



CRIME IMPACT STATEMENT

Bromley Street, Manchester
Co-working space (4,326sqm)

FOR: Meanwhile Creative

VERSION A: 7th June 2023

REFERENCE: 2023/0240/CIS/01

Greater Manchester Police
designforsecurity

Bromley Street

2023/0240/CIS/01

EXECUTIVE SUMMARY

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 is appropriate for the local area and should not be adversely affected by criminality or antisocial behaviour. Further consideration should be given to the following points to enhance the security of the site:

- The site should be illuminated to a high standard and covered by CCTV.
- The existing boundary should be inspected for any damage and repaired where necessary.

Additionally, there are a number of recommendations made in section 3.3 of this report and it is highly recommended that these are considered.



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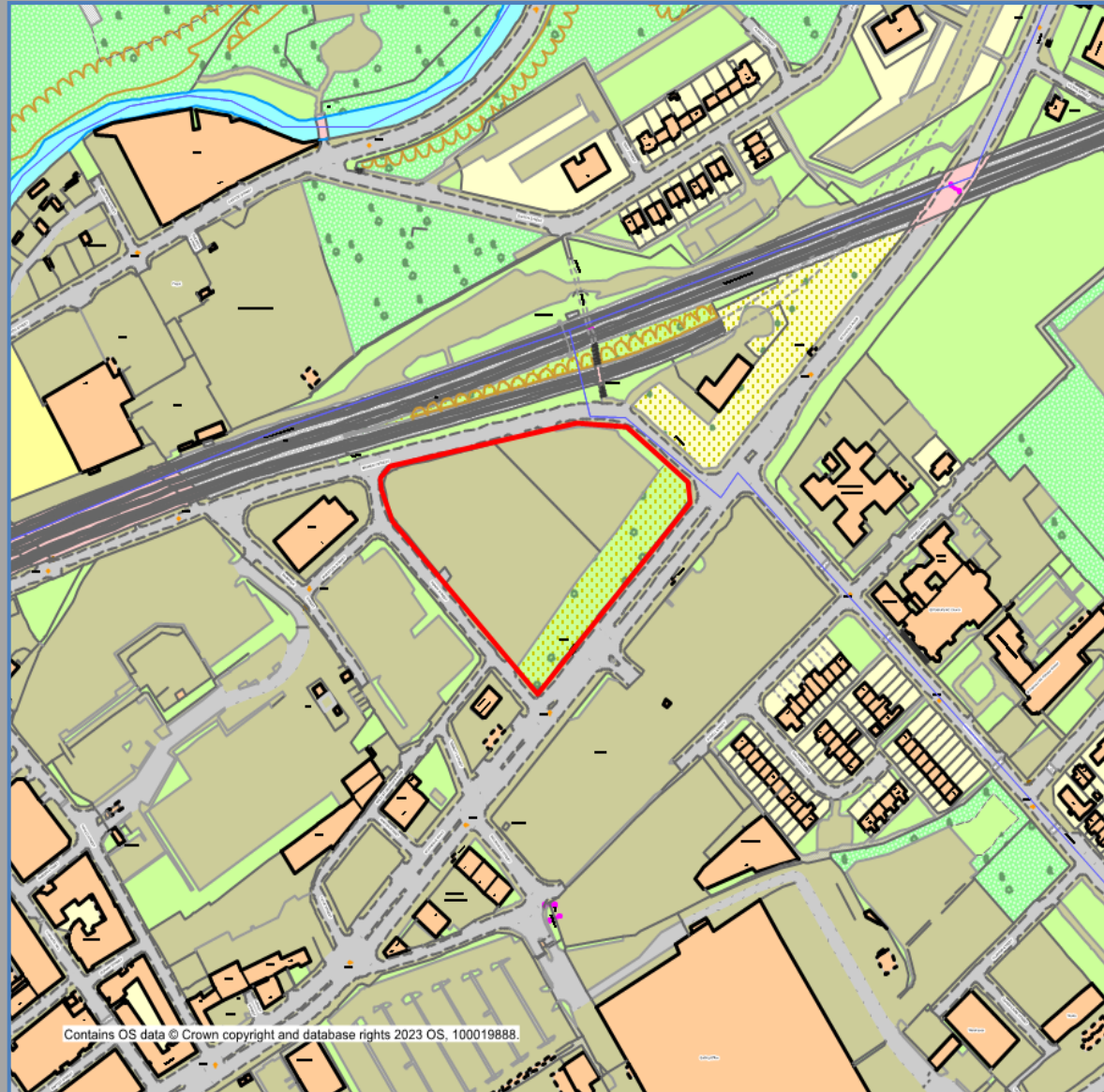
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1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in the Irk Valley/Collyhurst area of Manchester, close to the city centre area.

