

Crime Impact Statement

Introduction

This Crime Impact Statement ['CIS'] informs a change of use and Listed Building Consent application relating to 21 Manor Street in Ardwick, Manchester ['the Site'].

This CIS assesses how crime and safety issues will be addressed through the development. It also considers how the proposal will provide a safe and secure home for residents, and a safe environment for staff, visitors, and neighbours.

Measures to Minimise Risk of Crime and Enhance Safety

Management of the Site

This application is informed by a 'Management Strategy' and 'In-House Management Strategy' which both confirm how the property will be managed by The Bedspace Trust. The Bedspace Trust will provide day-to-day and longer term management and maintenance of the property. The management of the site is to promote a safe and secure home for residents, as well as a safe and secure environment for staff, visitors and neighbours.

Deliveries

Post and parcel deliveries will be made via the main front door. Charity staff will log all deliveries which will be sorted by staff prior to distribution to residents. Residents will sign a book to confirm receipt of their post/parcel.

Entering and Leaving the Property

Staff and residents will have individual keys to enter the property, and each studio will be secure via a separate key for each resident. Staff will be given a master key to allow access into all rooms for maintenance and emergencies. An intercom system will also be provided for added security measures on the arrival of visitors or deliveries.

Access in and out of the building is monitored by on site staff (and remotely via CCTV system). The Bedspace Trust will monitor those entering and leave the property.

Residents can arrange to have friends or family visit with written pre-arranged agreement from staff. On arrival, visitors must ring the intercom system to alert staff of their arrival. Staff will then release the lock to enable access. Visitors must complete a signing in book. The signing in book will require confirmation of the visitor's full name, telephone number, who they are visiting, time of arrival, and time of departure.

Any visiting professionals will also need to ring the intercom system on arrival, and complete the signing in procedure.

Physical Measures

Physical internal safety and security features include:

- Emergency lighting will be provided within the apartments and / or communal areas to provide guides to escape routes
- Motion sensor lighting will be installed. Communal area lighting will be controlled within the building and turned on when there is insufficient natural day light
- Fire doors to be installed on external and internal doors
- Internal doors to be linked to sensors. As a result, any fire doors left open will activate sensors and notifications will be sent to the control panel / CCTV system which is monitored 24 hours a day by staff on site and / or remotely
- All apartments are lockable and residents given a key for their own apartment, and to the building (to be used if staff are unavailable at the precise time of a resident's arrival). A master key will be available for staff in order to gain access to all apartments if deemed necessary
- CCTV cameras will be installed in all communal areas including the stairwells, corridors, and the laundry / bike room
- Secure cycle storage to be provided inside the property – for use by residents and / or staff

Physical external safety and security features include:

- The existing timber front door (which opens inwards) is to be retained. This includes a Five-Lever Mortice Deadlock at three locations within the door, a Night Latch Yale lock to the inner leaf which automatically latches the door when shut. This enhances safety and security for residents and staff. There is also a spy hole on the door to allow occupants (staff or residents) to view visitors before granting entry, and a letterbox appropriately positioned away from the inner door latch to prevent tampering
- A CCTV and door intercom system is to be installed to enhance security. This will include CCTV cameras to the front and rear of the property, including to monitor the rear yard
- The existing gate to the rear of the property will be retained. The current latch locking mechanism will be retained. Enhanced security is provided to the rear of the property by retaining the external door and roller shutter system. Residents will have access to the doors to grant access to the refuse bin area and bike racks. The security roller shutter doors will be operational by staff only and secured each evening.
- The windows are predominantly painted timber frame, inkeeping with the listed features of the building. Basement and ground floor windows are secured with rails to prevent access from outside the building
- External motion sensor lighting is to be installed to the front and rear of the property to provide greater visibility and enhance safety
- The site benefits from existing streetlights on the public highway, adjacent to the site
- Off-street car parking is available and allocated to staff and residents. The parking area is at the front of the property which results in natural surveillance from the street and also it being overlooked by the proposed apartments inside the building
- There are good levels of visibility into and out of the site, with natural surveillance facilitated. The existing boundary treatment to Manor Street will be retained