



CRIME IMPACT STATEMENT

26a Wilbraham Road

30 No. Apartments

FOR: Creative Property People Ltd

VERSION A: 4th August 2023

REFERENCE: 2023/0360/CIS/01

Greater Manchester Police

designforsecurity

EXECUTIVE SUMMARY

Minor Changes Recommended

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 following areas have been identified as a concern and should be addressed (see section 3.3 for more details).

- Access to the side/rear of the building should be restricted.
- Illumination of the entrance and route to the apartment entrance should be accessed.
- Access control and physical security of the buildings should be carefully considered.

Additionally, there are a number of recommendations made in section 3.3 of this report which would enhance the security of the development, and it is highly recommended that these are considered. It is also recommended that the development is built to Secured by Design standards.



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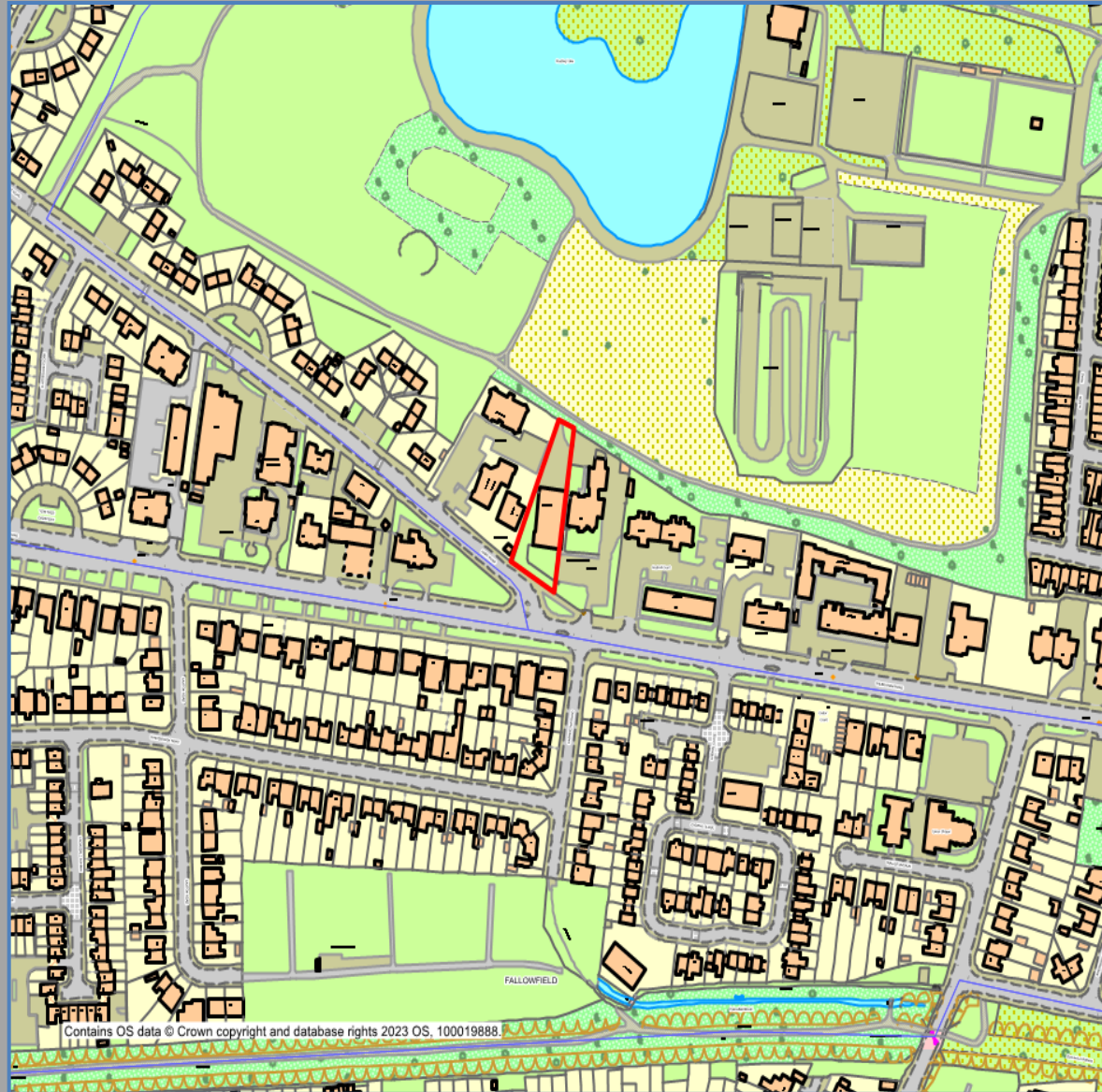
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1 Visual Audit