The site boundaries are well defined with Bromley Street defining the North and Eastern boundaries, to the South the site is bound by Rochdale Road, and to the West the site is bound by Peary Street. There is a footpath link to the North, under the railway lines, which connects this area and Dantzic Street – which is seeing considerable development

The site is currently vacant and was last previously developed as a surface car park, which has not been in use for over 2 months. The site boundary remains intact and there are a large number of solar powered lighting columns which cover the site. There is a considerable amount of litter surrounding the site and the vegetation is overgrown.



2 Crime Statistics & Analysis

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

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
42	25	71	139	65	10	6	142	28	6

- 2.1.1 The overall crime rate in the local area is low for Manchester, with an exception to vehicle crime which is high. Less serious wounding, theft and vehicle crime have been the highest recorded offences taking place.
- 2.1.2 Less serious woundings have taken place throughout the local area, with a hotspot occurring around Gould Street and Rochdale Road which is located to the south east of the proposed site, and to the east around Oldham Road. Assaults, harassment and public order offences have been the highest recorded offences, with offences involving domestic disputes and incidents between known associates.
- 2.1.3 Theft has taken place throughout the local area, particularly around Gould Street and the surrounding residential streets. Offenders have targeted parcels around apartment buildings, gaining access to postal rooms or communal areas and removing the parcel. Offenders have also targeted wheel clamping devices which belong to businesses and the City Council.
- 2.1.4 Vehicle crime in the local area is high; however it should be considered that the local area has a high volume of car parks and on street parking facilities which can explain the volume of vehicle crime taking place. Offenders have mostly carried out thefts from motor vehicles and criminal damage to vehicles. Offenders have mostly smashed glazing in order to cause damage and gain access to the vehicle, as well as using tools to remove vehicle registration plates. Offenders have also damaged paint work and body work of vehicles.

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

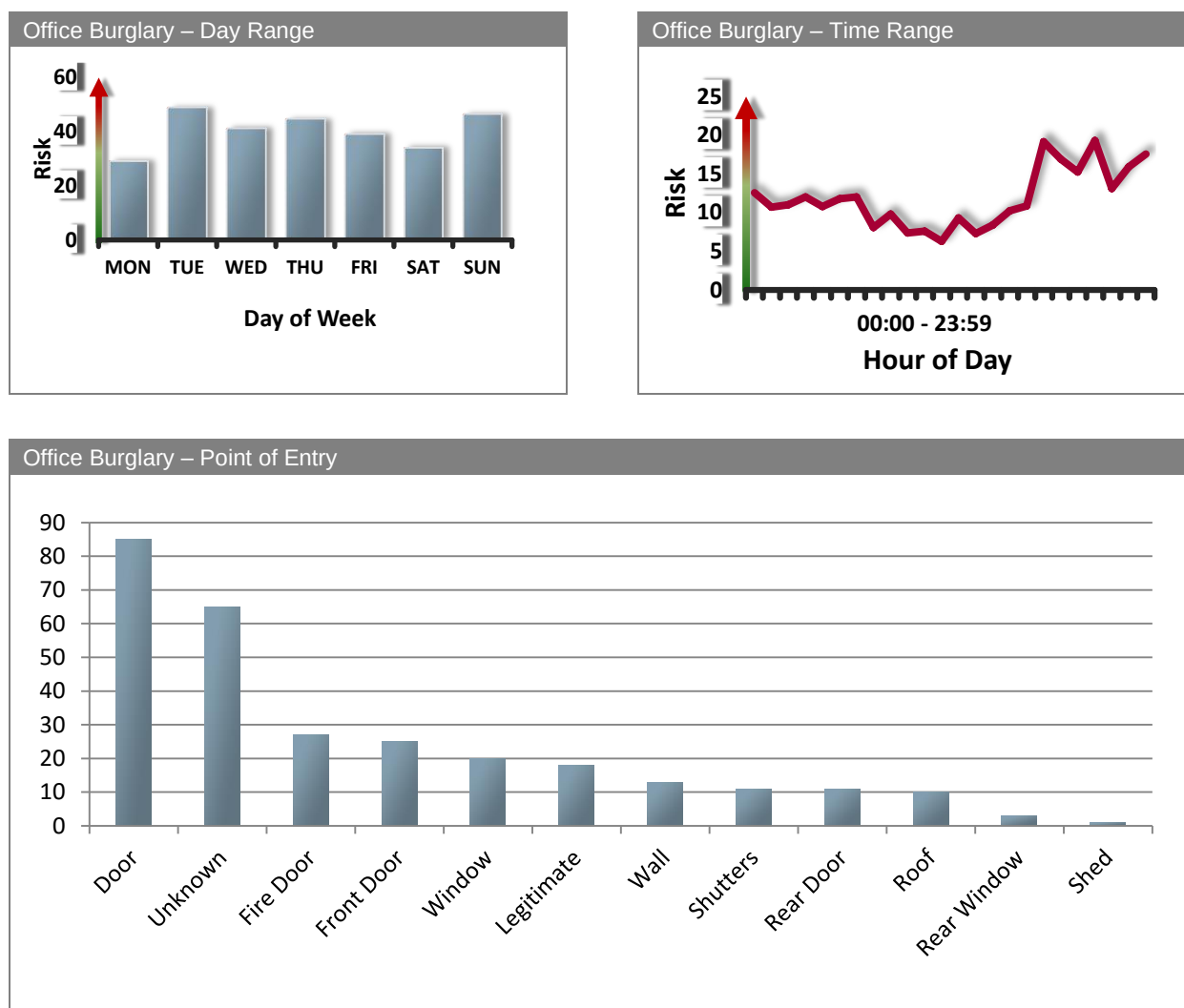
The typical security risks for a development of this nature are:

