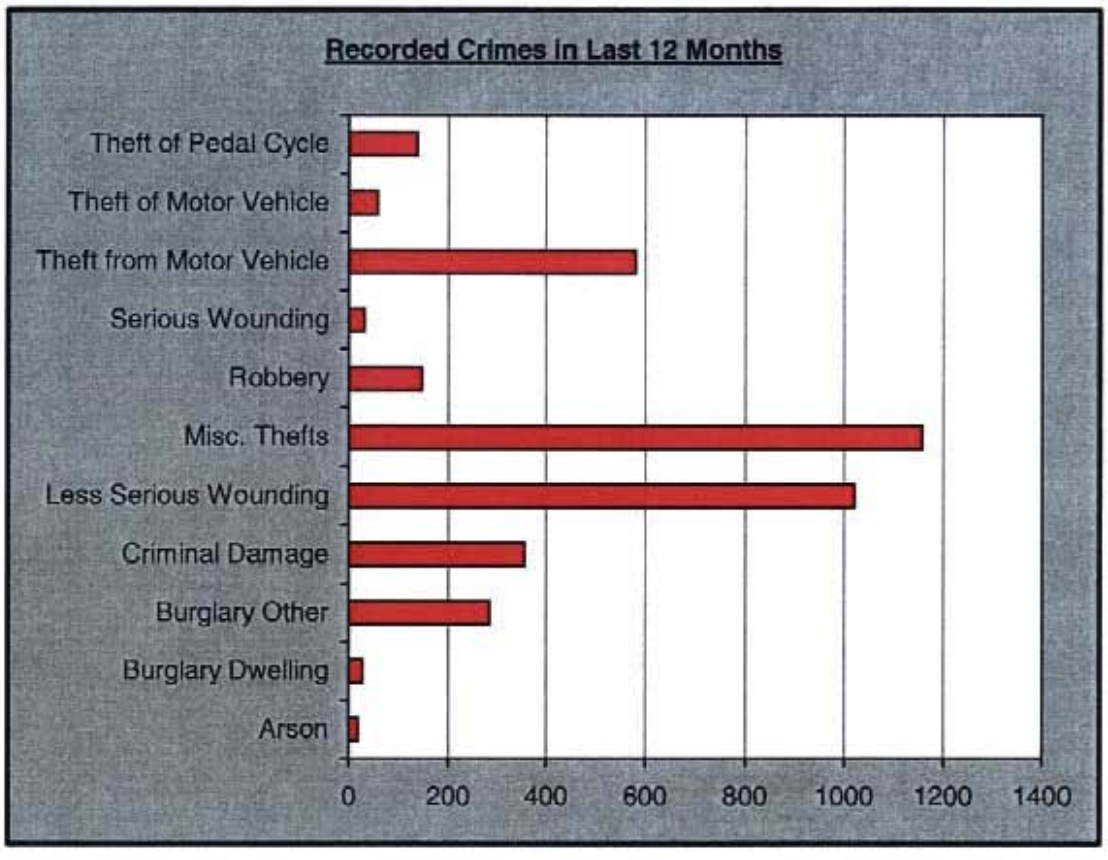
The site is located at the corner of Dale Street and Lever Street situated within Manchester City Centre. There are a variety of surrounding land uses in the area including offices and retail.

The 6-storey building, which currently occupies the site, appears to be vacant and is surrounded by scaffolding.

CRIME ISSUES AT LOCATION

Crime Pattern Analysis (CPA)

The graph below illustrates the number of crimes recorded in the period between 10th March 2007 and 10th March 2008 in a grid area centred on the site, measuring approximately 1 sq km.



Major crimes on this site are against vehicles both theft of and from, people and property including miscellaneous thefts, less serious wounding and criminal damage.

In this area there are average 11 thefts from a motor vehicle, 22 acts of miscellaneous thefts, 19 acts of less serious wounding and 6 acts of criminal damage per week.

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 the area on which the site is situated is band 4 (50-100), which is below average for Manchester as a whole.

PROPOSED BUILDING TYPE/USE

The proposal comprises of a new extension located to the rear of the building covering all 6 floors. Additional alterations are proposed for the external and internal elevations of the building.

The extension will accommodate a new stairwell and toilet facilities. The basement of the building will be used for dance studios with the remaining floors split up into separate units. The two main entrances into the ground floor of the building will remain.

General Risk Assessment

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

- Acts of theft and criminal damage during the construction period.
- Burglary.
- Violence to staff.
- Employee pilferage/theft of personal belongings at work.
- Unauthorised access into the building, both during the day and out of hours.

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: PC Stuart Pizzey
Contact Telephone No/s: 0161 856 3046

PART B – CRIME PREVENTION RECOMMENDATIONS

Design, Layout & Spatial Relationships

1. I note from the plans that a formal reception area will be provided close to the main entrance. I would recommend that this desk is staffed in order to vet callers into the building.

Processes & Procedures

1. Access control will be essential to the security of the building and it is most important that these systems are regularly maintained.

Target Hardening & Secured By Design (SBD)

1. Any new glazing at ground floor or easily accessible upper floors should be laminated to minimum thickness of 7.5mm.

2. All solid doors, including interior doors to offices from lift lobbies should be certified to Loss Prevention Standard (LPS) 1175 Security Rating (SR) 2 or BS PAS 24.

3. The main entrance doors should have at least two point locking to each leaf. Access controls should be fitted to these doors to control who enters the building.

4. Individual office doors should be capable of being deadlocked so that they can be locked out of hours. Access controls should also be fitted to the individual office entrance doors, in order to prevent unauthorised access.

5. External fire escape doors should be fitted with no external ironmongery and must have at least two point locking.

6. I would recommend that a suitable monitored intruder alarm system should be installed covering the entire premises, including all fire exits.

7. Lighting should be provided throughout the site to an adequate and uniform level (as defined within BS 5489) so as not to allow any areas of pooling/shadowing.

Please see www.securedbydesign.com for more information and for SBD licensed companies/products.

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

Catherine McMullan
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.