



CRIME IMPACT STATEMENT

The Shamrock Public House, 17 Bengal Street

Refurbishment of Existing Public House

FOR: JOSEPH HOLT LTD

Greater Manchester Police

VERSION A: 12th December 2024

designforsecurity

REFERENCE: 2024/0344/CIS/01

The Shamrock Public House, 17 Bengal Street

2024/0344/CIS/01

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/>). The proposals are generally acceptable and will bring vitality and legitimate activity to the area which will deter criminals and those antisocially minded from operating. There are a number of recommendations within the report to reduce the opportunities for crime and antisocial behaviour, it is highly recommended that these are implemented where possible.



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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 Ancoats area of Manchester, close to the city centre area.

The site boundaries are defined by Silk Street to the North, National Grid infrastructure to the East, George Leigh Street to the South, and Bengal Street to the West.

The site is currently developed as a public house which is currently vacant. The building is to be refurbished and brought back into use as a public house. The building fronts onto Silk Street and Bengal Street, which is the main entrance to the building, to the rear of the building is a gated yard defined with timber gates and concrete panel fencing. There is extensive graffiti to the fencing and the building which is likely due to it being vacant.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st November 2023 to 31st October 2024.

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
27	47	122	395	119	44	7	176	16	26

- 2.1.1 The overall rate of crime over the past 12 months has been high, with less serious wounding, vehicle crime and theft having been the most reported 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 high concentration of retail, commercial and licensed premises, leading to a higher number of crime and disorder issues. These offences have occurred throughout the local area, with a higher concentration to the west of the proposed site closer to the city centre and the junction of Great Ancoats Street with Oldham Road.
- 2.1.2 Less serious woundings have taken place throughout the local area, particularly to the west. Assaults, harassment and public order offences have been the most reported less serious woundings taking place, whereby offences have predominantly involved disputes between known associates or customers within retail outlets, restaurants and bars, as well as cases of domestic violence.
- 2.1.3 In instances of vehicle crime, offenders have targeted vehicles parked in private and on street parking facilities. Theft from a motor vehicle has been the highest recorded vehicle crime, whereby offenders have used implements and objects in order to smash glazing in windows to access the interiors of cars and vans before removing items from within.
- 2.1.4 Criminal damage offences have occurred throughout the local area, with offenders using objects and bodily pressure to damage the external doors and smash the glazing in the windows of commercial outlets, as well as using implements to damage the bodywork and glazing on cars.

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

- 2.2.1 Opening secure doors (all door types) using bodily pressure and implements to access the premises.
Possible Solution – All external doors should be certified to a burglary resistant standard (see section 4.2) which are designed to withstand a prolonged attempt to gain entry.
- 2.2.2 Breaking glazing in doors and windows, mainly to the front of the premises, using implements to gain access.
Possible Solution – Any ground floor or easily accessible glazing should contain a pane of laminate glazing, which cannot be easily smashed or shattered to gain entry.
- 2.2.3 Entering premises as legitimate customer and tailgating staff/ exploiting insecure doors to access staff only areas.
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.
- 2.2.4 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.