- Burglary
- Violence towards staff

- Theft of personal belongings at work
- Criminal damage to property and vehicles
- Unauthorised access to buildings / private space
- Arson
- Cycle theft

2.4 Burglary Risk Analysis – Offices

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



2.6.2 **Day / Time Range:** During the week, the risk of burglary at office premises in Manchester peaks on Tuesday and Sunday. During the day, the risk of burglary rises at night / into the early hours of the morning. Such premises are often targeted at these times when they are closed and unoccupied, meaning offenders can attempt to gain unauthorised access without fear of being disturbed or identified.

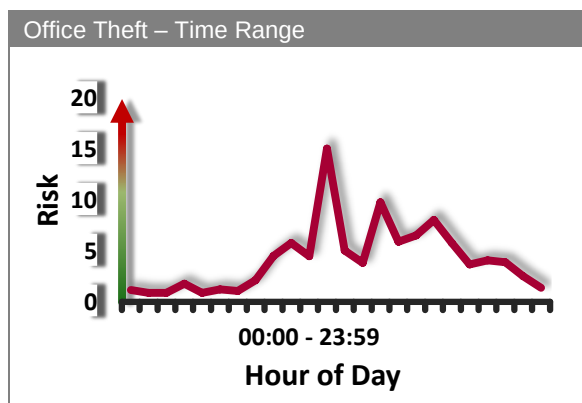
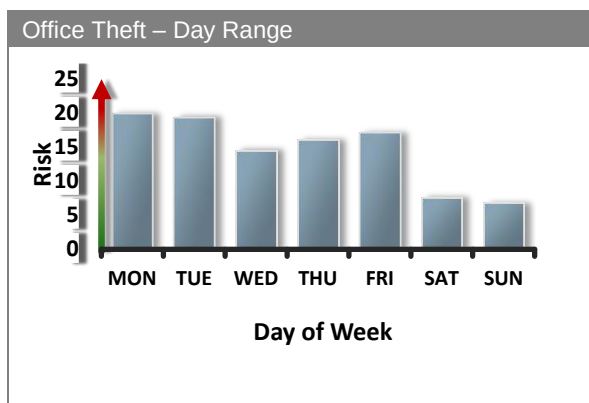
2.6.3 **Point of Entry:** In the local area, the following entry points have been utilised most frequently:

- Secure doors have been forced open using body pressure, implements and tools. Many burglaries committed in Manchester office buildings do not appear to be opportunistic, with offenders often bringing equipment with them that can be used to force open doors and cut locks.

- A large proportion of burglaries have been committed through 'unknown' points of entry, which are likely to have been where offenders (posing as legitimate customers, visitors, or employees) have gained unauthorised access to staff only areas (i.e. through insecure doors, tailgating etc.) to steal property.
- Glazing within windows and doors has been smashed to gain unauthorised access.
- Shutters have been prised open to target doors and windows behind them.