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 boundaries are defined by Platt Fields Park to the North, to the East the site is bound by EF International Language School, to the South the site is bound by Wilbraham Road/Hart Road, and to the West the site is bound by apartments (Parkside).

The site is currently developed and occupied by a single building which was last previously used as a children's nursery (Busy Bee's Nursery). The site boundary is current defined by a blockwork wall with dense planting and trees behind. The local area is predominantly residential with a large number of apartments, student accommodation, and HMO/house shares.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st July 2022 to 30th June 2023.

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
43	9	72	185	32	8	<5	22	6	5

- 2.1.1 The overall crime rate in the local area is low for Manchester, with less serious wounding, domestic burglary and criminal damage being the highest recorded crimes taking place in the local area. The majority of crime has taken place to the east of the proposed site, Wilmslow Road and Albion Road where a small residential estate is located, mostly consisting of student housing. Offences have also taken place to the west around Yew Tree Road.
- 2.1.2 Less serious woundings have taken place throughout the local area, with a hotspot occurring around Cawdor Road and Yew Tree Road. Assaults, harassment and public order offences have been the highest recorded less serious woundings taking place in the local area. Offences have mostly occurred during domestic disputes and incidents between known associates.
- 2.1.3 Domestic burglary is high in the local area with a cluster of offences taking place to the east of the proposed site, around Cawdor Road and to the south around Finchley Road. The area has a high student population due to its close location to the Universities. Offenders have taken advantage of insecure windows and doors. The most common M.O (modus operandi) in the local area has been when an offender has entered the property through insecure windows and doors.
- 2.1.4 Criminal damage offences have taken place throughout the local, with offenders mostly targeting vehicles and dwellings. Offenders have used objects in order to smash glazing in dwellings and vehicles, as well as using bodily pressure in order to damage doors of properties. Criminal damage to vehicles has often resulted in scratched and damaged paint/body work.

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

- 2.2.1 Forcing open secure windows and doors (mostly located to the front 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, mostly to the rear of the property.
- 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 (mostly to the rear of the property), using implements.
- Possible Solution – All ground floor glazing should include a pane of laminate glazing to prevent it from being easily smashed or shattered to gain entry (see section 4.3).*

