CRIME IMPACT STATEMENT

Millbrook Independent Hospital, 57 Wastdale Road

Single Storey Extension (7 No. Bedrooms)

FOR: ALTERNATIVE FUTURES GROUP

VERSION A: 3rd October 2024

REFERENCE: 2024/0289/CIS/01

Greater Manchester Police

designforsecurity

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Millbrook Independent Hospital, 57 Wastdale Road 2024/0289/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/), in order to reduce the opportunities for crime and the fear of crime. The proposed development of a care home is acceptable in general; however there are a number of points that should be considered to increase the security off the development and the safety or residents, visitors, and staff. More details of these recommendations can be found in section 3.3 of this report. It is also recommended that the development is built to Secured by Design standards.



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1 Visual Audit

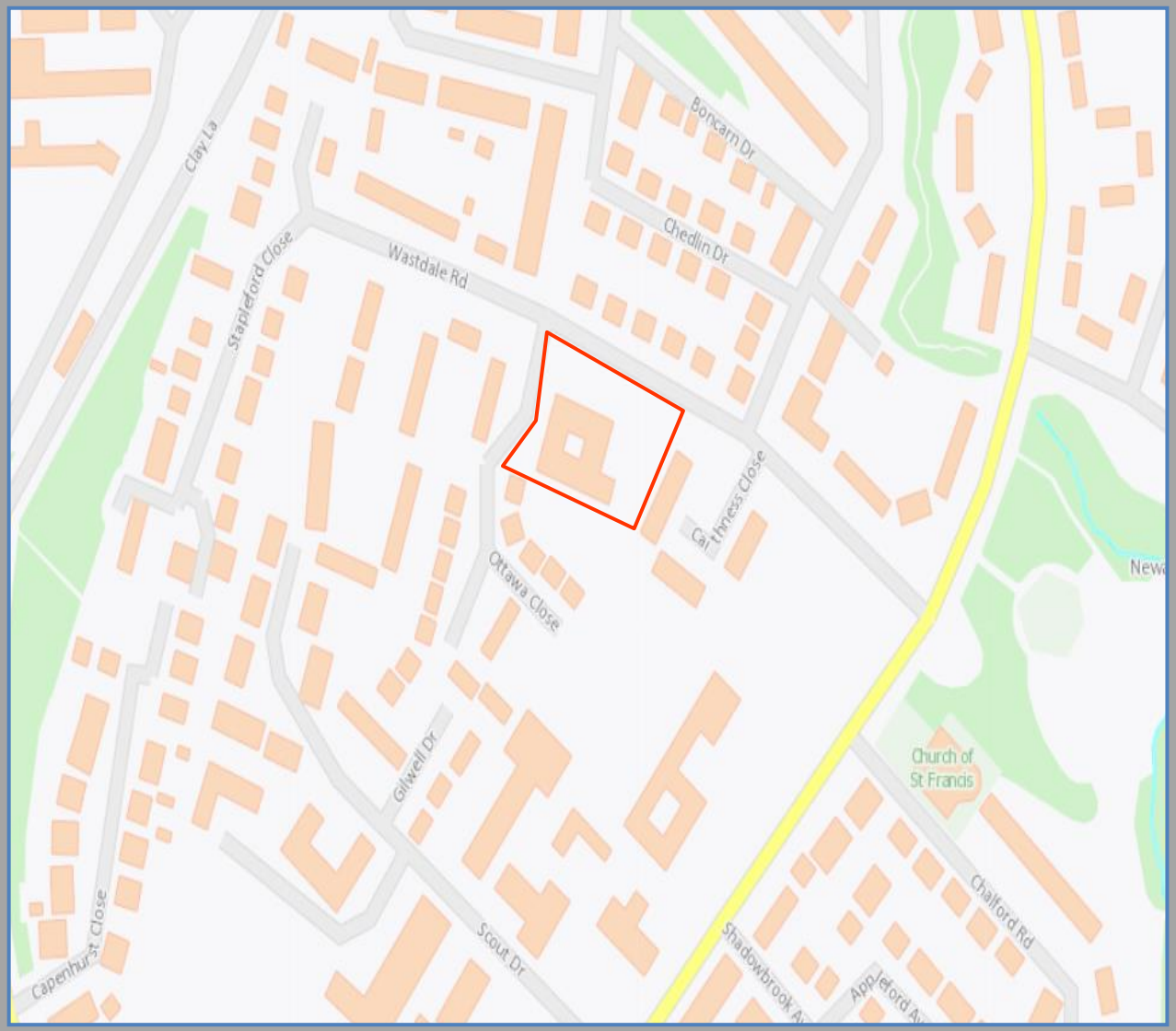
The proposed development site can be seen on the adjacent map, edged in red. The site is located in the Wythenshawe area within the city of Manchester.

