



CRIME IMPACT STATEMENT

Full planning application for the redevelopment of Block C, Plot 11, to deliver a purpose-built student accommodation (PBSA) development (555 bedspaces) and associated amenity facilities, and extensive public realm.

AT Block C, Plot 11, First Street, Manchester

FOR: Downing Living (Manchester South) Limited Partnership Incorporated

Greater Manchester Police

VERSION B: 21.11.23

2019/0799/CIS/02

design**for**security



EXECUTIVE SUMMARY

Development supported

We welcome the continuing investment in this part of central Manchester and support redevelopment of this site for residential purposes. The scheme has been well considered from a crime prevention perspective and it will make a positive contribution to the redevelopment of the neighbourhood into a vibrant, mixed-use area. Design for Security are happy to support the proposals.

Positive aspects of the scheme include:

- staff will be present throughout the day;
- the density of development will generate significant level of street activity as residents and visitors come and go;
- the orientation of the building and uses within will promote activity and surveillance in the most appropriate areas;
- the location of the residents' entrance is appropriately located on the Newcastle Street elevation;
- the location of the reception desk is suitable to allow staff to monitor activity at the entrance;
- suitable spaces have been identified for safe storage of parcels and mail;
- a range of residents' amenity spaces and facilities are proposed; and,
- a secure cycle hub will be provided.

To improve the scheme from a crime prevention perspective, include:

- a crime awareness/prevention information pack for residents;
- appropriate access controls at relevant doors and the cycle lift to control access into and through the building;
- use of security certified doors and glazing throughout;
- ensuring the cycle hub and access to it is very secure
- a good quality CCTV system and complementary lighting.

At the planning application stage, Greater Manchester Police Design for Security will make representations to Manchester Planning to require the inclusion of a condition requiring the development to be constructed in accordance with the security recommendations and specification set out in section 3.3. and 4 of the Statement.

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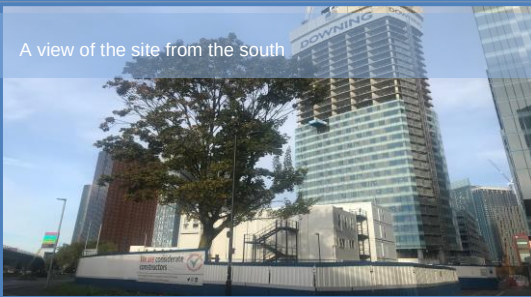
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1 The Site and Surroundings

The application site and its surroundings are shown on the plan and photographs below. The site, edged in red on the plan, is located within the First Street regeneration area, on the south side of Manchester City Centre. The site, Block C, Plot 11, comprises land at the south-western part of a wider development site, now known as Square Gardens. Medlock Street, A5103, defines the site's south-western boundary. The road carries a large volume of vehicular traffic in and out of the city centre at all times of the day; pedestrian traffic is intermittent. The pedestrian paths and adjacent, cycling infrastructure have been improved in the past three years. These improvements have included the removal of pedestrian subways and replacement with at grade light-controlled crossings and installation of segregated cycle paths designed to better connect the south side of the Mancunian Way with the city centre. Medlock Street joins the Mancunian Way service road, a road that runs parallel and at grade and sweeps around the southern edge of the site. The elevated section of the Mancunian Way, A57(M) is immediately above the service road in this location. Newcastle Street, a cul-de-sac adjoins the eastern boundary of the site, whilst Chester Street facilitates access to the site from the east. There is a pedestrian link between the at grade level of the Mancunian Way and Newcastle Street. This pathway passes the western elevation of the Parkway Gate, a large, three-tower, purpose-built student accommodation development. Immediately east of Parkway Gate is another student accommodation scheme, Medlock House. The wider First Street area includes the HOME arts centre, established and emerging residential and student accommodation, offices, food and drink uses, car parking, hotel accommodation, and high-quality public realm.

