



CRIME IMPACT STATEMENT

24 Sherbourne Street, Manchester

Change of use from Cash & Carry to A3 Bar
and Cafe

FOR: MOMONA TRADITIONAL SHOP

VERSION A: 11th April 2025

REFERENCE: 2025/0086/CIS/01

Greater Manchester Police

designforsecurity

24 Sherbourne Street, Manchester

2025/0086/CIS/01

EXECUTIVE SUMMARY

Design changes not required

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 proposed change of use to a bar/cafe is suitable for this area and does not conflict with surrounding uses that are typically of retail or commercial nature. It is highly recommended that further consideration should be given to the following points to enhance the security of the scheme:

- The premises should have a comprehensive CCTV system.
- A monitored intruder alarm should cover the premises.
- Where possible, new external doors, windows & glazing should be certified to a burglary resistant standard.

Additionally, 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 for the proposed units and the wider outline proposals.



Patrick Babb

Consultant

e: patrick.babb@designforsecurity.org

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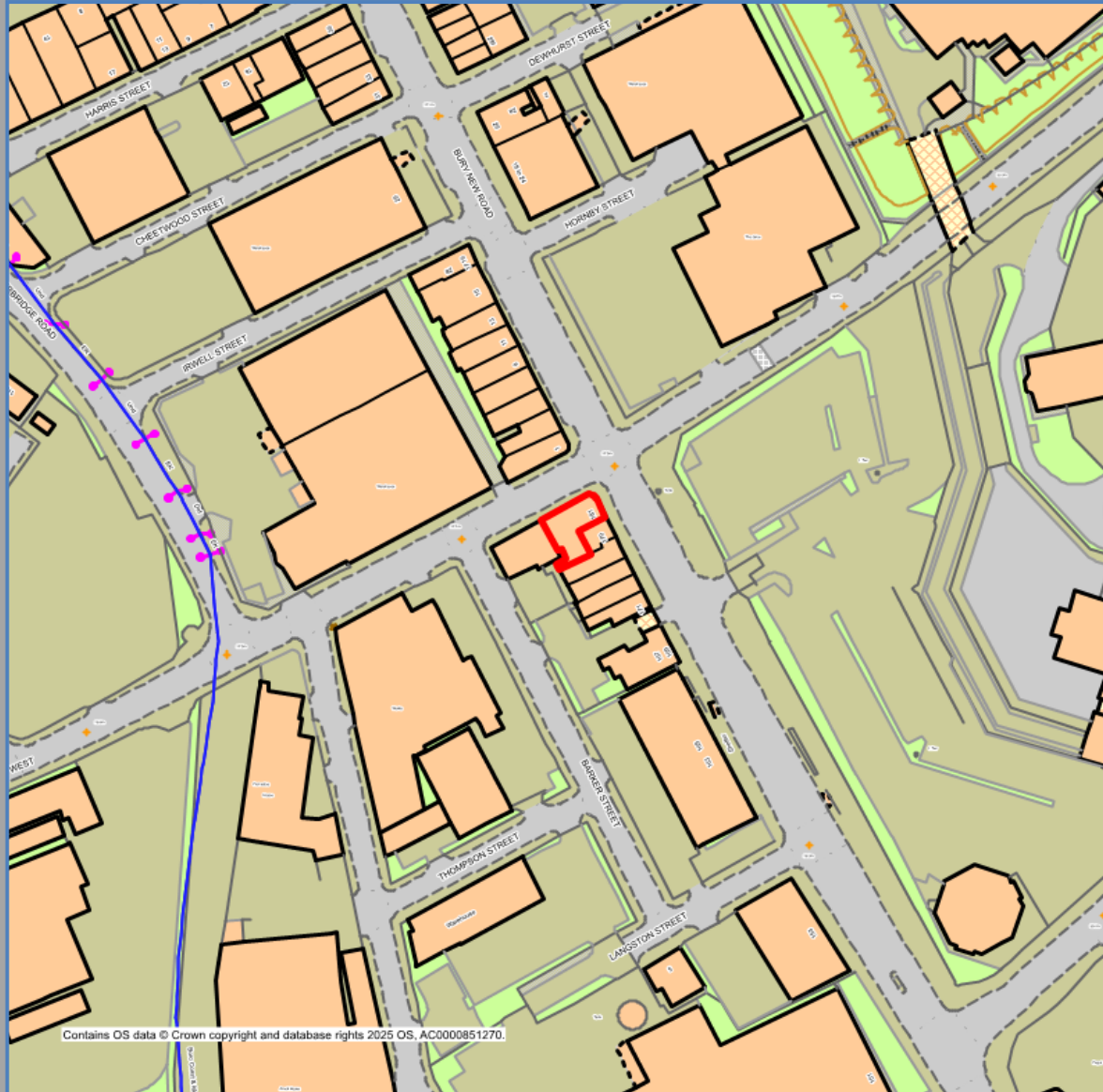
1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in the Cheetham Hill/Strangways area of Manchester.

