

CRIME IMPACT STATEMENT

292 Wilmslow Road, Fallowfield

Redevelopment of Owens Park Student Accommodation

FOR: JOHN GRAHAM CONSTRUCTION LTD

Version A: 17th February 2025

REFERENCE: 2023/0332/CIS/02

Greater Manchester Police

designforsecurity

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292 Wilmslow Road, Fallowfield

2023/0332/CIS/02

EXECUTIVE SUMMARY

Development supported

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 application is a Reserved Matters application relating to landscaping, appearance, scale and layout, pursuant to the approval of an outline planning application in January 2024, relating to the redevelopment of Owens Park student accommodation, which was originally constructed in the 1960s. The proposals include many features which will enhance the security of the site, make it easier to manage, and reduce the potential for fear of crime – such as better lighting, improved CCTV, robust access control systems, and the thinning of vegetation to the boundaries which will allow for better sightlines. The following areas have been identified a potential concern, or where security can be enhanced, and these should be addressed (see section 3.3 for more details). There are a number of recommendations made within the report to increase the security of the development and these can be found in section 3.3 of this report which would enhance the security of the development. It is also recommended that the development is built to Secured by Design standards.

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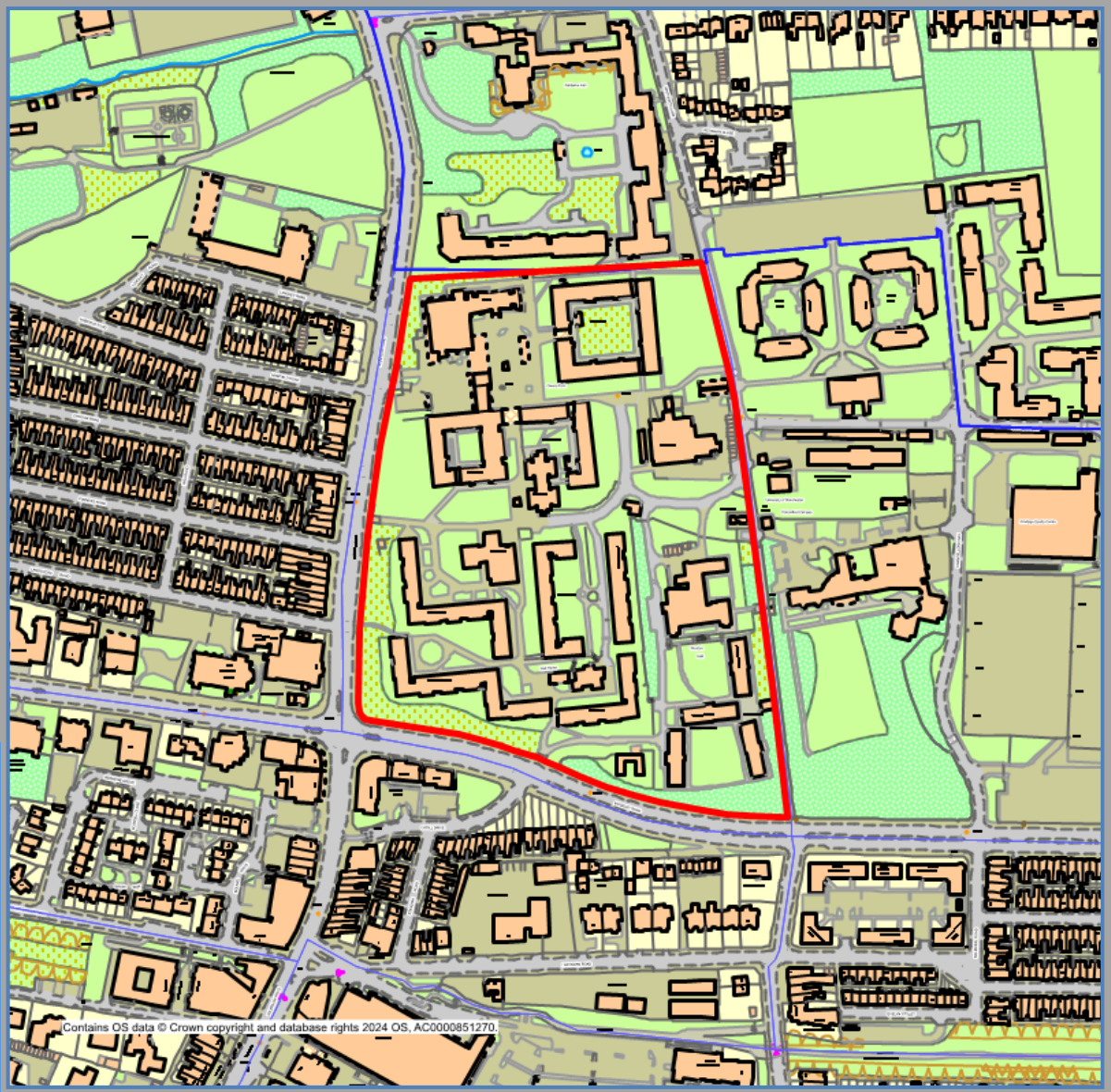
1 Visual Audit