2.7 Theft Offices: Risk Analysis

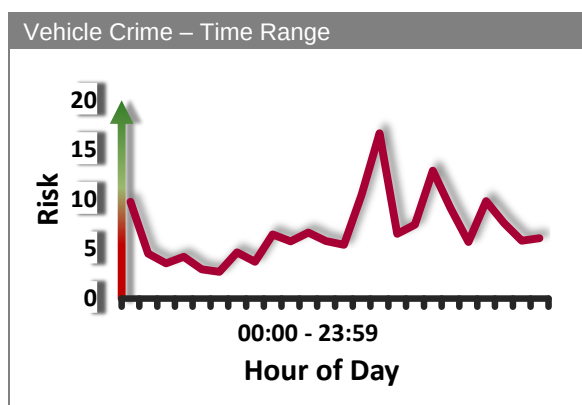
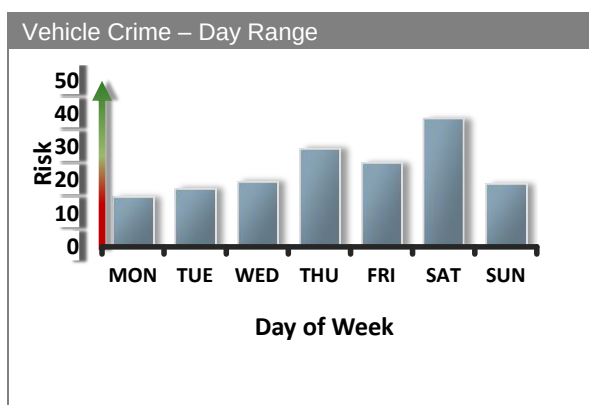
The data below relates to thefts within / against offices, recorded in the Manchester area during 2018 - 2019.



Day / Time Range: During the week, the risk of theft at Manchester offices is greatest during the working week, when the opportunities to offend are greater, and is significantly lower at the weekend, when many offices premises are closed or operate on reduced opening hours / staffing levels. During the day, the risk of theft is concentrated during normal working hours – peaking around midday. During these times, many office workers will take their lunch breaks, leaving unattended property at desks or in insecure areas. Thefts can also often happen at the end of the working day, when members of staff are finishing work and premises is likely to be less secure, such as while cleaning operations are carried out.

2.8 Vehicle Crime: Risk Analysis

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



- 2.8.1 **Day/Time Range:** The risk of vehicle crime peaks on a Thursday and Saturday during the afternoon (1pm – 3pm). Car parks and on street parking facilities have mostly been targeted as vehicles have been left for long periods of the day, unsupervised, creating low risk opportunities for offenders.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development is of approximately 4326sqm. gross of co-working space (sui generis) in 285 no. recycled shipping containers with central yard area, car parking and associated works. There will be containers for dark kitchens and retail parades.

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 site is presently vacant which can generate antisocial and criminal behaviour. The development of the site will deter offenders from operating and increase activity/vitality in the area.
- 3.2.2 The site has a well defined secure boundary from the previous use as a surface car park.
- 3.2.3 The site is positioned on the prominent junction of Rochdale Road and Bromley Road where it will be subject to high levels of passive surveillance.
- 3.2.4 The mix of uses of the containers will generate activity at different times of the day.

3.3 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.

Containers

- 3.3.1 The entrance door into the container should be certified to a burglary resistant standard (i.e. BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222). Glazing in the door should be certified to P1A under BS EN 356.
- 3.3.2 Infrastructure should be provided so that tenants can install an intruder alarm and CCTV system.
- 3.3.3 Padlocks used to secure the containers should meet the Sold Secure Gold™ standard.
- 3.3.4 Any shutters should be certified to LPS 1175 SR2.

Site

- 3.3.5 The existing site boundary should be inspected for any damage and repaired where necessary to ensure the integrity of the perimeter. Any new secure boundary treatments should be a minimum of 2400mm high and of robust construction, to prevent climbing or using tools to damage it to gain entry. Secure boundaries should generally use a secure paladin 358 panel (or similar system) or be certified to LPS 1175 SR 2. There should be minimal ground clearance to prevent an offender from crawling underneath. Any gates should be of the same height and construction and should feature no climbing aids such as exposed midrails, hinges, or locking points.
- 3.3.6 High quality lighting should be installed throughout the site. All parking areas and pedestrian routes should be illuminated in accordance with BS 5689, and illumination should be provided to all the containers.
- 3.3.7 There should be a comprehensive CCTV system covering the site, entrances, parking spaces, pedestrian routes, and containers.
- 3.3.8 There should be a management/security facility so that tenants can report misuse of the site to, allowing any issues to be dealt with swiftly.

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.
- 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
05/05/2023	Zoe Reynolds	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
SK-001	Sketch Layout	19/04/23	
SK-002	Typical Container	13/02/23	

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		