The proposed development is an extension of the existing Mill Brook independent hospital sited on the junction of Wastedale Road and Johannesburg Gardens.

The development will be constructed within the grounds of the existing hospital to the East of the existing building.

The public site boundaries are defined with a low hoop-top railing and hedge, with a sliding gate to the car parking area.













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2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st February 2018 to 31st January 2019.

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
11	<5	35	164	17	10	5	7	<5	<5

2.1.1 The overall rate of crime over the past 12 months is low for the Manchester division, with less serious wounding and criminal damage having been most commonly reported. Less serious woundings have occurred throughout the residential neighbourhoods surrounding the site, with assaults, harassment and public order offences having been most commonly reported and the majority of incidents involving disputes between known associates or cases of domestic violence. Criminal damage against dwellings has accounted for the majority of criminal damage offences taking place, whereby offenders have most commonly used objects in order to smash the glazing in windows and damage the external doors of properties.

2.2 Common Local M.O.s (Modus Operandi)

2.2.1 Forcing open secure windows and doors (mostly to the rear of the property) using bodily pressure and implements in order to gain entry to the property.

Possible Solution - All external door sets should be certified to a burglary resistant standard (see section 4.1). Rear doors should be positioned within the secure rear boundary to restrict access to residents. Ground floor and easily accessible windows should be certified to a burglary resistant standard (i.e. BS PAS 24).

2.2.2 Exploitation of insecure windows and doors.

Possible Solution - Front doors should have split spindles or a fixed external handle so then cannot be opened from outside without a key. Rear doors should be positioned in secure rear gardens with appropriate boundary treatments. Ground floor windows should have restrictors installed so that they cannot be opened from the outside if left insecure.

2.2.3 Breaking glazing in windows and doors using implements.

Possible Solution - All ground floor and easily accessible glazing should be laminated to prevent it from being easily damaged by offenders to gain entry (see section 4.3. for more details).

2.2.4 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.

2.2.5 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. An intruder alarm should be installed to alert security staff of any burglary attempts.

2.3 Risk Factors

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

- Domestic burglary
- Theft from gardens, sheds or garages

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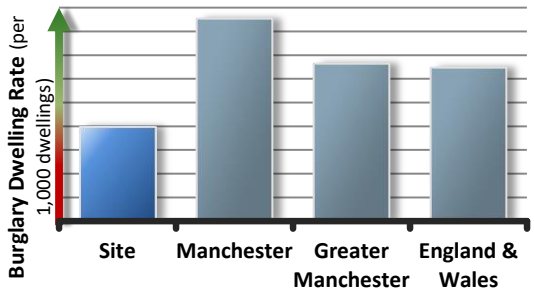
- Criminal damage to dwellings and vehicles
- Theft of, or from, vehicles
- Bogus callers and distraction burglary
- Anti-social behaviour
- Neighbour disputes
- Theft and criminal damage during the construction period
- Unauthorised access to private spaces
- Poor maintenance of access control systems

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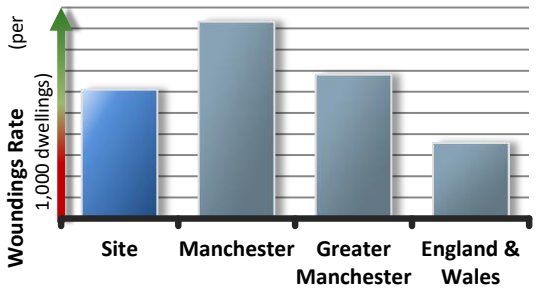
2.4 Crime Rate Comparison

The rates below relates to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2017.

