



CRIME IMPACT STATEMENT

120-124 Grosvenor Street, Manchester

Student Accommodation - 28 No. Bedrooms

FOR: GROSVENOR HOLDING MCR LIMITED

Greater Manchester Police

VERSION A: 30th April 2025

design**for**security

REFERENCE: 2017/0185/CIS/02

120-124 Grosvenor Street, Manchester

2017/0185/CIS/02

EXECUTIVE SUMMARY

Recommendations made

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 student accommodation is acceptable in general; however, there are a number of points that should be considered to increase the security of the building and reduce the vulnerability of criminal and antisocial behaviour:

- Illumination levels on the passageway between the building and Sugden Sports Centre should be evaluated and improved where necessary.
- Adequate measures should be employed to reduce the potential for noise disturbance, which can become a draw on police resources.
- The development should have a robust access control system to restrict movement through the building to residents and genuine visitors.

More details can be found in section 3.3 where there are a number of recommendations made which would enhance the security of the development and it is highly recommended that these are considered. It is also recommended that the development is built to Secured by Design standards.



Patrick Babb

Consultant

e: patrick.babb@designforsecurity.org

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1 Visual Audit

The proposed development can be seen on the adjacent map, edged in red. The site is located in the city of Manchester, close to the universities.

The site is roughly rectangular and the site boundaries are defined by Hill Court Street to the North to the West by Sugden Sport Centre, to the South by Grosvenor Street, and to the East by Sidney Street.

The site is presently developed, occupied by Sandbar (bar/restaurant), small laptop repair shop, and a Korean café. There are pavement seating areas to the front of the building (Grosvenor Street) and Sidney Street.

Opposite the site on Grosvenor Street are University of Manchester buildings, Faculty of Science and Engineering and the York Street building. To the rear of the site is the Sugden Sports Centre.



2 Crime Statistics & Analysis

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

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
31	46	117	559	270	54	10	146	11	112

- 2.1.1 The overall rate of crime over the past 12 months has been high for the Manchester division, with less serious wounding, criminal damage and vehicle crime having been the highest recorded offences taking place. These types of crime are typical of those experienced in or within close proximity of district, town or city centres where there is a higher concentration of retail, commercial and licensed premises, leading to a higher number of crime and disorder issues. Whilst the offences have occurred throughout the local area, there is a higher concentration occurring along Oxford Street, particularly to the north of the site towards the city centre.
- 2.1.2 Less serious wounding offences have mostly occurred to the north of the site along Oxford Street and around Charles Street. Assaults and public order offences have been the most reported less serious woundings, with the majority of incidents involving disputes between known associates and alcohol consumption of ten being a factor.
- 2.1.3 In cases of theft offenders have targeted insecure items, bags or coats on tabletops and benches in public spaces, retail outlets and restaurants, as well as parcels left on doorsteps and in communal areas of apartment buildings. Offenders have also used distraction and pickpocketing techniques to remove items from the person in crowded spaces.
- 2.1.4 Theft from motor vehicle has been the most reported vehicle crime taking place, whereby offenders have targeted vehicles parked on the streets and within parking facilities throughout the local area, particularly around Charles Street to the north and Kincardine Road to the east. Offenders have in most 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 Local M.O.s (Modus Operandi)

- 2.2.1 Forcing open secure doors using bodily pressure and implements in order to gain access to apartments
Possible Solution - All apartment entrance doorsets should be certified to a burglary resistant standard (i.e. BS PAS 24).
- 2.2.2 Entering apartment buildings by means of insecure doors/ tailgating residents and gaining access to communal areas.
Possible Solution - There should be access controlled secure doorsets restricting access to the circulation core of the building to reduce the possibility of would-be offenders from tailgating residents and visitors into the building.
- 2.2.3 Exploitation of insecure windows and doors to gain access into communal areas and apartments
Possible Solution – All ground floor communal doors should be fitted with door closers and lock automatically, to prevent these doors from being left open and insecure. Any publicly accessible apartment entrance doors should be fitted with a split-spindle, or fixed external handle, to prevent them from being opened from the outside when unlocked. Any accessible windows should be restricted in opening to prevent them from being fully opened if left insecure.