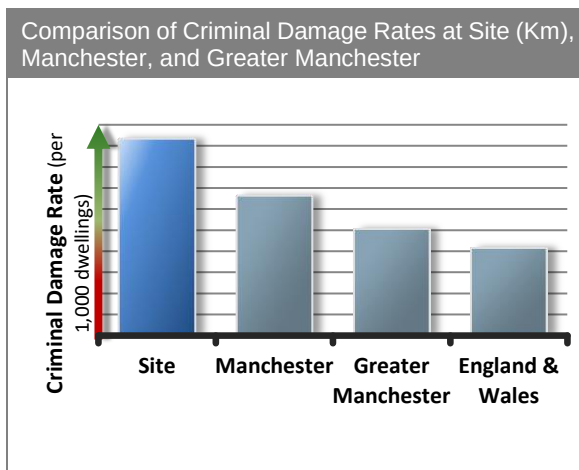
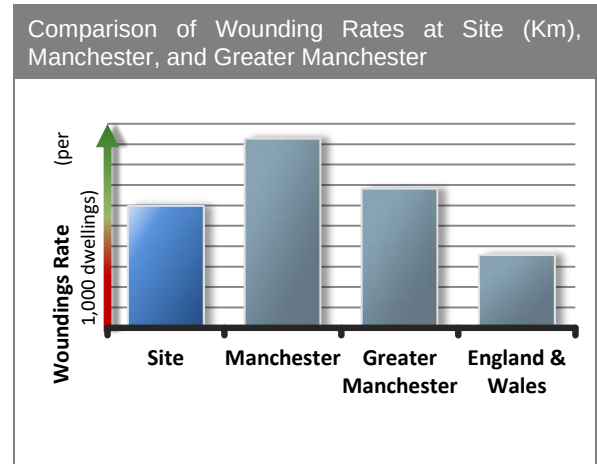
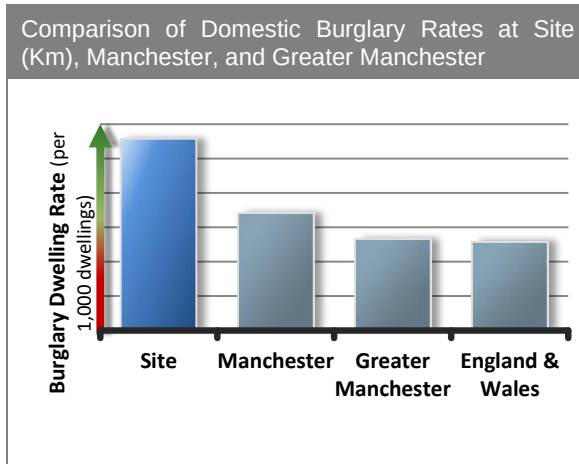
2.3 Risk Factors