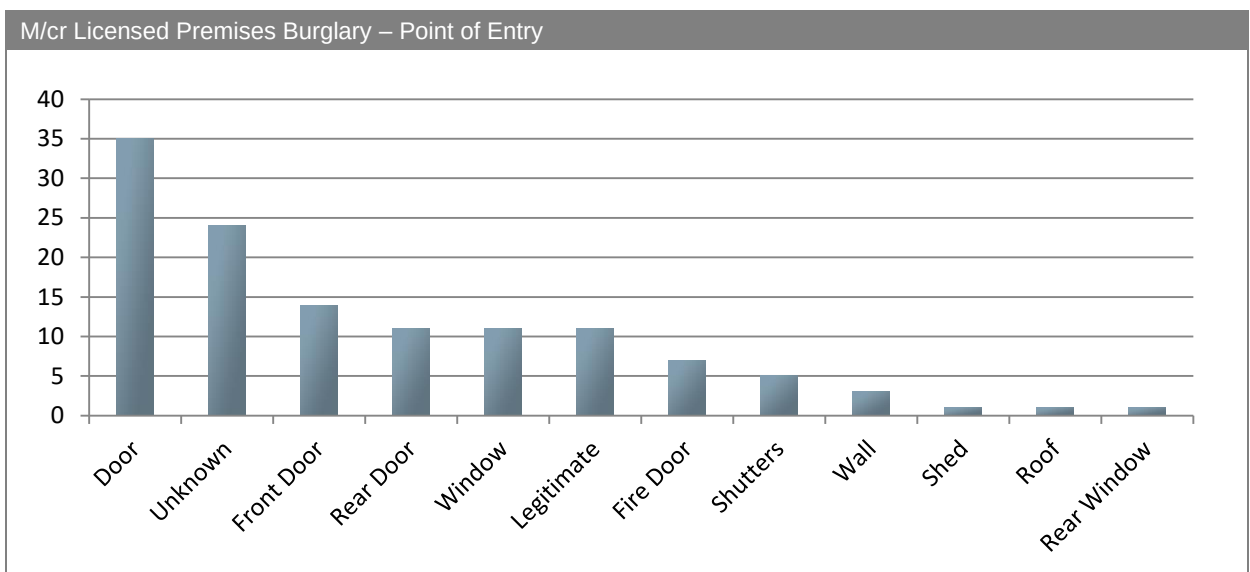
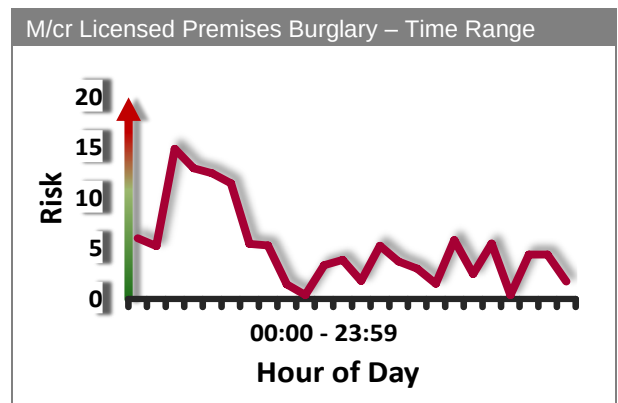
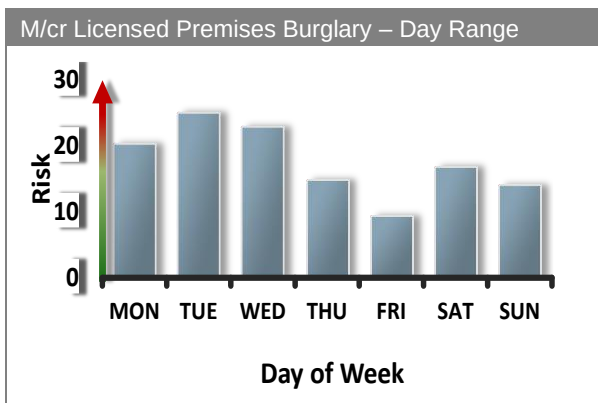
2.3 Risk Factors – Cafes / Restaurants/ Licenced Premises

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

- Burglary
- Robbery to business
- Criminal damage to property
- Alcohol-fuelled violence / conflict if licensed
- 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 Non-Domestic Burglary (Licenced Premises): Risk Analysis