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

The site is roughly rectangular, and the Northern boundary is defined by Ashbourne Hall, to the East the site is bound by University of Manchester Fallowfield Campus, to the South by Mosely Road, and to the West by Wilmslow Road.

The site is large and currently developed as student accommodation (Owen's Park) managed by the University of Manchester. There are a considerable number of buildings on the site, most of which are low rise apartment buildings, with a high rise apartment building to the North-West of the site. The site boundaries are well defined with railing to a mixture of heights, with dense planting behind in some locations.













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2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st December 2023 to 30th November 2024.

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
65	17	33	241	60	22	5	36	8	50

2.1.1 The overall rate of crime in the past 12 months is above average for the Manchester division, with less serious wounding, domestic burglary and theft having been most commonly reported. The majority of offences have taken place to the southwest of the proposed site around the junction of Wilmslow Road with Moseley Road.

2.1.2 Less serious wounding offences have mostly occurred at the locations mentioned above, where assaults, harassment and public order offences have been the most reported less serious woundings taking place. The majority of these incidents have involved disputes between known associates as well as some cases of domestic violence.

2.1.3 Domestic burglary offences have also occurred throughout the residential areas surrounding the site. Offenders have in most used implements in order to gain access to properties via secure doors and windows.

2.1.4 Theft offences have taken place all throughout local area. Offenders have mostly targeted insecure items, bags or coats left on tabletops and benches in public spaces and restaurant/cafes, as well as having used pickpocketing and distraction methods in order to remove items from the person such as wallets and mobile phones.

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 Posing as a legitimate customer and gaining access to staff only areas by means of tailgating staff and exploitation of insecure doors.

Possible Solution – Any staff-only areas should operate on an access control system with access restricted to authorised personnel.

2.2.4 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.

2.2.5 Entering premises as legitimate customer and tailgating staff/ exploiting insecure doors to access staff only areas.

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Possible Solution – Personnel gates or turnstiles should restrict access from the office foyer into the circulation core of the building. Any external doors should operate on an access control system.

2.2.6 Forcing open shutters using implements and bodily force to gain access.

Possible Solution – Any shutters should be certified to a recognised security standard (i.e. LPS 1175 SR2). Shutters certified to a burglary resistant standard are able to withstand prolonged, opportunist, attacks by criminals.