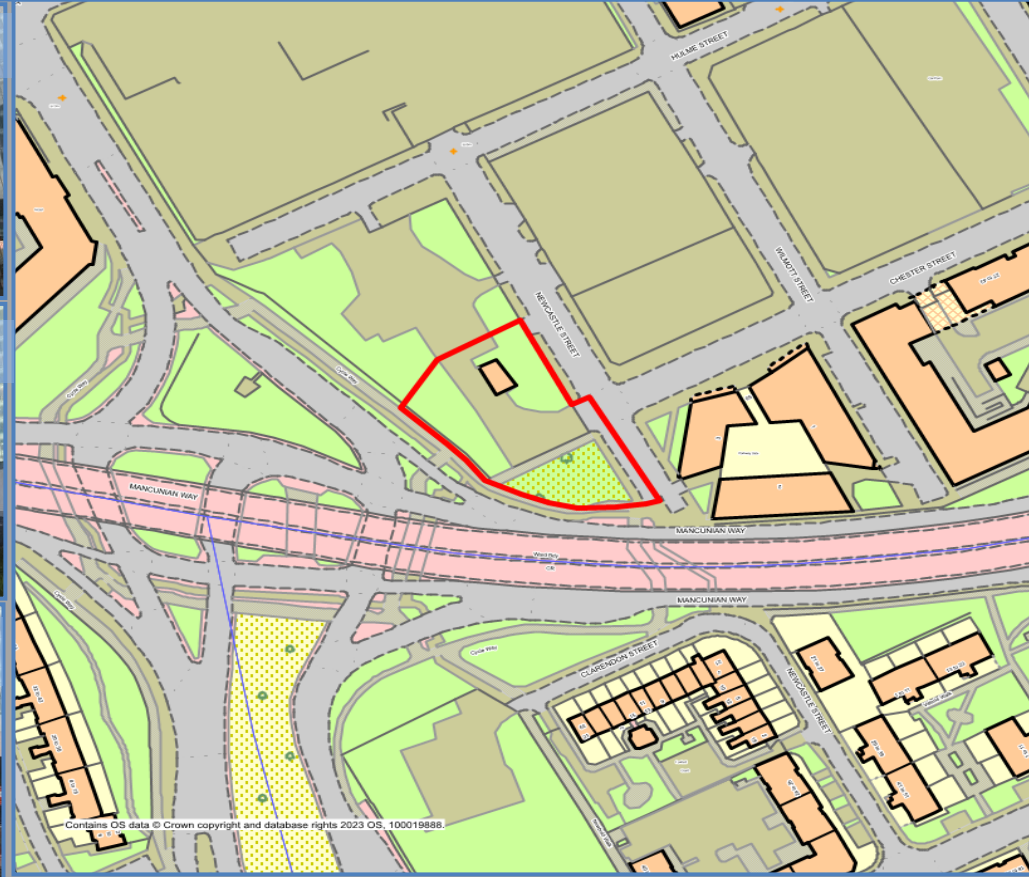
A view of the site from the south



The western edge of the site and Medlock Street



Looking west along Chester Street towards the site



The eastern edge of the site and Newcastle Street



Parkway Gate student accommodation south-west of the site



Pedestrian and cycling infrastructure connect the site with the south side of the Mancunian Way



To the north and east of the application site, a co-living development is under construction. Planning permission for this scheme was granted in 2020. The consent allowed the construction of four buildings of heights varying from 10 storeys to 45 storeys together comprising 2,224 co-living bedspaces and associated amenity facilities, with ground floor commercial units, private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works. The scheme has since been amended but the general principles remain, although one of the towers, Building C, has been omitted. The intended site of Building C is the subject of this application. It is mostly enclosed with a tall, timber hoarding to restrict public access but allow unrestricted access to the construction site and is populated with cabins used by staff engaged in the design and construction of the adjoining development.

2 Crime Statistics & Analysis

2.1 Crime in the neighbourhood

The data below relates to crimes recorded between 1st October 2022 to 30th September 2023, committed within 500m of the site.

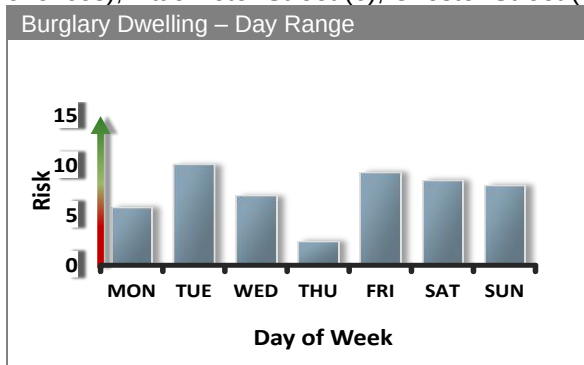
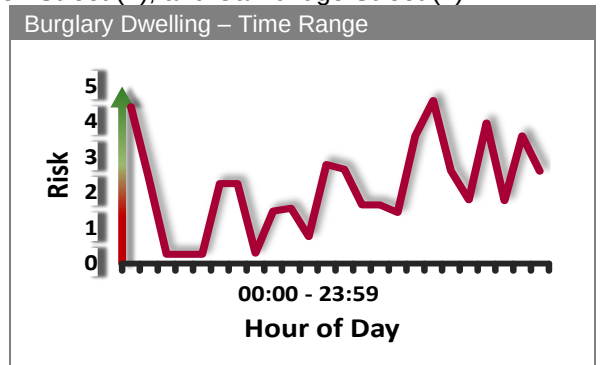
All crime

Domestic Burglary	Non-Domestic Burglary	Criminal Damage	Crimes involving the use or threat of violence	Theft (including shoplifting)	Robbery	Drug related offences	Theft from Motor Vehicle	Theft of Motor Vehicle	Bicycle Theft
55	42	106	632	230	752	117	187	23	67