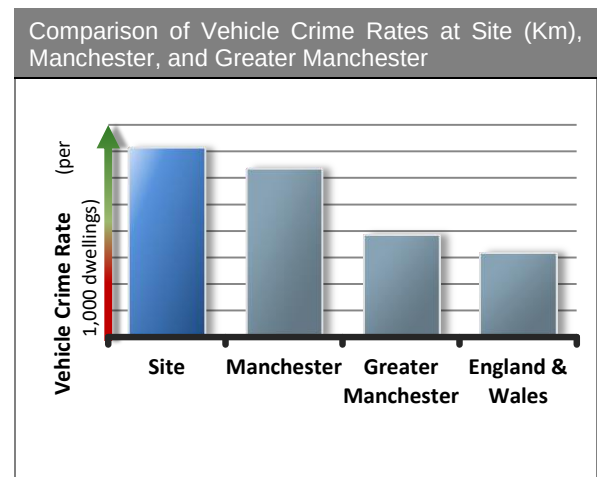
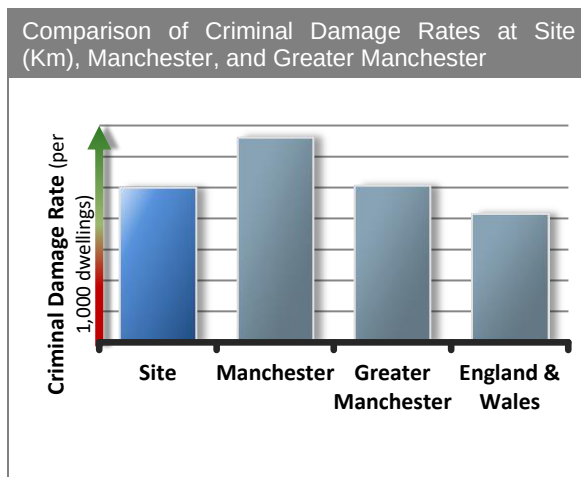
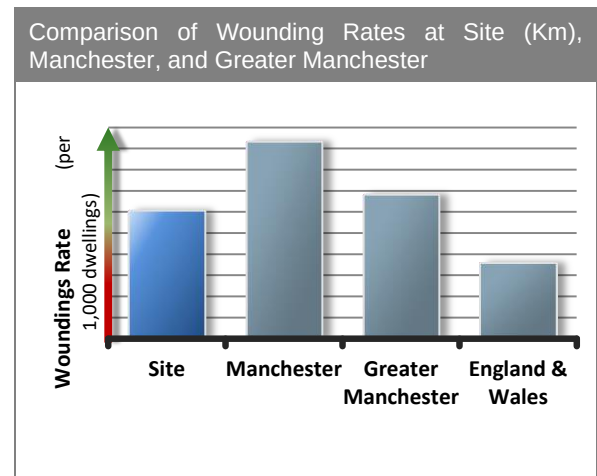
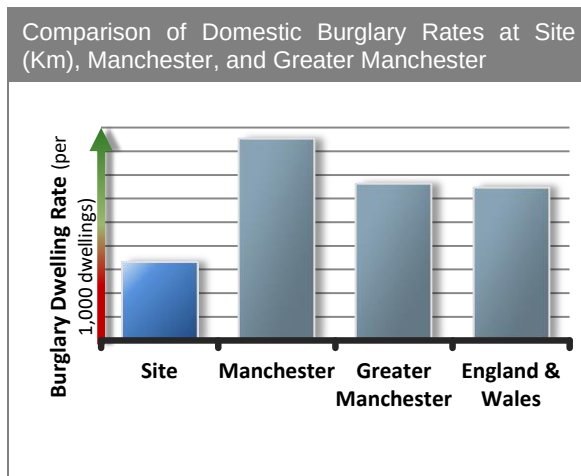
2.3 Risk Factors