2.3 Risk Factors

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

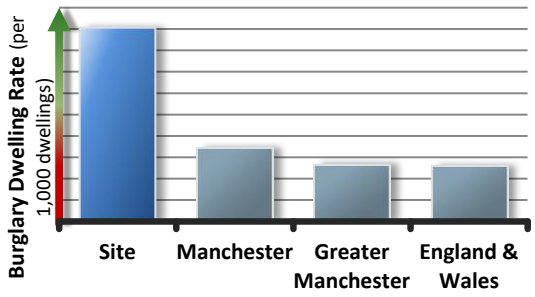
- Domestic burglary
- Theft from gardens, sheds, or garages
- Criminal damage to dwellings and vehicles
- Theft of, or from, vehicles
- Bogus callers and distraction burglary
- Anti-social behaviour
- Neighbour disputes
- Theft and criminal damage during the construction period
- Unauthorised access to private spaces
- Poor maintenance of access control systems

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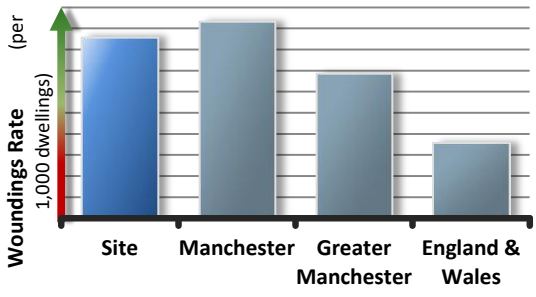
2.4 Crime Rate Comparison

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

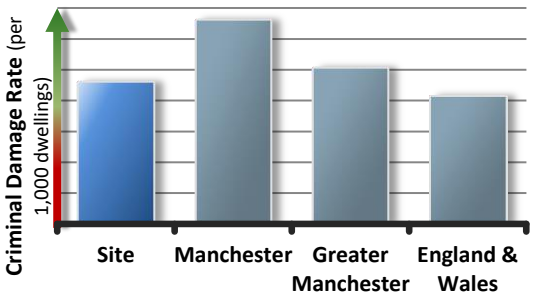
Comparison of Domestic Burglary Rates at Site (Km), Manchester, and Greater Manchester



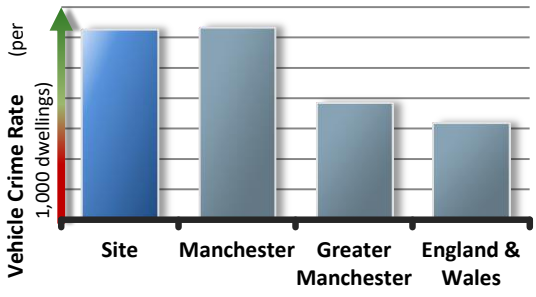
Comparison of Wounding Rates at Site (Km), Manchester, and Greater Manchester



Comparison of Criminal Damage Rates at Site (Km), Manchester, and Greater Manchester



Comparison of Vehicle Crime Rates at Site (Km), Manchester, and Greater Manchester



2.4.1 The rate of domestic burglaries per 1000 dwellings is **166% higher** than Manchester as a whole, **242% higher** than Greater Manchester and **250% higher** than England & Wales.

2.4.2 The rate of woundings per 1000 dwellings is **8% lower** than Manchester as a whole, **26% higher** than Greater Manchester and **140% higher** than England & Wales.

2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **30% lower** than Manchester as a whole, **9% lower** than Greater Manchester and **11% higher** than England & Wales.

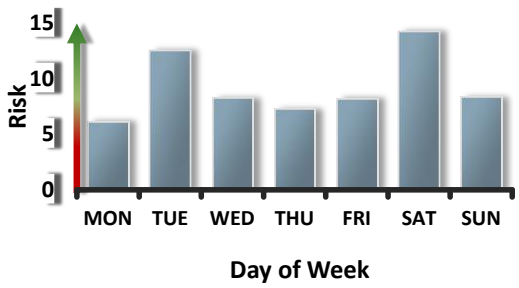
2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **1% lower** than Manchester as a whole, **63% higher** than Greater Manchester and **98% higher** than England & Wales.