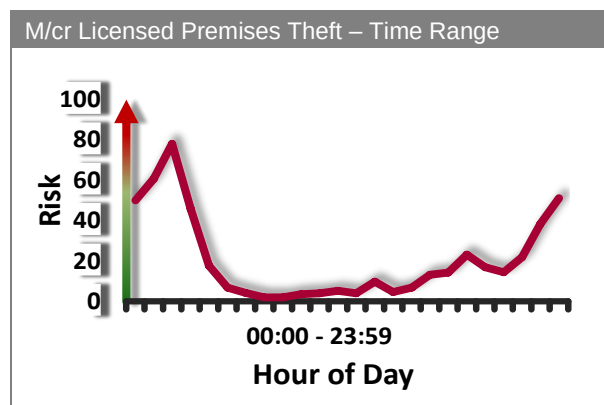
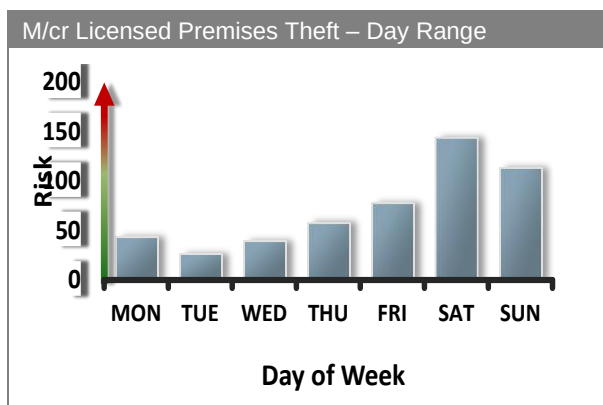
The data below relates to non-domestic burglary offences within/against licenced premises, recorded in the Manchester area 2018 - 2019.



- 2.4.1 **Day Range:** In Manchester, the risk of burglary at licensed premises peaks between Monday and Wednesday and is lowest on Friday.
- 2.4.2 **Time Range:** The risk of burglary is highest in the early hours of the morning. Burglaries at commercial premises frequently take place during the night, when they are closed and the areas/streets where they are typically found are quieter than during the day – meaning offenders perceive the risk of being detected or identified as low.
- 2.4.3 **Point of Entry:** In the majority of cases where entry points are known, offenders have entered licensed premises through external doors. Most commonly, doors have been forced open with bodily pressure and hand tools/implements. In a number of cases, glazing in doors and windows has been smashed by offenders to gain unauthorised access. Where the point of entry was legitimate/unknown, this is likely to have been when offenders have posed as legitimate customers to gain access to premises when they are open, before targeting insecure doors, tailgating, or using force to open internal doors to restricted areas.

2.5 Theft Risk Analysis (Licenced Premises): Risk Analysis

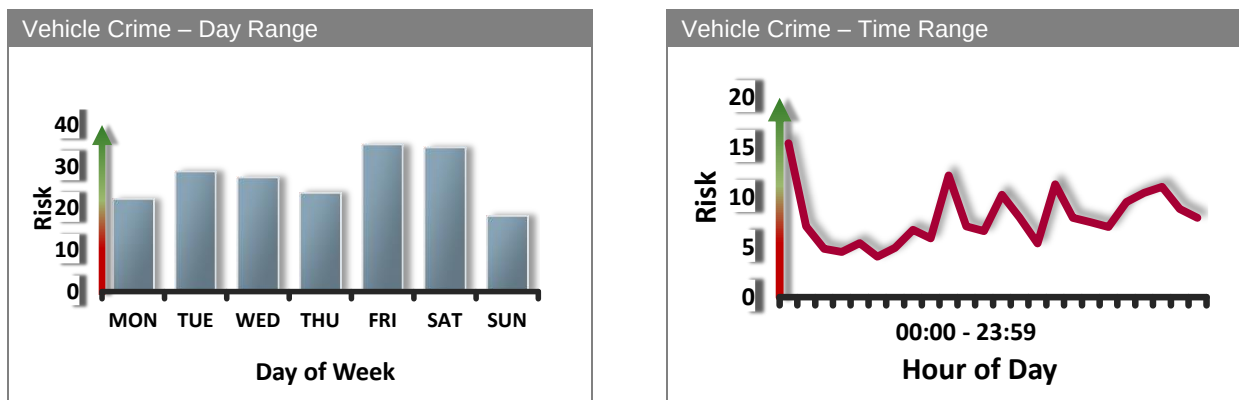
The data below relates to thefts within/against licenced premises, recorded in the Manchester area during 2018 - 2019.