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

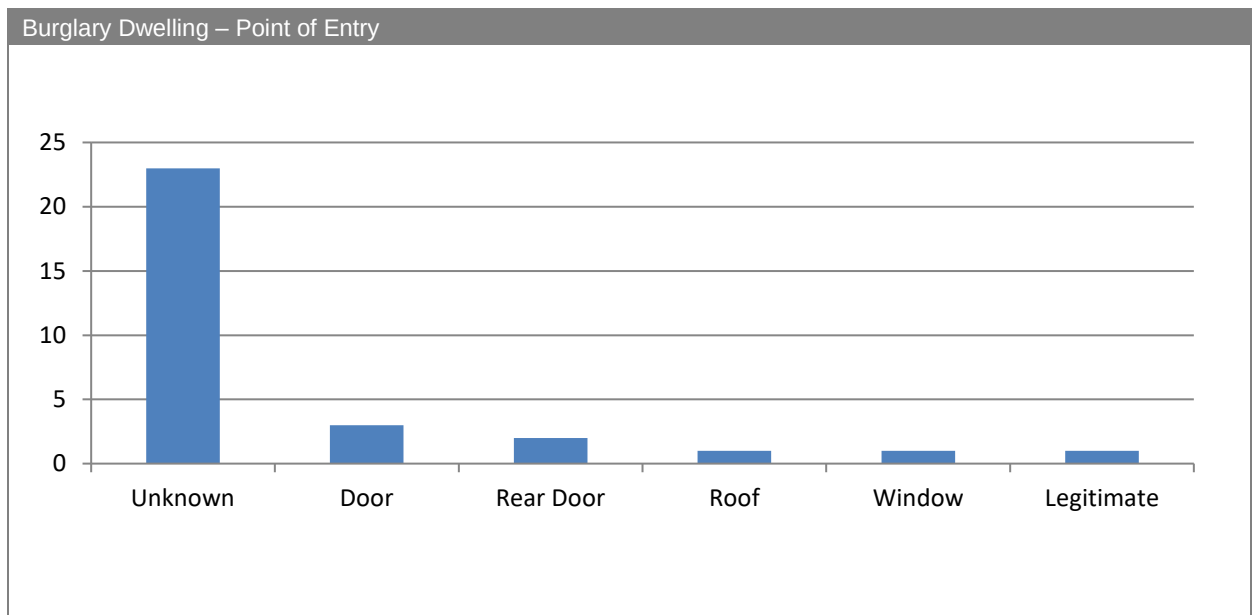
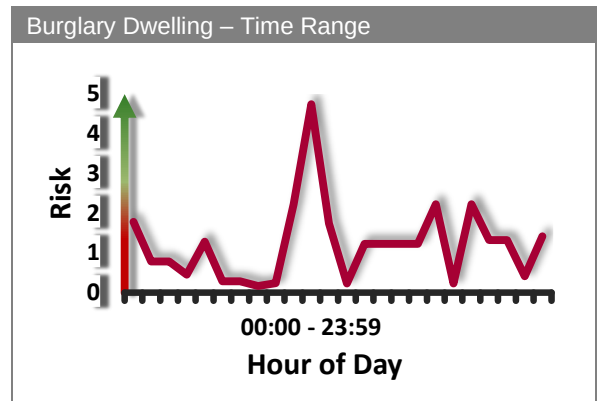
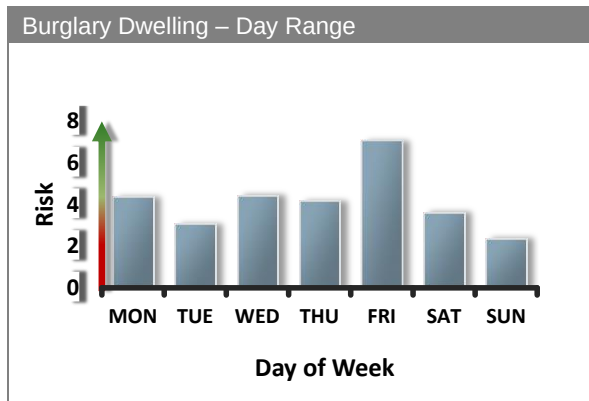
The rates below relates to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2021.



- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **61% lower** than Manchester as a whole, **50% lower** than Greater Manchester and **49% lower** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **35% lower** than Manchester as a whole, **11% lower** than Greater Manchester and **70% higher** than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **25% lower** than Manchester as a whole, **1% lower** than Greater Manchester and **20% higher** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **12% higher** than Manchester as a whole, **85% higher** than Greater Manchester and **125% higher** than England & Wales.

2.5 Domestic Burglary: Risk Analysis

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



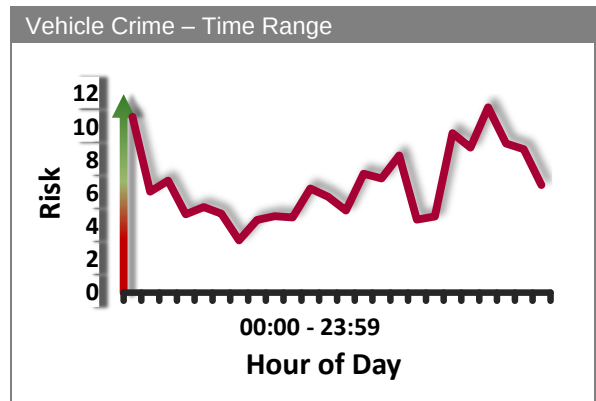
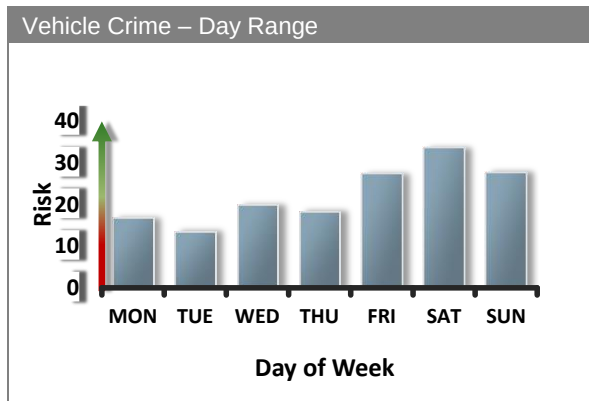
2.5.1 **Day/Time Range:** The risk of domestic burglary peaks on Friday in the morning (10:00-11:00). Offenders often target dwellings at this time during the working week when they are empty whilst the owners are out at work, giving offenders the perception that they are less likely to be caught or identified.

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

- In cases where the entry point has been recorded as 'unknown' it is likely that the offender has exploited insecure windows and doors.
- Using bodily pressure or implements to force open secure windows and doors.
- Smashed glazing in windows and doors.

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 Saturday in the evening (20:00-21:00) and just after midnight (00:00-01:00). Offenders tend to target vehicles at these times when they are often left unattended and out of sight of the owners for long periods of time, creating a perceived low risk opportunity for offences.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development is a change of use of the upper floors to 28 no. student bedrooms. Improvements to the building include upgraded thermal elements, a new staircase core (DDA compliant), dedicated student entrances, and improved internal layout, all designed to respect the building's original character.

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 building is located in a busy area of the city centre, on Grosvenor Street, close to both University of Manchester and Manchester Metropolitan University.
- 3.2.2 To the rear of the building is the Sugden Sports Centre, a busy leisure centre which will generate high levels of footfall.
- 3.2.3 The main entrance to the student accommodation will be positioned where it will be overlooked by Sugden Sports Centre, providing the entrance with passive levels of surveillance from those using the facility.
- 3.2.4 The local area has a mix of uses which draw visitors during the day and the evening, which will foster a safe environment for residents and visitors.
- 3.2.5 There will be an internal bicycle store for residents. Bicycles parked inside are less likely to be targeted by thieves.
- 3.2.6 Bedrooms are located at first floor and above where they are less likely to be disturbed at night, or early hours of the morning, by those passing-by.
- 3.2.7 There are wall mounted lighting fixtures on the façade of the Sugden Sports Centre opposite the existing building, and lighting columns on Sidney Street.
- 3.2.8 The entrance to the rear of the building is taken from the rear elevation of the building which is currently unused.