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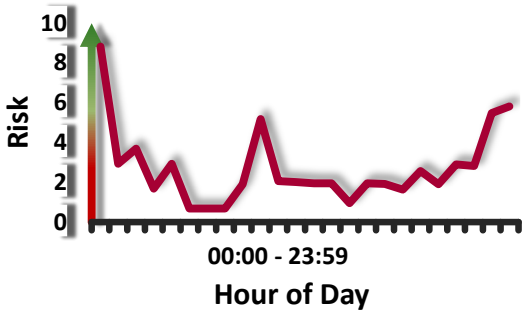
2.5 Domestic Burglary: Risk Analysis

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

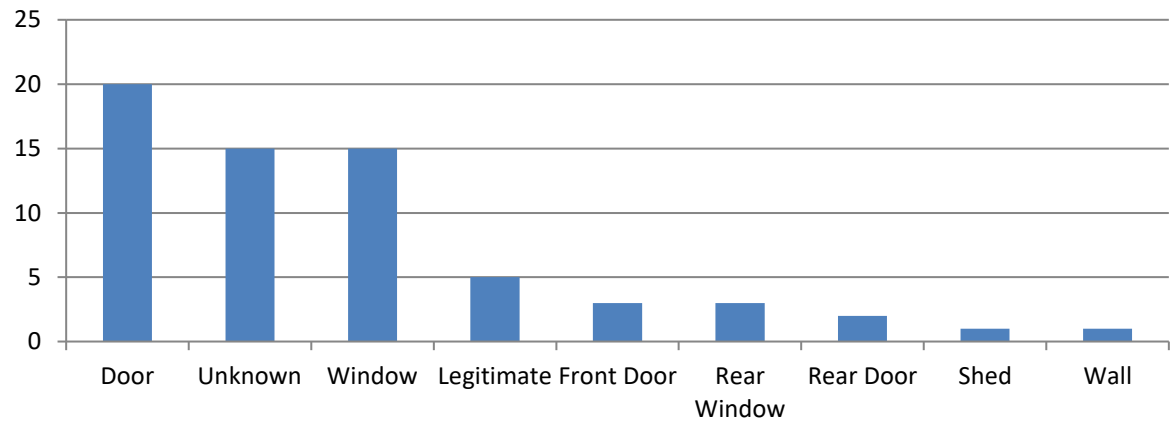
Burglary Dwelling – Day Range



Burglary Dwelling – Time Range



Burglary Dwelling – Point of Entry



2.5.1 Day/Time Range: The risk of domestic burglary peaks on Saturday just after midnight (00:00-01:00). Offenders often target dwellings at night when it is dark and there is less footfall in the area, giving them 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:

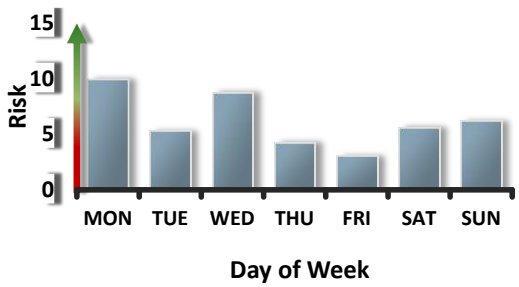
- Smashed glazing in windows and doors.
- Using bodily pressure or implements in order to force open secure windows and doors.
- In cases where the entry point has been recorded as "unknown", it is likely that the offenders has exploited insecure windows or doors.

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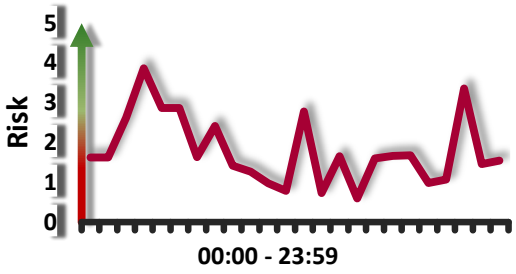
2.6 Vehicle Crime: Risk Analysis

The data below relates to vehicle crime committed within 500m of the site.