- 2.5.1 **Day Range:** During the week, the risk of theft at Manchester licensed premises peaks over the weekend. On these days, many premises within the city centre area experience higher levels of attendance than during the week. Premises are also usually open for longer at the weekend and so the opportunity for offenders to commit theft is greater.
- 2.5.2 **Time Range:** The risk of theft peaks late at night and into the early morning. This reflects the times when licensed premises are at their busiest and therefore the opportunities to commit theft are greater. Handbags, purses/wallets, cash and phones belonging to customers are the most routinely stolen items - usually stolen from table tops, from bags hung on chairs/stored under tables or via pickpocketing and distraction methods. Theft of property belonging to staff is also common, with offenders posing as legitimate customers to gain access to unauthorised areas.

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 Friday and Saturday just after midnight (00:00-01:00). Offenders tend to target vehicles late at night when they are often left unattended and out of sight of the owners for long periods of time, creating a perceived low risk opportunity of offenders.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development is the refurbishment and reopening of the existing vacant public house.

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 currently vacant and has attracted significant amounts of graffiti, which is typical for vacant buildings in similar inner city environments. The public house being reopened and generating activity in this area will be a deterrent to offenders and those antisocially minded.
- 3.2.2 The local area has a mix of uses including a high volume of apartments, offices, and various retail/F&B offerings, which generate a high level of pedestrian and vehicular activity in the area which can deter offenders from operating.
- 3.2.3 The public house will have active frontages to Bengal Street and Silk Street, with George Leigh Street visible from the external space.
- 3.2.4 The building is well overlooked from the surrounding area and the main entrance is located in a prominent position where it can easily be seen.
- 3.2.5 Access to the first floor fire escape staircase is restricted, reducing the potential for offenders to access the first floor fire escape door.

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 external seating area will be well defined with a low blockwork wall and balustrade. The balustrade should be installed flush with the outer face of the blockwork wall so that the wall cannot be used as a climbing aid for an offender to gain access.
- 3.3.2 Due to the prevalence of violent incidents at licensed premises in the city centre area, it should be considered essential for a comprehensive CCTV system to be installed covering the main entrances to the building, elevations of the building, external seating area, bar/serving areas, and seating areas.

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- 3.3.3 The building should have a comprehensive monitored intruder alarm system with police or security team. There should be contacts on all ground floor doors and opening windows, and PIR coverage across the ground floor.
 - 3.3.4 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 walls should be reinforced with ply/OSB or metal mesh to prevent the walls from being damaged to gain entry.
 - 3.3.5 Graffiti is prevalent in the local area and the building has been defaced in multiple places. Bringing the building back into use will reduce the potential for it to be targeted, as buildings are regularly targeted because they are vacant. It would be prudent to consider an anti-graffiti coating to the external walls to a height of 2000mm so that graffiti can be easily removed.
 - 3.3.6 It is recommended that any new doors and windows are certified to a burglary resistant standard (see section 3.4 below).

3.4 Physical Security

- 3.4.1 External doors must be compliant with and certified to BS PAS 24, STS202, LPS 1175 SR2, LPS 2081 SR B, or STS 222. Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.
- 3.4.2 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.
- 3.4.3 Ground floor and easily accessible windows must be compliant with and certified to BS PAS 24, LPS 1175 SR 2 or LPS 2081 SR B. Ground floor windows must be key-lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.
- 3.4.4 Any shutters must be tested and certified to LPS 1175 SR2 and installed in accordance with manufacturer's instructions.
- 3.4.5 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 Management & Maintenance

- 4.1.1 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

5 Construction

- 5.1.1 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.

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- 5.1.2 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).

6 Useful References

6.1 Secured by Design (SBD)

- 6.1.1 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
2021 - 100	Location Plan		
2021 - 101	Block Plan		
2021 - 102	Existing Plans		
2021 - 103	Existing External Elevations		
2021 - 104	Existing Roof Plan		
2021 - 105B	Proposed Floor Plans-PROPOSED GROUND FLOOR Bore holes		
2021 - 107A	Proposed Roof Plan		
2021 - 108	Existing Site Plan		
2021 - 109	Proposed Site Plan		
2021 - 112	Proposed External Elevations - Provisional-PROPOSED GROUND FLOOR		

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		