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 Residents and visitors are likely to approach the main entrance through the passageway between the building and the sports centre. It is highly recommended that lighting levels are evaluated and comply with BS 5489, and where levels of illumination are sufficient extra lighting sources should be installed. Any new lighting should operate on a photocell to ensure the passageway is illuminated when it is dark.
- 3.3.2 The main entrance should have a dedicated lighting source to deter antisocial/criminal behaviour, and to allow residents to view any potential threats on approach.
- 3.3.3 Sandbar, at ground floor, is open to 1am and 2am on some days during the week, which could cause conflict if noise levels are not well managed and does not become a drain on police/local authority resources. There should be adequate noise insulation/dampening to reduce the potential of noise disturbing residents late at night and in the early hours of the morning. Triple glazing could also be used to reduce the risk of noise disturbance. The managers of the building should liaise with Sandbar to ensure that noise levels at closing time does not cause undue disturbance to residents.
- 3.3.4 External communal access doors must be compliant with and certified to BS PAS 24, STS202, 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 operating with an electronic access control system, these features should be permitted under the scope of the certification.

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- 3.3.5 All cluster and studio unit entrance doorsets must also be compliant with and certified to BS PAS 24, SPS 201 or LPS 1175 SR2.
 - 3.3.6 All internal doors/frames to individual student bedrooms within cluster units should be of robust construction (FD30 or higher), with hinge-bolts and a lock certified to BS 8621 or PAS 8621, to allow each student to secure their own bedroom/possessions. Bedroom doors should have a door viewer and chain).
 - 3.3.7 Postal workers should not be granted unrestricted access through the development. Instead, their access should be limited to post boxes within the lobby. If Royal Mail are issued with a fob then it should only grant access into the lobby area and not further access into the building.
 - 3.3.8 Entry into cycle stores should be controlled using access control systems. Residents should be required to use their key card or fob for access, ensuring that only genuine users can enter. The design of the cycle stands should allow for secure locking of both wheels and the frame, such as utilising Sheffield stands or similar alternatives. While two-tier systems are acceptable, it is important to ensure that both the wheels and the frame can be securely locked.
 - 3.3.9 The door from the bin store, into the building, should be capable of being locked to avoid someone gaining entry to the building when the bins are being taken out or brought into the building.

4 Physical Security

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 BS PAS 24, 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 into 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 into the building. There should be no unrestricted trade access into the building.
- ☐ 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.
- ☐ All cluster and studio unit entrance doorsets must also be compliant with and certified to BS PAS 24, SPS 201 or LPS 1175 SR2.
- ☐ All internal doors/frames to individual student bedrooms within cluster units should be of robust construction (FD30 or higher), with hinge-bolts and a lock certified to BS 8621 or PAS 8621, to allow each student to secure their own bedroom/possessions. Bedroom doors should have a door viewer and chain).
- ☐ Construction of internal walls surrounding internal apartment entrance doors (600mm either side of the door set) should incorporate a resilient layer to reduce the risk of anyone breaking through the wall to access the locking mechanism. The resilient layer should be timber (minimum thickness of 9mm) or expanded metal.
- ☐ 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

- ☐ Ground floor and easily accessible 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 & Building Fabric

- ☐ 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 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:
 - Communal entrances
 - Bicycle stores
 - Circulation cores

4.5 Bicycle Parking Areas

- ☐ Doors into the cycle parking area(s) must be certified to BS PAS 24, STS202, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system, with access restricted to registered residents (i.e. genuine bicycle owners).
- ☐ Cycle stands should either be U-profile or Sheffield style stands. If rack storage is used it should be possible for both wheels and the frame to be secured.

4.6 Lighting

- ☐ External lighting must be provided to pedestrian routes within the development in accordance with BS 5489. Lighting should be taken from a variety of sources and levels (i.e. columns, up lighting) to provide a greater level of coverage and avoid shadows/pooling.
- ☐ Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high- and low-pressure sodium bulbs.
- ☐ Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

5 Management & Maintenance

- 5.1.1 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 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

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
7499 - PS.01	- Location and Block Plans		
7499 - PS.02	- Proposed Plans		
TRI-4677-02	Existing Floor Plans		
TRI-4677-03	Existing Floor Plans		

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		