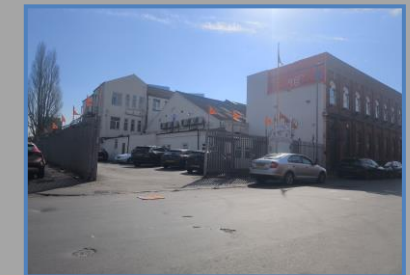
The site is located on the busy junction of Bury New Road and Sherbourne Street which form the North and East boundaries of the site. The remaining boundaries of the site are formed by no. 179 Bury New Road to the South and to the West by Aurora Habesha (18 Sherbourne Street).

The site is located in a prominent location of one of the main arterial routes into the Manchester city centre and subject to high levels of passive surveillance.

The building is currently operating as a barbers/hair dressers at ground floor and the adjacent property is a café. There are a number of similar commercial uses in the local area but also a number of vacant units.



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2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st April 2024 to 31st March 2025.

2.1 Crime Summary

Figure 1: 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	50	90	241	42	14	27	87	16	6

- 2.1.1 The overall rate of crime in the past 12 months has been average for the Manchester division, where less serious wounding, criminal damage and vehicle crime having been the most reported offences taking place. These offences occurred throughout the local area surrounding the site, particularly at locations close to/along Bury New Road and to the south of the proposed site towards Trinity Way.
- 2.1.2 Less serious wounding offences have mostly occurred at the locations mentioned above, as well as at a hotspot around Manchester prison, where assaults and public order offences have been the most reported less serious woundings. These incidents have involved disputes between both known and unknown associates within restaurants, retail outlets or public spaces. There have also been some cases of domestic violence.
- 2.1.3 In cases of criminal damage, offenders have targeted vehicles parked throughout the local area by using objects to smash the glazing in windows and dent the bodywork of cars. Offenders have also targeted commercial properties and offices by using objects to damage the windows, external doors and furniture, which have mainly occurred during disputes between customers and staff.
- 2.1.4 Theft from motor vehicle has been the most reported vehicle crime taking place, whereby in most cases offenders used implements in order to smash glazing in the windows before removing items from within, as well used tools to remove vehicle parts and registration plates.

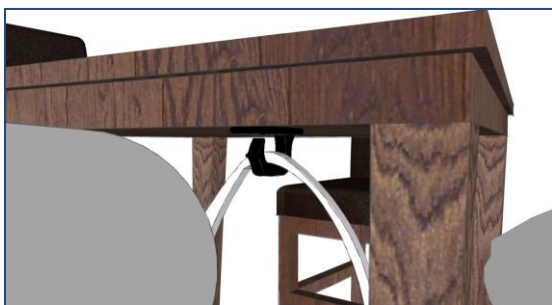
2.2 Common Use-Specific M.O.s (Modus Operandi)

- 2.2.1 Customers posing as legitimate customers, gaining access to staff only areas

Possible Solution - There should be a secure area for staff to leave their belongings while at work and access to all staff areas should be restricted with auditable access controls.

- 2.2.2 Theft of personal property from tabletops or from bags hung on chairs or stored under tables

Possible Solution - A particular issue in drinking establishments within the Manchester city centre area is the theft of personal effects; handbag and mobile phone theft is a particular issue. Consideration should be given to fixing 'Chelsea Clips' (see image), Grippa clips, or simple hooks to the underside of tables to allow customers to secure bags or jackets to the table while keeping it in view; a more secure option than, for example, tabletops or back of chairs, where belongings can be liable to theft.