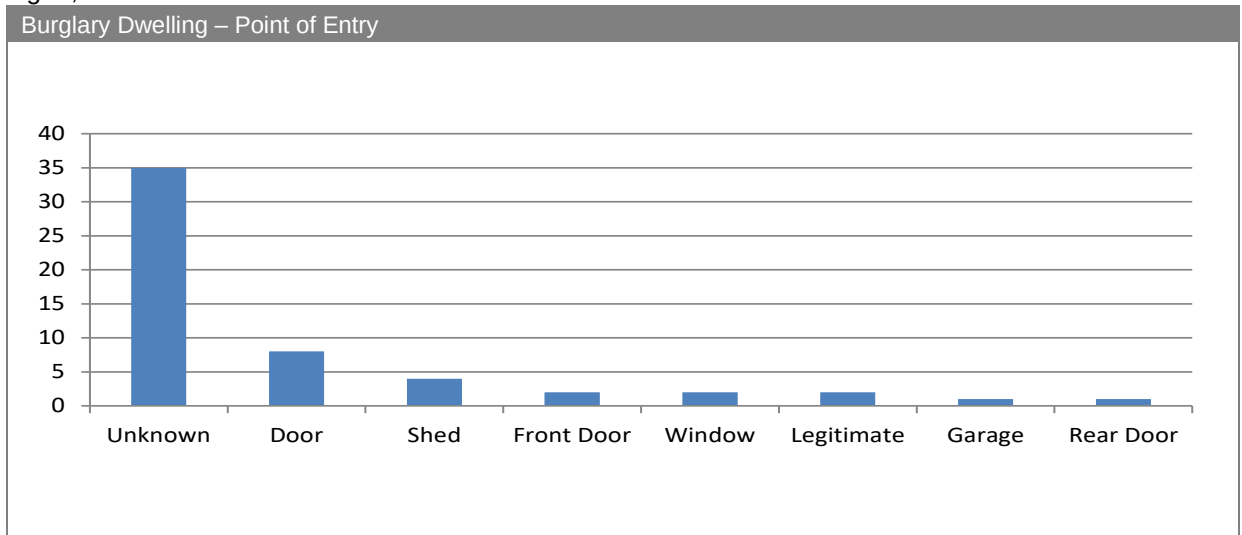
- 2.1.1 There were 2,007 recorded crimes in the neighbourhood around the development site during the period analysed. This is well above the average for a typical neighbourhood within Manchester but not unusual for a neighbourhood on the fringe of the city centre.
- 2.1.2 The most common crimes recorded were:
- theft (including shoplifting) - 37%
 - the use, or threat, of violence - 32%
 - vehicle crime, i.e., theft of, theft from and criminal damage to a vehicle - 11%
 - drug related offences – 6%
 - burglary - 5%
 - criminal damage – 5%
 - robbery – 4%
- 2.1.3 The streets with the most recorded offences were:
- Oxford Road/Street corridor – 292 crimes
 - Whitworth Street – 126 crimes
 - Chester Street – 88 crimes
 - Stretford Road – 76 crimes
 - Owen Street – 72 crimes
- 2.1.4 The principal focal points for criminal activity, largely theft and crimes involving the use or threat of violence, were evening economy venues, particularly around Oxford Road and Deansgate Locks.
- 2.1.5 Vehicle crime is concentrated in the car parks around Chester Street and Hulme Street. Theft from a vehicle is the most common form of vehicle crime, with smashed glazing being the most common entry point to the vehicle.
- 2.1.6 Looking at the streets immediately adjacent to the site, there were 88 offences recorded on Chester Street, 35 offences committed on First Street, 18 on Medlock Street, 5 on Wilmott Street, there were no recorded crimes on Newcastle Street. The most common crimes recorded on these streets were violent crime, theft, burglary (6 residential burglaries and 6 incidents where commercial premises were targeted), robbery and criminal damage. There were 10 offences at New Medlock house and a further 10 at Parkway Gate – both student accommodation buildings.

Residential burglary

- 2.1.7 There were 55 domestic burglaries committed within the neighbourhood during the period analysed. Buildings or streets where there were more than offences committed included Whitworth Street (6 offences), Little Peter Street (6), Chester Street (4), Owen Street (4), and Cambridge Street (4).