Vehicle Crime – Day Range



Vehicle Crime – Time Range



2.6.1 Day/Time Range: The risk of vehicle crime is highest on Monday in the early hours of the morning (03:00-4:00). Offenders tend to target vehicles at this time when they are often left unattended and out of sight of the owners for long periods of time.

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3 Layout Appraisal

3.1 Proposed development

3.1.1 Reserved Matters Application for consideration of appearance, layout, scale, and landscaping, pursuant to Outline Planning Permission Ref. 138126/OO/2023 for the redevelopment of the site to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms alongside associated facilities and ancillary accommodation

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 Access to ground floor bedrooms will be restricted through the creation of defensible space, which acts as a buffer zone around these areas, making it more difficult for criminals to approach the bedroom windows. This will reduce the likelihood of criminal activity and increase the overall security afforded to these bedrooms.

3.2.2 Ground floor bedrooms will have fixed windows that cannot be opened, with perforated screens for ventilation. Open windows are often targeted as they can provide easy access to opportunist offenders. By removing this vulnerability, the design of the building ensures that it is more difficult for offenders to gain entry to ground floor bedrooms, affording these rooms with a higher level of security.

3.2.3 The design of the single-storey elements of the buildings will include eaves set at a sufficient height to make climbing difficult, making it more difficult for criminals to use climbing as a method of entry and reduce the potential for antisocial behaviour.

3.2.4 A secure access control system will be implemented across the development, ensuring that only authorised residents and staff/approved persons can enter specific areas, including the buildings, bedroom clusters, and communal spaces. This will restrict access to those who are permitted, preventing unauthorised individuals from entering restricted areas.

3.2.5 High quality, monitored, CCTV cameras will be strategically placed around the development to monitor external spaces and buildings. These cameras will be monitored by security staff ensuring that any suspicious activity is quickly detected and addressed. The presence of CCTV serves as both a deterrent and a means of viewing incidents, improving overall security, and potentially reducing fear of crime.

3.2.6 In addition to electronic surveillance, the development will be managed by the existing security teams at the university. The presence of appropriate security staff will enhance the security of the development, and the safety of students. A security staff presence will be a deterrent to any potential criminal activity and also allow residents to report any incidents directly to staff.

3.2.7 Each neighbourhood within the campus will feature a central hub that includes facilities such as study spaces, laundrettes, and communal amenity spaces. These hubs will encourage interaction among residents and generate activity in these areas, which can deter offenders from operating. These hubs will have access controlled doors, restricting access to students.

3.2.8 The layout of the development allows buildings to generally overlook each other. This arrangement maximises opportunities for natural surveillance, where residents can observe activity in the surrounding area. Natural surveillance provides a deterrent as criminals, or those antisocially minded, as less likely to operate when they know they are being watched or can be identified.

3.2.9 The entrances to all buildings within the development will be situated in locations that are clearly visible from surrounding areas, allowing residents to view any potential threat on approach and take alternate routes if necessary.

3.2.10 Vegetation along the site's main boundaries, on Wilmslow Road and Moseley Road, will be pruned and thinned. This will ensure that views are not obstructed by overgrown bushes or trees, maintaining clear sightlines, making the development more visible from the surrounding streets, making it harder for potential criminals to hide or operate within the site without being seen, reducing the likelihood of criminal and antisocial behaviour.