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

2.4 Crime Rate Comparison

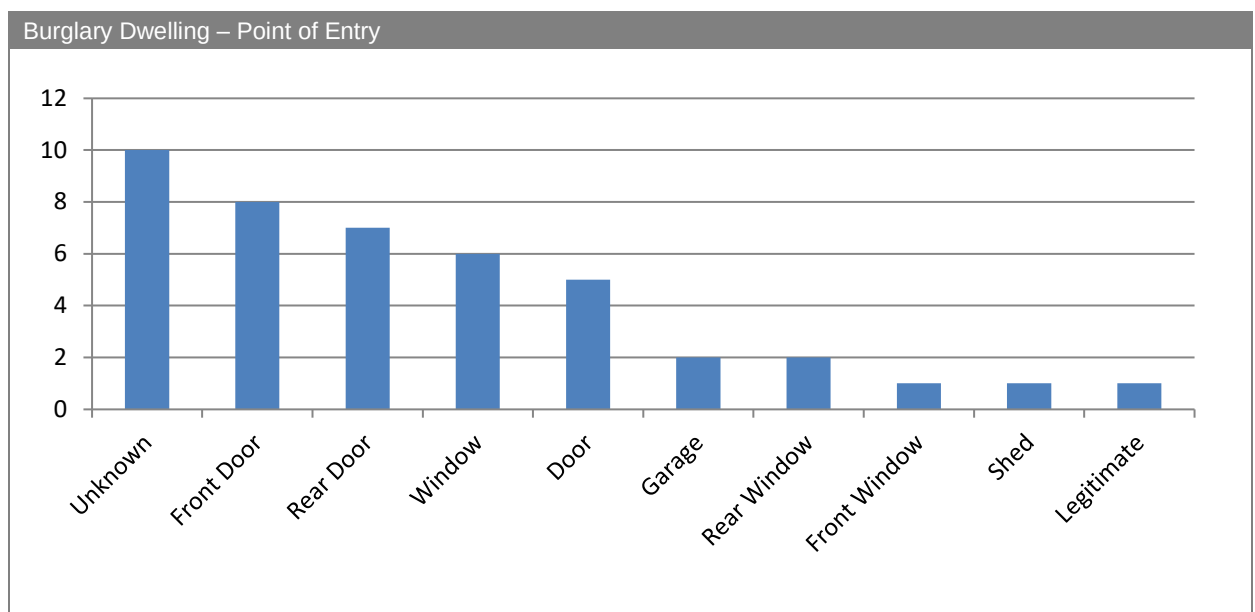
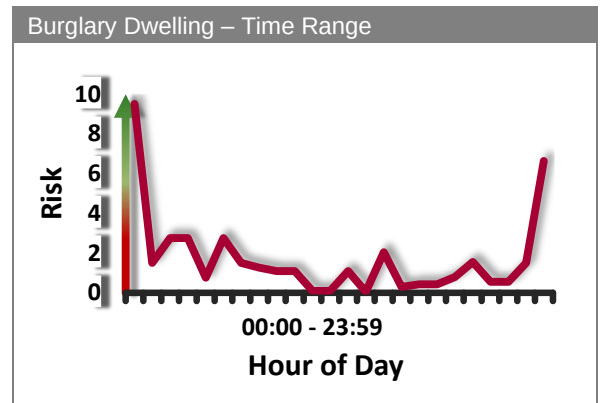
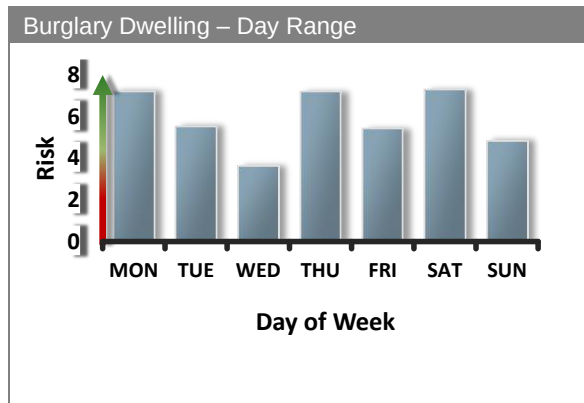
The rates below relates to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2021.



- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **63% higher** than Manchester as a whole, **110% higher** than Greater Manchester and **115% higher** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **36% lower** than Manchester as a whole, **12% lower** than Greater Manchester and **68% higher** than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **41% higher** than Manchester as a whole, **85% higher** than Greater Manchester and **125% higher** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **37% lower** than Manchester as a whole, **4% higher** than Greater Manchester and **27% higher** than England & Wales.

2.5 Domestic Burglary: Risk Analysis

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



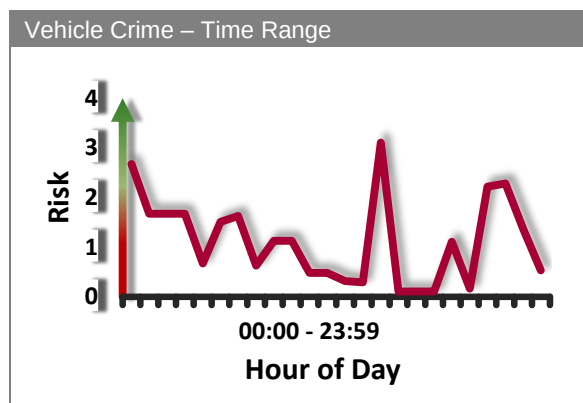
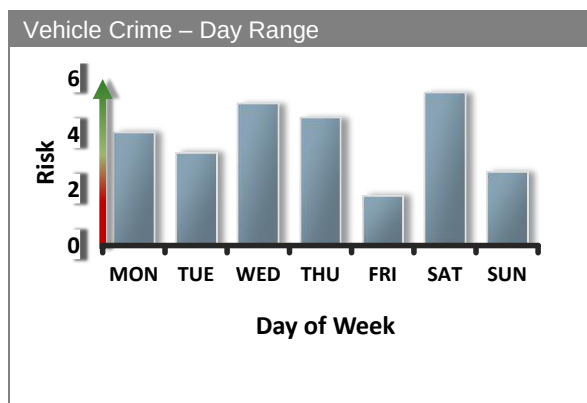
2.5.1 **Day/Time Range:** The risk of domestic burglary in the local area peaks on a Thursday and Saturday during the late evening and early hours of the morning. Offenders often target properties during the early hours of the morning when it is dark and there is less footfall in the area, giving offenders 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:

- In cases where the entry point has been recorded as "unknown" it is likely that offenders have exploited insecure entry points.
- Forcing open secure windows and doors using bodily pressure and implements in order to gain access to the property.
- Smashed glazing in windows and doors.
- Entering the rear garden of the property and using bodily pressure and implements gain access to the garage/shed.

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 in the local area peaks on a Wednesday and Saturday during the afternoon and into the late evening. Offenders often target vehicles during the day as they are likely to be left unattended and out of sight of the vehicle owner for long periods of time, creating a perceived low risk opportunity.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development is demolition of the existing nursery building and the construction of an apartment building comprising of 30 no. apartments.

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 adjacent language school will provide the development with high levels of surveillance during the day when residents are likely to be out at work. Residential activity generated by the apartments could potentially deter offenders from targeting the school when it is closed (i.e. at night).
- 3.2.2 There will be a bicycle store for residents to secure their bicycles. The store will be overlooked from the apartment building and the car parking area.
- 3.2.3 The entrance to the site is on the prominent junction of Wilbraham Road and Hart Road.
- 3.2.4 The site boundaries are well defined and access/egress is restricted a single entrance.

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 side/rear amenity space should be restricted to residents, to prevent criminals from accessing these elevations of the building where they could target apartments without being seen; and, to prevent the potential for antisocial behaviour or misuse of this space by non-residents.
- 3.3.2 The rear entrance is deeply recessed which can allow an offender to conceal themselves from view. It is recommended that this doorway is flush with the front elevation or recessed no more than 600mm to prevent misuse.
- 3.3.3 There should be a high quality of illumination between the entrance to the site and the building. Lighting levels should be surveyed to ensure they are to a high level and in accordance with BS 5489.
- 3.3.4 External communal access doors must be compliant with and certified to BS PAS 24, STS202, or LPS 1175 SR2, 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.

- 3.3.5 Access into the building 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.
- 3.3.6 There should be two access control door sets restricting access into the circulation core of the building (i.e. the main communal entrance and the door into the lift lobby).
- 3.3.7 The bicycle store should be a secure, robust, enclosure, with access restricted to residents. Bicycle stands should be Sheffield style, or U-profile, to allow both wheels and the frame to be secured. There should be a dedicated source of illumination to the cycle store door.
- 3.3.8 It is highly recommended that the apartment building is built to Secured by Design standards.

4 Physical Security

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

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.
- ☐ Postal delivery arrangements should ideally allow for external deposits and internal withdrawals by residents. If not, there should be a 'secure lobby' arrangement, with secondary communal doors to the same security specification as the outer doors, to allow for deliveries within secure lobbies without providing access to all floors of the building. All other deliveries should be made directly to residents via the access control system.
- ☐ Apartment entrance doors must be compliant with and certified to BS PAS 24, STS201, , LPS 2081 SR B or LPS 1175 SR2. Apartment entrance doors must have a door viewer.
- ☐ 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.
- ☐ 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 P4A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.

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
- ☐ 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 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.

4.6 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
 - Circulation cores

4.7 Bicycle Parking

- ☐ The bicycle store should be a robust, secure, and weatherproof enclosure, with access restricted to residents.
- ☐ 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.

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).

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/>

A Contact register

Date	Contact With	Summary of Contact
24/07/2023	Onoseta Felix-Ilemhenbhio	CIS application received
04/07/2023	Onoseta Felix-Ilemhenbhio	Plans received

B CIS Version History

Version	Revisions Made	Date
A		