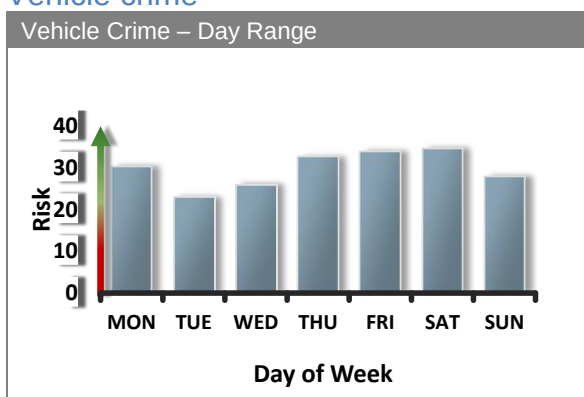
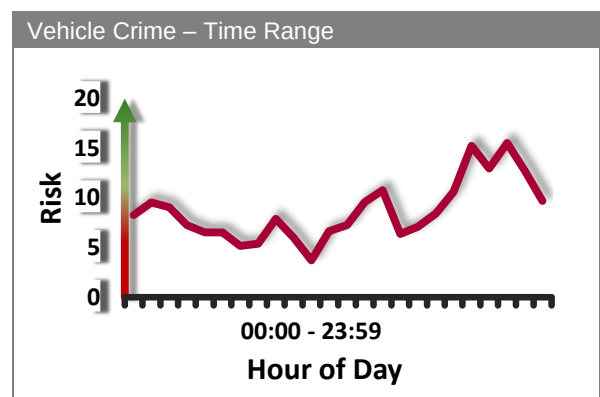


- 2.1.8 The risk of domestic burglary is greater over the weekend. Offences are committed throughout the day but principally in the evening and around mid-night and in the middle and in the late evening and at mid-night.,



- 2.1.9 Of the 55 incidents of burglary, offenders targeted mail and parcels in post rooms or from within lobbies of apartment buildings and bicycles in cycle stores of apartment buildings. The means by which an offender entering a building was often unknown, suggesting doors were not secured or the offender tailgated a resident or *bona fide* visitor.

Vehicle crime

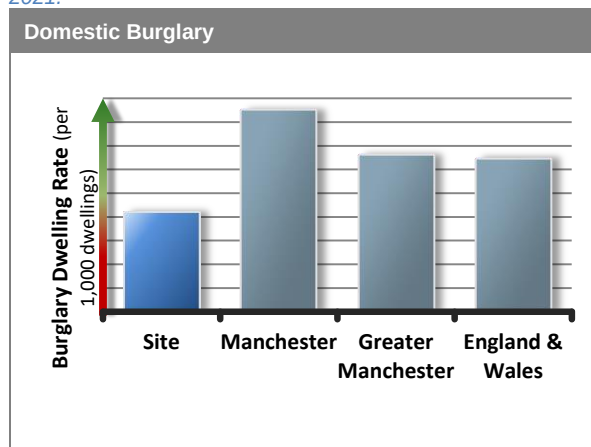
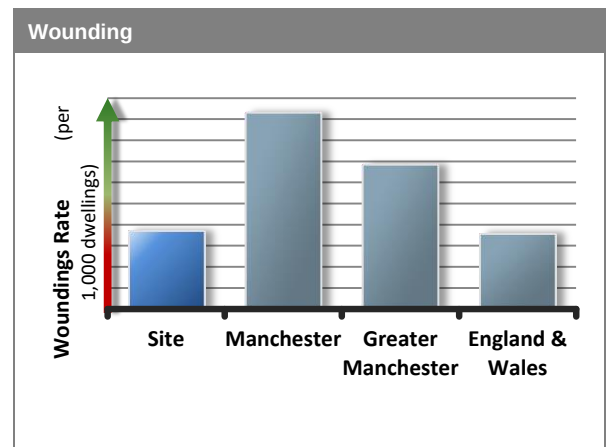


- 2.1.10 The risk of vehicle crime is high throughout the day and the week, peaking on Saturday in the evening between 19:00-22:00.

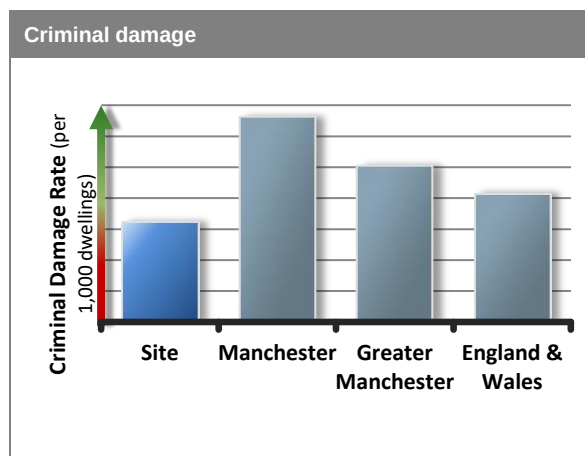
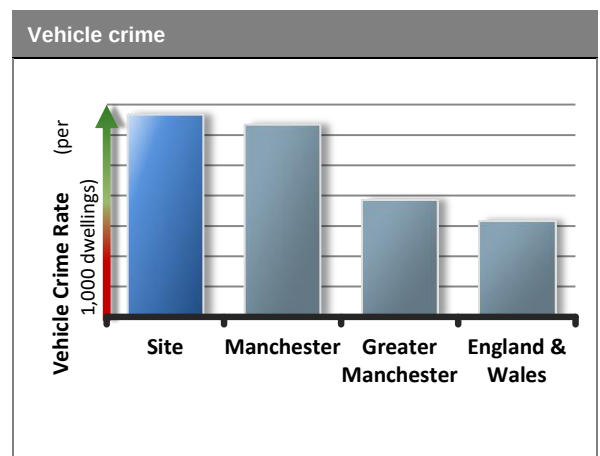
2.2 Crime rate comparison