The internal layout of the premises can also help deter theft by promoting surveillance and creating an uncluttered, environment, avoiding pinch points or areas of concealment. The precise arrangement of internal furnishings should aid circulation and aim to achieve a balance between intimacy and visibility.

2.2.3 Doors have been forced open with tools and bodily pressure

Possible Solution – All external doors should be certified to the relevant security standards (see section 4).

2.2.4 Glazing in windows has been smashed

Possible Solution - All ground floor/accessible glazing should include a laminated pane, which forms a much more robust barrier against shattering and penetration (see section 4 for more details).

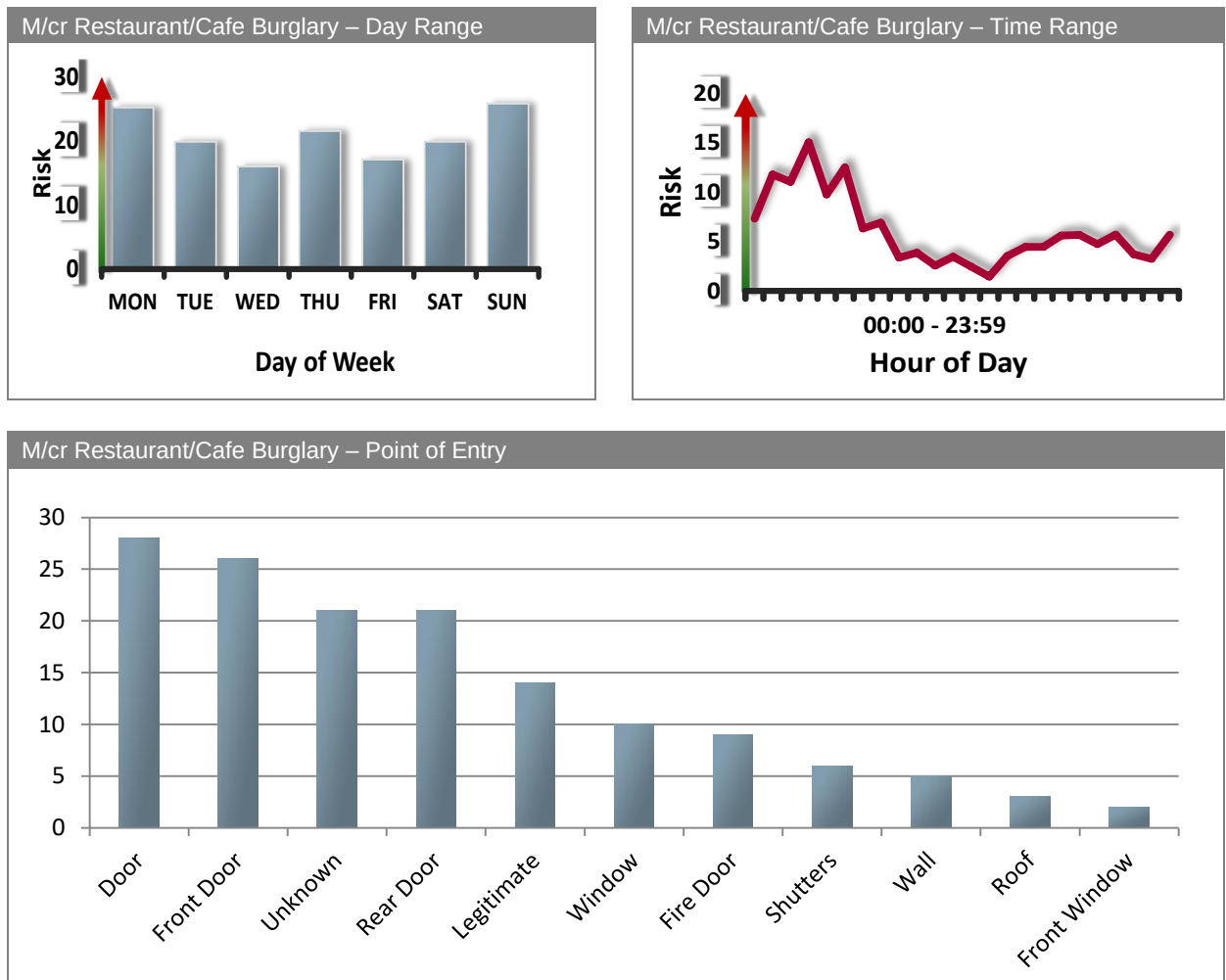
2.3 Risk Factors

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

- Burglary
- Robbery to business
- Criminal damage to property
- Alcohol-fuelled violence/conflict
- Miscellaneous theft to customers
- Rowdy and inconsiderate behaviour
- Conflict of use with neighbouring venues
- Violence towards staff
- Safety of staff personal belongings
- Robbery / wounding of patrons leaving premises
- Theft and criminal damage during the construction period