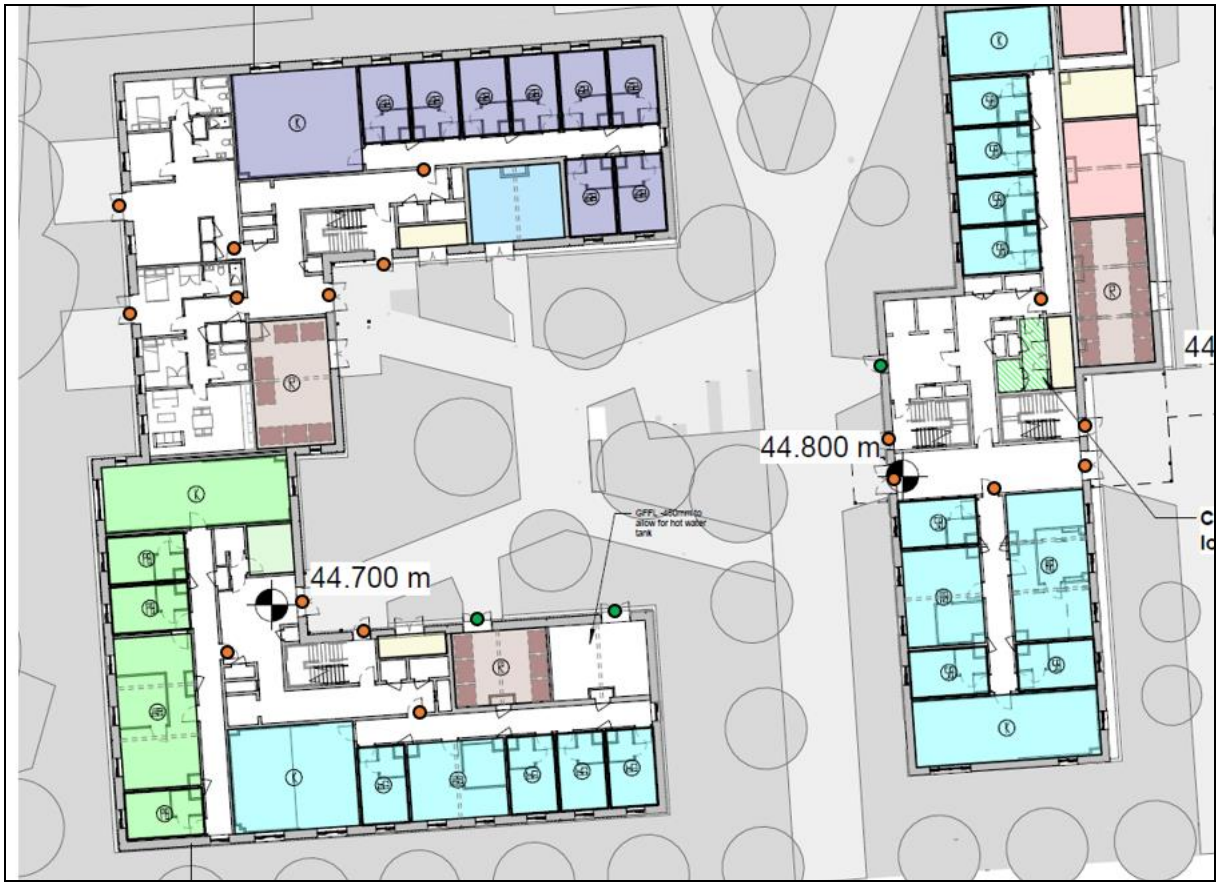
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3.3 Changes Needed and Recommendations

The following points have been identified for further consideration and would need to be addressed for Design for Security to support the proposed scheme.

Student Accommodation

3.3.1 Robust physical security measures should be considered essential to ensure a high level security to the building and residents amenity space, clusters, and bedrooms, to reduce the potential for criminals to operate in the development. The below drawing is an example of where doors should be certified to the below standards, with orange doors requiring certification and green doors requiring certification if there is further access into the building.



3.3.2 External communal access doors must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222, 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.

3.3.3 All cluster entrance doorsets must also be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222, these doors must have access control and restrict access to residents of these clusters to prevent them from being easily accessed.

3.3.4 Family apartments entrance doorsets (including French doors to patio areas) must also be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222.

3.3.5 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. Bedroom doors should operate on the site wide access control system, restricting access to the resident of that bedroom.

3.3.6 Unrestricted access throughout the development should not be granted to postal workers, which can allow offenders to imitate a postal worker or courier to access the building. Instead, they should be limited to accessing only the designated post boxes/post rooms (with Royal Mail given fobs to enter

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these specific areas). Alternatively, mail and parcels can be directly delivered to the concierge, eliminating the need for postal workers to have access beyond the lobby.