Comparing crime rates in the neighbourhood around the site to those in Manchester, Greater Manchester, and England & Wales

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



- 2.2.1 The rate of domestic burglaries per 1000 dwellings in the neighbourhood around the site is **51% lower** than the rate for Manchester, **37% lower** than the Greater Manchester rate and **35% lower** than the rate for England & Wales.
- 2.2.2 The rate of wounding per 1000 dwellings in the neighbourhood around the site is **60% lower** than the rate for Manchester, **46% lower** than the Greater Manchester rate but **3% higher** than the rate for England & Wales.



- 2.2.3 The rate of criminal damage per 1000 dwellings in the neighbourhood around the site is **51% lower** than the Manchester rate, **36% lower** than the Greater Manchester rate and **22% lower** than the rate for England & Wales.
- 2.2.4 The rate of vehicle crime per 1000 dwellings in the neighbourhood around the site is **5% higher** than the Manchester rate, **74% higher** than the Greater Manchester rate and **111% higher** than the rate for England & Wales.

2.3 Typical modus operandi used in committing burglary, theft and criminal damage crimes in residential settings in Manchester, & measures to reduce vulnerabilities

2.3.1 Communal entrance doors and apartment entrance doors were targeted when left insecure

To minimise the risk of offenders tailgating through communal doors or entering apartments through insecure doors:

- communal entry doors should be self-closing and lock securely upon closure;

- install a secondary set of secure doors (airlock/secure lobby), that are also self-closing and self-locking;
- install lifts that are operated by a fob or card access control system;
- install CCTV cameras in the entrance lobby;
- apartment doors should be self-closing with a thumb-turn lock on the inner side that meets fire regulations, with clear, yet discreet, permanent instructions on the door to inform the resident that the door is not secure until the lock is turned; and,
- employ a concierge to supervise the entrance lobby.

2.3.2 Doors have been forced open

To minimise the risk of offenders forcing doors:

- all external doors and apartment entry doors should be certified to PAS 24 security standard - PAS 24 rated doors are very difficult to force open;
- 'recess-free' entrances should be designed so that doors are readily visible - offenders will be less inclined to target properties where their actions may be witnessed;
- all external doors should be illuminated with dusk-to-dawn lighting. Light suggests a property may be occupied and may deter offenders from targeting a premise. Lighting will also support CCTV systems and highlight the actions of an offender, increasing the chance of a crime being witnessed; and,
- CCTV should be considered, to record activity within circulation spaces within the building and around exterior of the building.

2.3.3 Ground floor windows were prised open, or the glazing smashed to gain access

To minimise the risk of offenders prising open windows or breaking glass to gain entry:

- avoid installing opening windows at street level;
- install window locks and opening restrictors to any windows that are accessible from street level; and,
- install laminate glass on street level windows and doors.

2.3.4 Offenders have entered communal cycle stores

To minimise the risk of offenders entering cycle stores:

- cycle stores should be secure rooms or stores;
- appropriate CCTV and PIR lighting should be installed within a store; and,
- doors or gates to cycle stores should be fitted with good quality locks (ideally a maglock or similar with a resistance force of around 4500N), be self-closing and lock automatically upon closure.

2.3.5 Offenders have damaged boundary fencing

To minimise the risk of offenders targeting fencing:

- rear garden boundaries should avoid being exposed to the public realm;
- communal pathways providing access to rear gardens should be secured with self-closing, self-locking gates; and,
- fencing should be especially robust when unavoidably exposed to the public realm.

2.3.6 Theft of plant and machinery, and criminal damage during the construction period.

To minimise the risk of offenders targeting the construction site:

- a secure boundary should be erected around the site;
- access should be restricted to contractors and authorised visitors;
- security staff should patrol during non-working hours;
- lighting and CCTV should be installed to illuminate the site and record activity;

- at the end of the working day, plant and machinery should be arranged to prevent forced access onto the site; and,
- plant and machinery should be fitted with a tracking device.

2.4 Environmental features in the area that may influence crime patterns

2.4.1 Features of the physical environment can influence patterns criminal and anti-social behaviour. They affect potential offenders' perceptions about a possible crime site, their evaluations of the circumstances surrounding a potential crime site, and the availability and visibility of one or more witnesses, who might intervene, at or near a site. Offenders may decide whether to commit a crime in a location after they determine the following:

- How easy will it be to enter the area?
- How visible, attractive, or vulnerable do targets appear?
- What are the chances of being seen?
- If seen, will the people in the area do something about it?
- Is there a quick, direct route for leaving the location after the crime is committed?