2.4 Burglary Risk Analysis

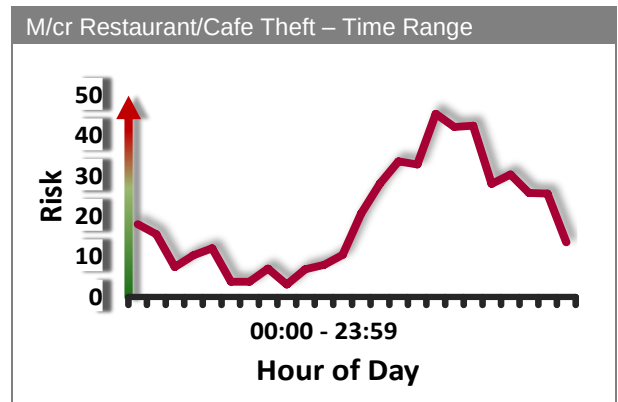
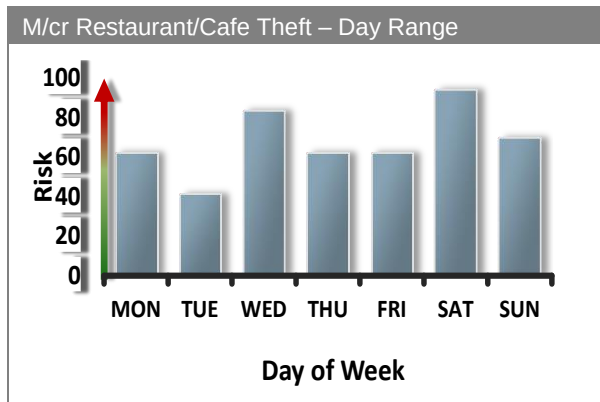
The data below relates to non-domestic burglary offences within/against restaurants and cafés, recorded in the Manchester area.



- 2.4.1 **Day/Time Range:** The risk of burglary at restaurants/cafes in Manchester fluctuates throughout the week, peaking on Monday, Thursday, and Sunday. The risk of burglary peaks during the early hours of the morning, when premises are usually closed.
- 2.4.2 **Point of Entry:** In the majority of cases where entry points are known, offenders have entered Manchester restaurants/cafes through external doors. Doors have been forced open with bodily pressure and tools/implements and glazing within doors/windows has been smashed to gain entry. Offenders have also posed as legitimate customers before targeting insecure doors, tailgating, or using force to open internal doors to restricted areas when premises are open to the public

2.5 Theft Risk Analysis

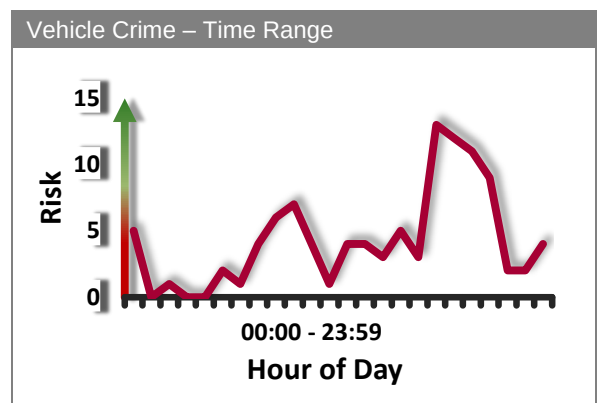
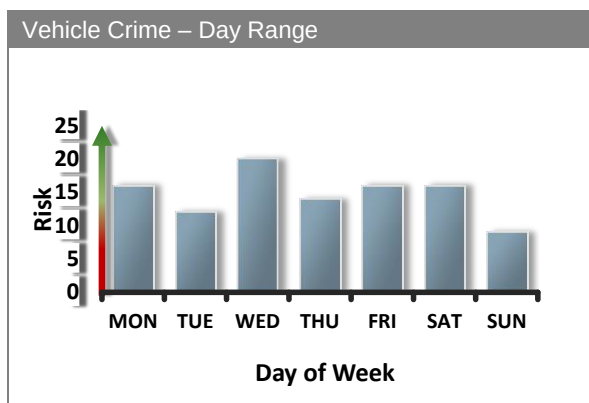
The data below relates to thefts within/against restaurants and cafés, recorded in the Manchester area.



