

Draft Crime Impact Statement

Etrop Grange, Manchester
May 2024

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1. Introduction

This is a crime Impact Statement to support the change of use application for Etrop Grange hotel. This statement sets out the ways in which the development seeks to prevent crime and create a safe and secure development for residents, staff and visitors to the site, taking account of 'Secured by Design, Homes Guide 2024'.

2. Development Design and Layout

2.1 Movement and Access

There are no Public Rights of Way (PRoW) into or through the site. There are 2 existing vehicular access points. One is chained off from the junction of Bailey Lane. The second is the main vehicular access from Thorley Lane. There are good pedestrian and cycle links immediately from the site into the wider area.

2.2 Boundaries

The site is bound by low brick walls with metal railings and low dense bushes behind on Thorley Lane (north) and Bailey Lane (west). There are good levels of visibility into and out of the site, with natural surveillance. The other site boundary treatments include to the east a mixture of 2 metre close board panel fencing and mature planting and approx. 1.5metre brick walls to the south.

2.3 Signage, External and Internal Lighting

The site includes a lit freestanding external sign at the vehicular entrance from Thorley Lane. There is also further signage to parking and the main entrance within the site. External areas are lit by wall mounted lights to the property. There are also streetlights on the main roads adjacent to the site. External lighting are motion sensor detected and come on when it gets darker, along with emergency lighting throughout the external perimeter of the building

The internal lighting to communal areas is controlled within the building and is switched on where there is not sufficient daylight.

There is also emergency lighting to provide clear access to routes of escape.

2.4 Parking and Cycle Storage

There is secure covered cycle storage provided at the front of the property, adjacent to the car parking area. The car parking is sufficient for the intended use as the site is a former hotel. Owing to the building layout and design all parking areas are overlooked by bedrooms and communal areas, providing natural surveillance.

3. Physical Security

3.1 Access Points to Building

The main outer door is timber framed with glazed panel sections and brass letterbox and fanlight. This door opens inward.

Fire exits are throughout the building and are all linked to a sensors, therefore when any fire doors are opened the sensors are activated and a notifications sent to the control panel which is next to the CCTV camera room which is staffed 24 hours a day by security staff

The windows are predominantly painted timber framed sliding sash and timber casement with Window restrictors in place where necessary and Key operated doors and latches for windows.

All rooms secure by key system and master key for staff in order to gain access to all rooms if deemed necessary and a Master key lock system.

Post and parcel deliveries to the site are made via the main front entrance of the building. Deliveries are all logged at the reception and sorted by the service staff for distribution to residents. Residents will sign a book to state they have received their post/parcel on collection.

Access in and out of the building is controlled at the front door by x2 members of on site security who operate at the site 24hours a day. Residents wishing to enter must ring a door bell to alert security they wish to enter. Security will then release the lock to enable access.

Staff have a fob to enter the building via the main front door.

Any visiting professionals will ring the door bell and will be allowed access by security staff. Professionals must sign a visitors book with Date, Name, Service, Reason for visit, who visiting and time in and out.

Clients residing within the temporary accommodation are not allowed to bring any guest, members of the public, friends/family into the building at any time.

Visitor door entry to the building is controlled by security staff who are on site 24 hours a day (x2 security officers)

3.2 Conservatory

The conservatory is a white painted timber structure with French doors that exit to the communal garden area, these are not used for access and remain locked at all times. There is a pair of internal locking doors between the main building into the conservatory.

- Window operated by key locks which are in possession of the staff on site.
- The conservatory is the support staff hub office used 24-hrs. It is secured by having a combination lock on the door.

3.3 CCTV and Security

There is 24-hour on site security with 2 security guards at all times.

In regard to the CCTV, sensors are in place on all fire exits so that if these are opened by residents an alert signals at the security hub. Security investigate. This prevents egress and access to the building via fire doors.

Additional cctv cameras have been installed within the building to ensure full coverage of all communal areas at all times. This covers internal and external perimeter of the building

To limit antisocial behaviour impacts to the local community the service has established a small, concealed smoking area on site where residents are permitted to consume alcohol to minimise the impact of anyone drinking in public in the surrounding area. This area is a dual-purpose space which includes a garden project which is being developed in conjunction with clients of the service in partnership with Manchester City Council Neighbourhood Officers for Wythenshawe.

To increase dwell time on site the service has developed a programme of therapeutic and diversionary activities for clients in conjunction with a variety of voluntary agencies delivered on site.