2.4.2 Aspects of the local environment that might help to reduce the risk of crime and disorder at the site are as follows:

- the rate of burglary is much lower than that of Manchester, Greater Manchester and England and Wales;
- there is a development framework in place to guide investment in the wider neighbourhood;
- the high level of investment proposed in the neighbourhood is likely to result in more pro-active management and maintenance of the private and public spaces;
- the site is enclosed with hoardings and steel gates, which provide a secure boundary and restrict movement in and out;
- staff present in the site offices and construction workers of the adjacent development generate activity and provide surveillance over the site and immediate surroundings;
- the site is also overlooked by residents of the student halls opposite;
- the availability of on-street parking encourages a throughput of vehicles and motorists coming and going from their vehicles during the working day and in the evening, which will generate street activity and passive surveillance of the streets and the site; and,
- the surveillance provided by day long, high volume of traffic passing by on Medlock Street may deter offenders targeting the site.

2.4.3 There are also some features that might facilitate crime and disorder, and these include:

- the site is located in a neighbourhood with a high volume of crime;
- the site is located in a neighbourhood where the rate of vehicle crime is above the Manchester, Greater Manchester and England and Wales rates;
- there are numerous, often infrequently used, pedestrian routes around the site, which may facilitate offenders moving through the neighbourhood intent on targeting individuals or property as they do so;
- the number of young people, including many students, resident in the neighbourhood coupled with the network of streets may be factors in the high number of robberies committed;
- neighbourhoods with a concentration of student accommodation can, due to the pattern of behaviour of students, for example, socialising and returning to their accommodation late at night when neighbouring residents are sleeping, lead to a reduction of the amenity of settled residents;
- some of the car parks in the area are poorly laid out and lack security measures that would reduce the volume of car crime;

- the large number of licensed premises in the northern and eastern parts of the neighbourhood attracts offenders and generate crime; and,
- the site lies close to a series of well-trafficked routes, i.e., Medlock Street and Mancunian Way. Routes such as these can act as a conduit for crime, with criminals using these routes to seek out criminal opportunities.

3 Development Appraisal

3.1 The proposed development

- 3.1.1 The proposed development comprises the erection of a 28-storey building providing student accommodation (555 bed spaces), with associated amenity space and external landscaping and other associated works. In total, there will be 555-bedroom units set out across the upper floors of the building - a combination of 312 one-person studios and 55 cluster flats with between 3, 4 or 5 bedrooms per cluster.
- 3.1.2 On the ground floor of the building there will a:
- residents' entrance door and entrance lobby
 - reception desk with administration office and staff facilities;
 - parcel room;
 - mailboxes;
 - a residents' gym;
 - a residents' cinema room;
 - residents' lounge;
 - the building core with three lifts and two staircases;
 - a dedicated lift serving cycle store, located at level 01;
 - bin store; and,
 - a variety of plant, storage and comms rooms.
- 3.1.3 As well as the cycle store, level 01 of the building will accommodate two cluster flats, two studios, a private dining room and dining terrace, residents' lounge, study room, laundry and a roof terrace. The cycle store will have 40 cycle racks and 46 lockers. A cycle store with capacity for 86 bicycles will be provided on level 01. The dedicated lift allows direct access into the cycle store from the entrance lobby.
- 3.1.4 The main entrance to the building will be on the Newcastle Street facing elevation. There will be two means of escape doors allowing egress from the stairwells, both on the western, Medlock Street, elevation and an additional means of escape door on the northern elevation allowing egress from the residents' lounge onto a landscaped courtyard at the centre of the wider Square Gardens development. There will be an external door to the refuse store on the southern elevation. Internally, access into the refuse store can only be gained through the staff area behind the reception desk. All other external doors provide access into a variety of plant rooms, from which there will be no access into the core of the building.

3.2 Positive aspects of the proposal

- 3.2.1 We welcome the investment and continuing regeneration of this part of central Manchester.
- 3.2.2 The proposals will result in the redevelopment of an underutilised site, which currently underperforms in its contribution to the vitality and viability of the neighbourhood. The development will help to continue to repopulate this part of the city centre and create activity through the day and at weekends.
- 3.2.3 The site's proximity to the HOME MCR arts complex, Oxford Road corridor, city centre and the University will make this an interesting place to live. Developments with a strong sense of place tend to have greater longevity.
- 3.2.4 A student-residential development seems an appropriate use for the site given the existing and emerging land uses in the area.