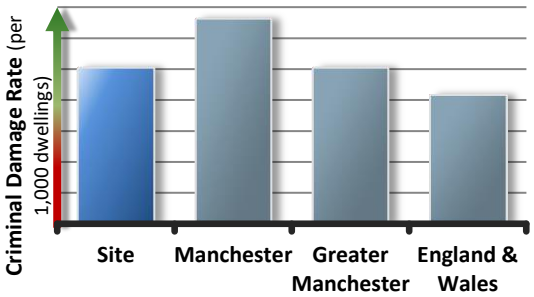
Comparison of Domestic Burglary Rates at Site (Km), Manchester, and Greater Manchester



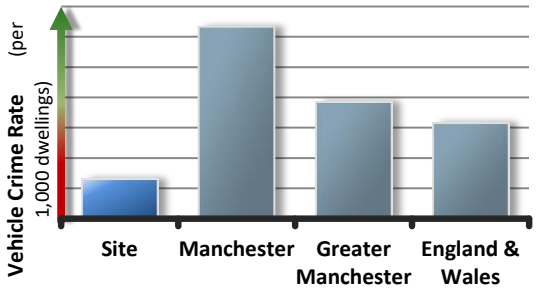
Comparison of Wounding Rates at Site (Km), Manchester, and Greater Manchester



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 **53% lower** than Manchester as a whole, **40% lower** than Greater Manchester and **39% lower** than England & Wales.

2.4.2 The rate of woundings per 1000 dwellings is **34% 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 **24% lower** than Manchester as a whole, **0% higher** than Greater Manchester and **22% higher** than England & Wales.

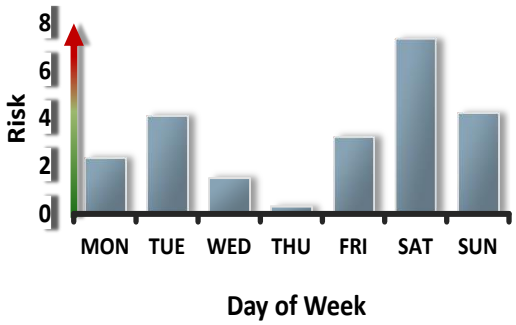
2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **80% lower** than Manchester as a whole, **66% lower** than Greater Manchester and **59% lower** than England & Wales.

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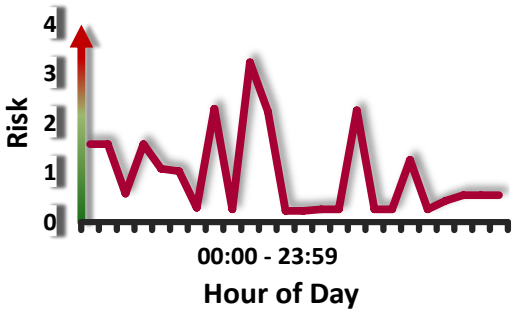
2.5 Burglary Risk Analysis

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

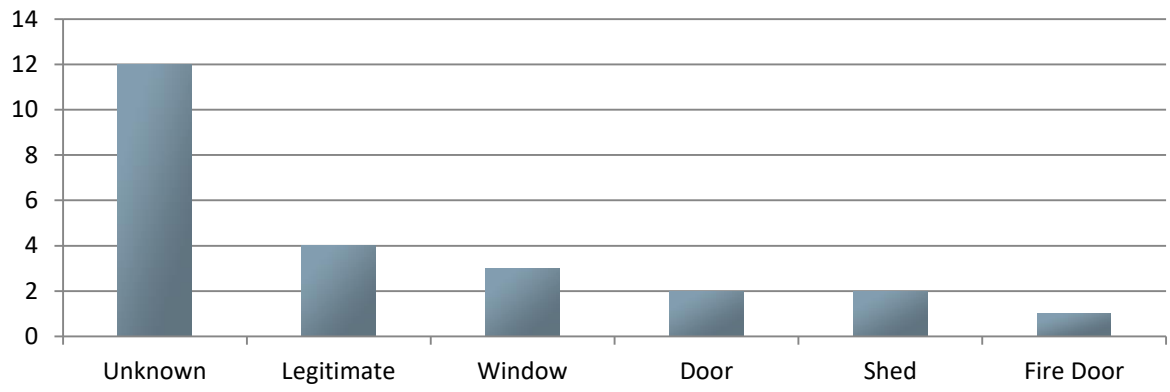
Burglary Other – Day Range



Burglary Other – Time Range



Burglary Other – Point of Entry



2.5.1 Day/Time Range: The risk of domestic burglary peaks on a Saturday during the early hours of the morning into the late morning. Offenders are likely to operate at these times when staff are busy tending to patients and they can attempt to gain unauthorised access to restricted areas/rooms to steal property unnoticed.