3.3.7 Access control systems should be utilised for entry into cycle stores, requiring residents to use their key card or fob for access. Access to the cycle stores should be limited to genuine users rather than granting access to all residents of the building or block. The cycle stands should be designed to enable the secure locking of both wheels and the frame, such as using Sheffield stands or similar alternatives. While two-tier systems are allowed, it is essential to ensure that both the wheels and the frame can be securely locked.

3.3.8 To discourage criminals from targeting parked bicycles, it is essential to provide illumination for any bicycle stands located in the landscaped areas.

3.3.9 A robust access control system should be in place to regulate entry and movement within the building. It is important to have two access controlled doors separating the public area from the circulation core. In a development of this scale, it is highly recommended to either install an access controlled door on each floor, limiting access to residents of that specific floor, or configure the lifts to only allow residents to access the floor where their apartment is located (in conjunction with the access control system).

3.3.10 Access control measures should be implemented to limit entry into the amenity spaces solely to residents and authorised visitors. It is essential that the access control system in these areas is capable of thorough auditing, allowing access logs to be reviewed in the case of incidents or instances of damage.

3.3.11 There should be signage throughout the development to help with wayfinding, particularly for visitors and to prevent offenders accessing private or semi-private areas with the excuse of being lost.

Landscaping/external spaces

3.3.12 Vehicular access into the campus should be restricted with an access controlled barrier or gate, so that only approved vehicles are permitted access to the development. Traffic calming measures should be employed to prevent vehicles from picking up speed on the roads through the scheme.

3.3.13 Bollards, large planters, trees, or similar, should prevent a vehicle from being able to access pedestrian only areas.

3.3.14 There should be illumination to any areas where the building overhangs the public realm below, to deter loitering/congregation in these areas which might be protected from the elements.

3.3.15 The public space should be illuminated to a high standard and in accordance with BS 5489 – which should be considered as a minimum standard. A variety of lighting sources should be used to illuminate the environment rather than reliance on one type of lighting which can often lead to pooling/shadowing.

3.3.16 The lighting scheme should allow the CCTV system to operate effectively, and the landscaping of this area should not impede coverage. Any seating areas within the landscaped area must be covered by CCTV as these areas are most likely to generate antisocial behaviour (i.e. congregation, or alcohol/drug consumption).

3.3.17 Vegetation in the landscaped areas should be well maintained in order to facilitate the sight lines and facilitate surveillance. Low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2400mm from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places.

3.3.18 Hard landscaping in the public space should be carefully considered so that these areas do not become concealed from view.

3.3.19 Any seating areas located in the landscaped area have the potential to attract antisocial behaviour during night-time. To promote natural surveillance and discourage misuse, it is crucial to ensure these areas are illuminated to a high standard. It is also essential to have CCTV coverage of these spaces to enable staff to monitor and promptly respond to any incidents.

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4 Physical Security (Student Accommodation)

4.1 Doors

- ☐ External communal access doors must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222, 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, LPS 1175 SR2, LPS 2081 SR B, or STS 222, including a lock capable of being operated via an electronic access control system.
- ☐ All cluster, and family apartment, entrance doorsets must also be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222.
- ☐ 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, STS201, 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.

4.2 Windows

- ☐ 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.

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 P1A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.
- ☐ 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.
- ☐ There should be a block work wall or material of similar strength (e.g. welded-steel mesh) behind or within any new cladding/insulated panels to the building, to a minimum height of 2000mm from ground level, to ensure that the fabric of the building itself is not vulnerable to attack.

4.4 Alarms

- ☐ If an alarm is installed, then it should comply with either:
  - BS EN 50131 and PD 6662 for wired systems
  - BS 6799 for wireless systems

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☐ If an alarm is not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an 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:

- Communal entrances
- Communal areas
- Bicycle stores
- Circulation cores
- Amenity space
- Staff only areas
- Parcel rooms

4.6 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.