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- 3.2.5 The footprint of the building is relatively simple and free of recesses and makes securing the entire site quite straightforward.
- 3.2.6 Residents and visitor entry will be focused at a single, very visible entrance on Newcastle Street.
- 3.2.7 A secure lobby, restricting access to the core and residents' facilities with the installation of electronic locks to appropriate doors, can be created to reduce the risk of offenders tailgating residents or *bona fide* visitors and delivery staff.
- 3.2.8 Staff will be present in the building, including a presence at a reception desk in the lobby where staff can easily supervise residents and visitors entering and exiting the building as well as activity in the lobby. A management presence will not only discourage offender attempts to gain entry to the scheme but also gives residents a readily accessible contact to whom they may report issues. Such provision can help to instil confidence in residents that the development is secure and that maintenance issues will be dealt with promptly.
- 3.2.9 Similarly, surveillance across the building and surrounding public realm will be enhanced by the well-considered location of the social facilities within the building, and the location of residential entrance.
- 3.2.10 The inclusion of amenity/social space provides an opportunity for residents to meet and build relationships, which can help to develop a sense of community within the scheme and deters crime and anti-social behaviour.
- 3.2.11 Lighting from the development will contribute to public lighting around the site. Good public, and building, lighting can significantly reduce the public's fear of crime.
- 3.2.12 Living accommodation is at upper floor levels, which will result in a greater degree of privacy and security to the residents, without compromising natural surveillance of the public realm by the same residents. Often, residents of ground level apartments/studios in the city centre that lack defensible space suffer from anti-social behaviour, a lack of privacy, and their accommodation is more susceptible to theft and burglary.
- 3.2.13 Secure, mail delivery has been considered with mailboxes provided in the lobby in full view of reception staff and a parcel room accessible only from the staff only area behind the reception desk.
- 3.2.14 The proposed enhancements to the public realm, will help to improve the environmental quality of the neighbourhood. Well-maintained verdant environments tend to attract less crime and anti-social behaviour.
- 3.2.15 The development is located in an area with good access to shops, services and public transport so the absence of car parking is not an issue.
- 3.2.16 Cycle parking has been provided in a secure location on the first floor of the building, accessible only by lift from the ground floor.
- 3.2.17 Refuse storage has been included on the site.

3.3 Recommendations to enhance the security of the development and the surroundings

Management

- 3.3.1 Students should be issued with an information pack containing, *inter alia*:
- crime prevention/awareness - particularly keeping safe at night when returning to the accommodation;
 - deterred from car ownership whilst resident due to the lack of available parking;
 - respecting the amenity of other residents in the neighbourhood when returning to the accommodation late at night;
 - being vigilant in allowing others access to the building; and
 - using the main entrance door only doors to enter and leave the building.

Main entrance and reception area

- 3.3.2 All residents and visitors should access the building via the main entrance door.

- 3.3.3 The entrance door should be security-rated, fitted with an electronic locking system and automated, and capable of restricting access to residents or staff holding an appropriate fob or pass card.
- 3.3.4 An audio-visual unit should relay images (one way) and audio (two ways) from the entrance door to staff at the reception desk to allow for vetting visitors prior to allowing entry via a remote lock release.
- 3.3.5 To minimise the risk of 'tail-gating' legitimate residents/visitors, all doors that connect the entrance lobby to the core, all residents' facilities at ground floor level and the cycle store lift should be fitted with electronic locks capable of restricting access to residents or staff holding an appropriate fob or pass card.
- 3.3.6 Visitors to the building should be required to report to reception, whereupon staff should alert the student; schemes where students admit visitors remotely by way of electronic, door lock release from inside their apartment or cluster is considered less secure.
- 3.3.7 The reception desk should be staffed throughout the day and, ideally at night.
- 3.3.8 All external doors should be security rated.
- 3.3.9 Internal doors to refuse store and the cycle store may be secured with FD-30 rate doors fitted with a fob-operated electronic or mechanical lock.

Studios

- 3.3.10 The studio entrance doors should be security-rated and include an electronic lock, which forms part of the security certification.

Cluster flats

- 3.3.11 The entrance door to a cluster should be security-rated and include an electronic lock, which forms part of the security certification.
- 3.3.12 Study bedroom doors should include an electronic lock and a fixed outer handle so that entry is only possible with an appropriately authorised card/fob.

Cycle store

- 3.3.13 The lift should be operated with a suitably programmed card or fob.
- 3.3.14 be security-certified and be self-closing and self-locking. An alarm should sound at reception if this door remains open.
- 3.3.15 The door connecting the stores to the first-floor circulation corridor should be FD-30 rated and secured with a fob/card-activated, electronic lock. A card/fob should be used to enter and leave the store. The door should be self-closing and self-locking.
- 3.3.16 Cycle stands/racks should allow the cyclist to secure the wheels and frame to the stand/rack.

CCTV and lighting

- 3.3.17 A CCTV system should be installed capable of monitoring all building elevations and external doors, the lobby and reception area, and the cycle store.
- 3.3.18 All external doors should be illuminated from dusk to dawn.

4 Physical Security

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

4.1 Doors

Main entrance

- ☐ The main entrance door should be compliant with, and certified to, BS PAS 24, STS202, ENV1627 (RC2+) or LPS 1175 SR2, and include a multi-point electronic lock, (which is an integral part of the certification), capable of being operated via an electronic, access control system.
- ☐ The doors should be self-closing and self-locking.
- ☐ An audio-visual unit should relay images (one way) and audio (two ways) from the entrance to the reception desk. Staff should be able to open the doors remotely.