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

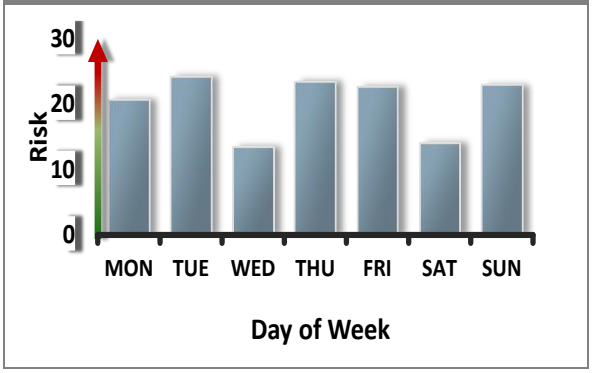
- Smashed glazing in windows and doors using implements.
- Posing as a legitimate visitor, gaining access to restricted areas by means of insecure doors, and tailgating staff.
- In entry points recorded as "unknown", it is likely that offenders have targeted insecure doors.

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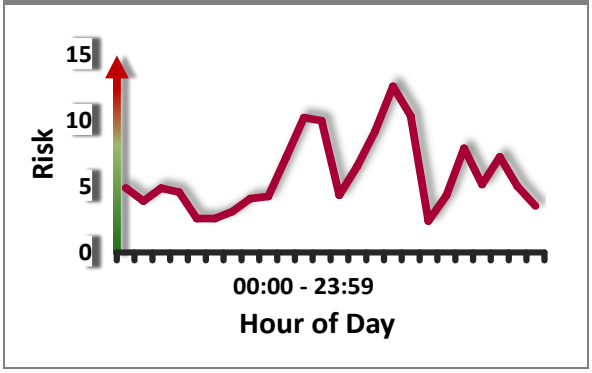
2.6 Theft Risk Analysis

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

Misc Theft – Day Range



Misc Theft – Time Range

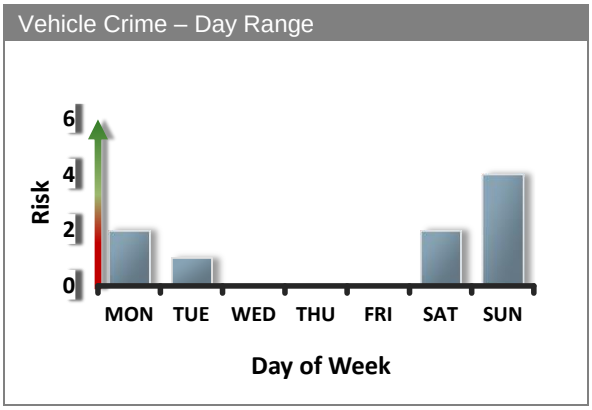


2.6.1 Day/Time Range: During the week, the risk of theft at hospitals in Manchester remains consistently high across the week, but is slightly lower on Wednesday and Saturday. The risk of theft at hospitals in Manchester is highest during the day, peaking between 12.30pm and 5pm. During these times, hospital sites are at their busiest, with patients attending appointments and members of the public visiting friends and family. This allows offenders to gain anonymous access to hospital sites. Bags, cash, mobile phones and IT equipment belonging to patients and staff are the most routinely stolen items.

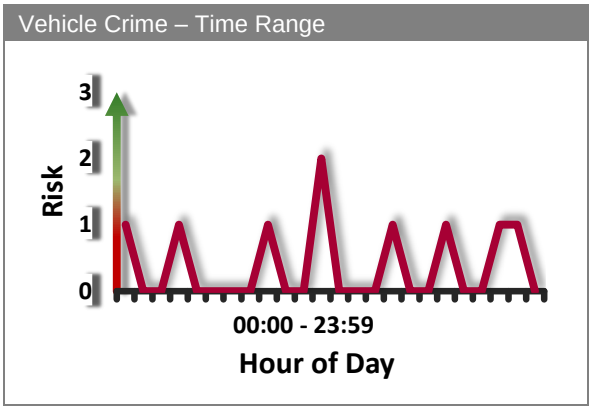
2.7 Vehicle Crime: Risk Analysis

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

Vehicle Crime – Day Range



Vehicle Crime – Time Range



2.7.1 Day/Time Range: The risk of vehicle crime peaks on Saturday around midday (12:00-13:00). Offenders tend to target vehicles at this time during the weekend when they are often left parked and unattended in the residential neighbourhoods throughout the local area for long periods of time, creating a perceived low risk opportunity for offenders.