- 2.5.1 **Day/Time Range:** During the week, the risk of theft at Manchester restaurants/cafes peaks over the weekend. Many premises experience higher levels of attendance at the weekend than during the week. Premises are also usually open for longer at the weekend and so the opportunities for offenders to commit theft is greater. The risk of theft peaks in the afternoon and into the evening. This reflects the times when restaurants/cafes are typically at their busiest and, therefore, the opportunities to commit theft are greater. 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.

2.6 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 on Wednesday in the evening (17:00-20:00). Offenders often target vehicles at this time when they tend to be left unattended and out of sight of the owners for long periods of time, creating a perceived low risk opportunity for offenders.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposal is a change of use of the upper floor to a bar/café.

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 site is located on the prominent location on the junction of Bury New Road and Sherbourne Street where it will be subject to high levels of passive surveillance.
- 3.2.2 The entrance is located in a prominent location where it can easily be seen from the street.
- 3.2.3 There is a barber shop at ground floor which will generate activity during the day.
- 3.2.4 The service area has good views of the seating areas and of the entrance, allowing staff to vet those entering the premises.

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 bar/cafe should have a monitored intruder alarm with a keyholder or security response. The main entrance should have an alarm contact and the first floor area should have a PIR sensor.
- 3.3.2 It is highly recommended that there is a comprehensive CCTV system covering the premises. The CCTV should cover the main entrance, with a good view of those entering the building, the staircase, the bar, and seating areas.
- 3.3.3 Access to staff/storage areas should be restricted to staff. It is recommended that doors into areas restricted to staff are lockable by key, a door closer should be installed to ensure the door locks as staff enter/leave this area. Signage should indicate which areas are only for members of staff.
- 3.3.4 Theft of personal property is a common occurrence in bars/cafes. It is recommended that 'Chelsea Clips' or simple hooks are fitted to the underside of tables to allow customers to secure bags or jackets to the table while keeping it in view; a more secure option than, for example, tabletops or back of chairs, where belongings can be liable to theft.
- 3.3.5 Consideration should be given to a chute deposit safe (certified to LPS 1183) behind any till/bar area, or an alternative management practice, which would reduce the amount of cash held in tills during busy periods. Cash should be stored securely in a safe within a secure office.
- 3.3.6 Casual access to the rear of the bars/service counters should be restricted (e.g. with a lockable hatch that cannot be easily scaled) to prevent unauthorised access.
- 3.3.7 Consideration should be given to a chute deposit safe (certified to LPS 1183) behind any till/bar area, or an alternative management practice, which would reduce the amount of cash held in tills during busy periods.
- 3.3.8 The volume of cash left on site overnight should be minimised as far as possible with regular banking/cash collections. Any cash left in the building overnight should be stored in an insurance rated safe within a secure room, ideally without external walls. Consideration should be given to installing a security rated door into the safe room, and any lightweight partition walls should be reinforced with plywood/OSB or metal mesh to prevent the walls from being damaged to gain entry.

4 Physical Security

Any alterations to the building (i.e. doors, windows, glazing, or other security features) should be certified to the following security standards.

4.1 Doors

- ☐ External doors must be compliant with and certified to BS PAS 24, STS202, LPS 1175 SR2, LPS 2081 SR B, or STS 222. Staff should be given flexibility over permitting access into the building at different times of the day and night.
- ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24, LPS 1175 SR2, LPS 2081 SR B, or STS 222. 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.

4.2 Windows, Building Fabric & Shutters

- ☐ Ground floor and easily accessible windows must be compliant with and certified to BS PAS 24, LPS 1175 SR2, LPS 2081 SR A, STS 204, or STS 222.
- ☐ 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.
- ☐ Any shutters must be tested and certified to STS 202 or LPS 1175 SR2 (or SR1 if perforated laths are required) and installed in accordance with manufacturer's instructions.