4.7 Landscaping

☐ There should be no hard landscaping that could inadvertently create seating or loitering spots (except within secure designated or otherwise-controlled areas). These features can encourage anti-social behaviour and raise the fear of crime.

☐ It is essential that good sightlines are maintained throughout the development to allow residents and visitors to actively survey the area for potential threats. Low level planting should not be in excess of 1000mm in height and tree crowns should fall no less than 2400mm to aid sightlines and natural surveillance.

4.8 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.

☐ Elevations of the building should be illuminated.

4.9 CCTV

☐ Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development. Designers should consider the following points when planning a CCTV strategy:

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- ☐ CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.
- ☐ Where necessary cameras that are vulnerable to damage should be protected from attack either by relocation to a higher level and using a bigger lens to achieve the view required or through the fitting of a vandal resistant housing.
- ☐ With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would be better to have good quality images over a 14-day period than poor ones over a 30-day period.
- ☐ Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court.
- ☐ **Acceptable Standard** - this generally requires a resolution of 720x576 pixels at a real time frame rate of 25 frames per second. (N.B. Both the camera and DVR must be capable of this – if the camera will only send low resolution images, then it does not matter how high the resolution of the recording unit is).
- ☐ **Identification** – One of three levels of field of view. To identify an individual, the image must capture no less than 120% of the field of view (at least from the top of the individuals head to their knees). The remaining two levels of field of view are 'Overview' and 'Recognition', which whilst effective for observational purposes, are less likely to result in the identification of a person/offender.
- ☐ The intelligent placement of cameras helps to provide clear facial identification of individuals.
- ☐ Any public open space or amenity areas not under the ownership of residents should be subject to an effective maintenance contract. This should ensure that all damage is rectified in a timely manner, and that any such space will not be detrimental to its surroundings.

5 Physical Security (Non-residential)

5.1 Doors

- ☐ External doors must be compliant with and certified to BS PAS 24, STS201, 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. The main sliding entrance doors should be capable of being controlled by reception staff if required (e.g. at night) to prevent unauthorised access or nuisance/antisocial behaviour in/around the entrance lobby.
- ☐ Sliding/revolving doors should be tested and certified to LPS 1175 SR2.
- ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24, STS201, 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.

5.2 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 LPS 1175 SR2 or STS202 and installed in accordance with manufacturer's instructions.

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5.3 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.

5.4 Alarms

☐ The commercial units should have intruder alarms installed or the infrastructure for tenants to easily install an alarm.

5.5 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

6 Management & Maintenance

6.1.1 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

6.1.2 Any public open space or amenity areas not under the ownership of residents should be subject to an effective maintenance contract. This should ensure that all damage is rectified in a timely manner, and that any such space will not be detrimental to its surroundings.

6.1.3 A comprehensive security regime for the individual commercial units must be prepared and remain in place for the day-to-day running of the site. 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 east for people to raise concerns or report observations. The operating/maintenance plan should focus on issues such as:

- Opening and closing the building, including staff arrival and departure.
- Management of 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. access control systems, alarm systems, CCTV cameras, and lighting.
- Cleaning and prompt removal of graffiti and litter; and
- Refuse collection arrangements.

6.1.4 All high value equipment within publicly accessible areas (e.g. computers, televisions, tools 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.

6.1.5 Refuse collection arrangements should not require bins to be left in the street for extended periods/overnight. Servicing activities should not require any service doors to remain open unattended for prolonged periods.

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6.1.6 Adequate signage should be deployed in all areas not only to direct people throughout the building, but also to deter unauthorised access to staff-only/back-of-house areas.

7 Construction

7.1.1 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.

7.1.2 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).

8 Useful References

8.1 Secured by Design (SBD)

8.1.1 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/

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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
520-LAP-SK-005	Landscape GA Plan		

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		

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