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3 Layout Appraisal

3.1 Proposed development

3.1.1 The proposed development is a single storey extension to the existing independent hospital to provide an addition 7 no. bedrooms totalling floorspace of 247.5sqm.

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 proposed footprint of the development is relatively simple and does not contain any features (i.e. recesses that could conceal an offender).

3.2.2 The courtyard area that will be created by the extension will be fenced and gated, restricting access to staff and authorised persons.

3.2.3 The corridors are relatively linear and allow for good sightlines.

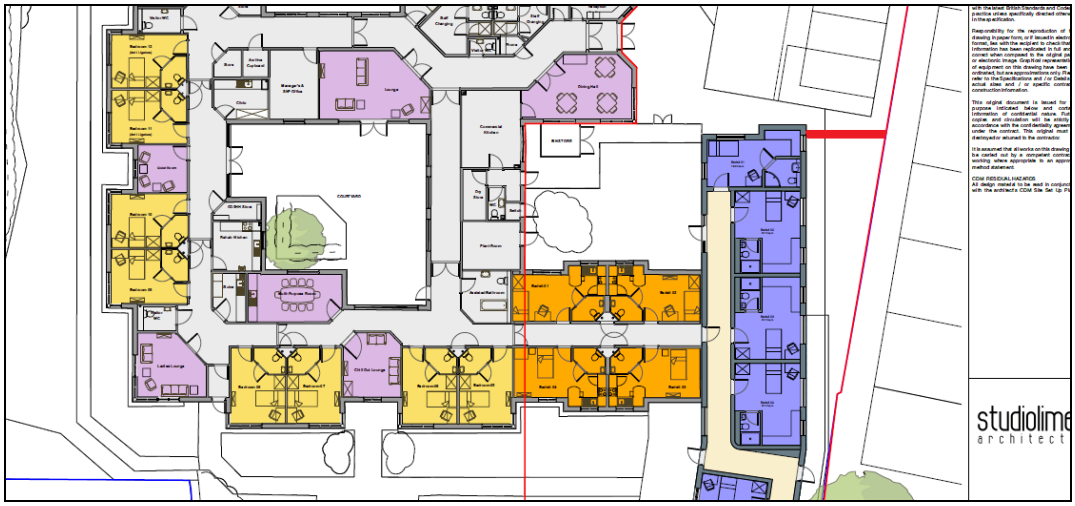
3.2.4 The existing car park has a sliding gate which can be used to restrict access to the parking area.

3.2.5 The boundary treatments on the elevations that abut the public footway are appropriate for a development of this nature.

3.2.6 The site is well overlooked by residential properties opposite which will allows for natural surveillance. The proposed building will be visible from the street.

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 Access to the Eastern elevation of the building should be restricted to staff or authorised persons to prevent criminals or those antisocially minded from accessing this elevation of the building which could allow them to target bedroom windows or doors.

3.3.2 All windows should have opening restrictors (not releasable from the outside) limited to 100mm to prevent windows from being left insecure and prevent an offender from reaching in from the outside of the building (i.e. to steal property).

3.3.3 Any existing intruder alarm or CCTV systems should be extended to the proposed extension.

3.3.4 The proposed extension should be built in accordance with Secured by Design and incorporate the security measures detailed below in section 4.

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4 Physical Security

The following checklist forms the physical security requirements for this scheme to achieve Secured by Design accreditation.

4.1 Doors

☐ External doorsets should be compliant with, and certified to, BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222.

4.2 Windows

☐ Windows must be compliant with and certified BS PAS 24, LPS 1175 SR2, LPS 2081 SR A, STS 204, or STS 222.

☐ Windows should have opening restrictors (not releasable from the outside) limited to 100mm to prevent windows from being left insecure and prevent an offender from reaching in from the outside of the building (i.e. to steal property).

4.3 Glazing

☐ All accessible glazing (i.e. below a height of 2000mm from external ground level) must incorporate an internal 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 external pane in a double-glazed unit may be toughened glass.

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

5.1.2 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 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).

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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/

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A Contact register

Date	Contact With	Summary of Contact
		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
SL_ P23045 _DWG_ C _ EX01	Site Plan as Existing		
SL_ P23045 _DWG_ C _ PR01	Site Plan as Proposed		
SL_P23045 _ SCH _C_ PR11C	Phase 1 - Plan as Proposed		
SL_P23045 _ SCH _C_ PR12	Phase 2 - Plan as Proposed		

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
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