4.3 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.

4.4 Alarms

- ☐ The public house should have a monitored intruder alarm.

4.5 Access Control

- ☐ Access control systems should be operable by swipe card or fob, and not numeric keypads. The following areas/doors should operate on access control:
 - External doors
 - Staff areas
- ☐ As a minimum there should be the infrastructure for the tenant to install an access control system.

4.6 Lighting

- ☐ Dusk-to-dawn lighting, operated by photoelectric cell/daylight sensor, and producing 'white' light, should be installed to all external doors and the building elevation.

4.7 CCTV

- ☐ A CCTV camera system should be installed, or the infrastructure for one to be installed by the end user.

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- ☐ Cameras should be capable of monitoring all building elevations - with particular emphasis on external doors (cameras should be able to observe people coming and going), and the entrance lobbies.
 - ☐ Recording equipment should be located within a secure room or images may be recorded off-site at a suitable monitoring facility.
 - ☐ CCTV monitoring screens should be located at the service areas and back-of-house.

5 Management & Maintenance

- 5.1.1 Active continuous management and maintenance of the premises can reduce the likelihood of crime and disorder occurring. An operating/maintenance plan should be created to promote good management of the premises, this plan should focus on issues such as:
- Opening and closing of premises, including staff arrival and departure.
 - Any cash management within the premises.
 - Any cash-in-transit collections/deliveries and banking practices (which should take place in a secure room with a certified safe to meet insurance needs).
 - Management of stock deliveries (servicing activities should not require any service doors to remain open unattended for prolonged periods).
 - Details of staff security training.
 - Location and management of any smoking areas.
 - Repairing damaged external and internal fittings, particularly security features e.g. alarm system, CCTV cameras etc.
 - Cleaning and prompt removal of graffiti, litter etc; and
 - Refuse collection arrangements.
- 5.1.2 There should be regular reviews/exercises to ensure that it remains accurate, workable and up to date. All staff should understand and accept the need for security measures, and it should be made easy for people to raise concerns or report observations.
- 5.1.3 The opening hours of the premises should be consistent with other such premises in the local area and should not unduly conflict with other nearby uses. Service of drinks should end approximately 30 minutes before the premises closes, in order to aid effective dispersal of customers.
- 5.1.4 All high value equipment (e.g. computers, flat screen monitors/televisions etc.) should be property marked and securely fixed or stored to deter damage/theft. An accurate record should be maintained which logs all such items.
- 5.1.5 Toilets can give rise to problems and the following issues should be considered:
- Fittings should be flush to avoid tampering and concealed cisterns, pipe work etc. should be used.
 - Graffiti and vandal resistant materials, such as stainless steel, laminates and plastics should be considered.
 - Consider hanging cubicle doors as outward opening as this will aid gaining access in an emergency. An alternative measure is to reduce toilet doors in size by a minimum of 200mm from the floor and to reduce the top height.
 - Provide 'Chelsea Clip'/carabiner style hooks on the back of cubicle doors or partitions for bags and coats.
 - Consider the safety of vending machines. Cash boxes can be tampered with, consider fitting them with alarms.
 - Consider setting out a rota and putting notices in toilet facilities that make users aware that regular checks will be carried out. A built in visited/checked chart should be provided.

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- 5.1.6 Adequate signage should be deployed in all areas not only to direct people throughout the premises, but also to deter unauthorised access to back-of-house/staff-only areas.
- Refuse collection arrangements should not require bins to be left accessible for extended periods. Servicing activities should also not require any service doors to remain open and unattended for prolonged periods.

6 Construction

- 6.1.1 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.
- 6.1.2 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).

7 Useful References

7.1 Secured by Design (SBD)

- 7.1.1 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
12/03/2025	Amanuel Kahsay	CIS application received

B Associated Documents

This report is based on the following drawings and supplementary information submitted by the applicant.

Drawing No.	Drawing Title	Date	Rev
270719-01	Sherbourne Road-Proposed Floorplan-1 (1)		
270719-01	Sherbourne Road-LOCATION PLAN		
270719-01	Sherbourne Road-Proposed Floorplan-1		

PLEASE NOTE - In the event of any subsequent material changes to the scheme, it will be necessary for Design for Security to reassess the comments made within this report.

C CIS Version History

Version	Revisions Made	Date
A		