External means of escape

- ☐ The means of escape doors should be compliant with, and certified to, BS PAS 24, STS202, or LPS 1175 SR2.
- ☐ There should be no external ironmongery on the escape doors.
- ☐ The doors should be self-closing and self-locking.

Cycle store

- ☐ Entry to, and operation of, the lift that allows access to the cycle store should be restricted to relevant staff and residents holding an appropriately programmed card/fob.
- ☐ The internal, cycle store doors should be FD30-rated and fitted with an electronic lock, activated by a card/fob to both enter and to leave the store.
- ☐ The cycle store door should be self-closing and lock securely upon closure.

Bin store

- ☐ The external doors should be certified to LPS 1175 sr2.
- ☐ The internal door should be fitted with an electronic lock requiring a fob/card to activate the lock on entry and exit.
- ☐ In an emergency, panic hardware is acceptable on the inside of the street-facing doors.
- ☐ All doors should also be self-closing and lock securely upon closure.

Plant room and sub-station

- ☐ The external doors to the plant rooms and sub-station should be certified to LPS 1175 SR2, or be of steel construction, set in a steel frame and fitted with two British Standard locks or Sold Secure padlocks fitted at 1/3 points on each set of doors.

Inner lobby doors

- ☐ To minimise the risk of intruders 'tail-gating' legitimate residents/visitors, all ground floor doors that connect the entrance lobby to the core, amenity spaces, staff areas should include an electronic lock activated by a resident's card/fob. All doors should be self-closing and lock securely upon closure.

Studio and cluster flat entrance doors

- ☐ Entrance doors to the studios and cluster flats should be compliant with, and certified to, BS PAS 24, STS202, or LPS 1175 SR2 and include a door viewer. The doors should be self-closing and self-locking.
- ☐ Study bedroom doors should be FD-30 rated, solid-core doors fitted with a Secured by Design certified electronic lock and include a door viewer. The doors should be self-closing and self-locking.

Administration office and parcel room

- ☐ The doors to the administration office and parcel room should be fitted with a British Standard lock or Secured by Design certified, electronic lock and be self-closing and lock securely on closure.

Roof access

- ☐ Doors providing access to roof spaces should be restricted to key-holding management and maintenance staff. The doors should be FD30-rated and fitted with at least one British Standard lock.

4.2 Windows

- ☐ Any opening windows at ground floor should be certified to PAS 24 or LPS 1175 sr2, have key-operated window locks and tamper-proof opening restrictors (limiting opening to 100mm) fitted.

4.3 Glazing

- ☐ Glazing within the main entrance doors and means of escape doors, and ground floor windows/curtain walling, must incorporate at least one pane of glass rated as EN 356 P1 or P4A. The remaining pane in a double-glazed unit may be toughened glass. In the city centre it is advisable to use laminate glazing throughout the building.

4.4 Lighting

- ☐ External lighting must be provided to all external doors and pathways around the development. Lights should be operated by photoelectric cell/daylight sensor. The main residents' entrance should be particularly well lit.

4.5 CCTV

- ☐ A CCTV system should be installed.
- ☐ Suitable locations for cameras are:
- all elevations of the building, with particular focus on all external doors and the approach to the main entrance;
 - entrance lobby and reception desk;
 - the means of escape doors (internal view);
 - the bin store; and,
 - the cycle store lift and the store itself.
- ☐ Images should be, ideally, monitored, but at least recorded, with recording equipment securely located in the administration office, or at a suitable off-site CCTV monitoring/recording centre.

4.6 Cycle hub

- ☐ Cycle stands/racks should allow the cyclist to secure the wheels and frame to the stand/rack.

4.7 Signage

- ☐ Signs to indicate the name of the development should be erected at the main entrance.

5 Management & Maintenance

- ☐ A maintenance plan should be drawn up to address repairs to communal areas – amenity spaces, kitchens, social spaces, lighting, signage, access controls, and CCTV system.

6 Construction

- ☐ The developer should take appropriate measures to secure the site during construction, and control pedestrian and vehicular access in and out.
- ☐ The contractor should be a member of the 'Considerate Constructors Scheme'.
- ☐ Site security contractors should be Security Industry Authority, SIA, approved, (please see <http://www.sia.homeoffice.gov.uk/pages/acs-intro.aspx> for more details).

7 Secured by Design (SBD)

- ☐ 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	Summary of Contact
08.08.23	Kelly McCann, Deloitte	Request for crime impact statement
29.10.23		Site visited
21.11.23	Kelly McCann, Deloitte	Report issued
21.11.23	Kelly McCann, Deloitte	Report version B issued

B Associated Documents

This report is based on the following drawings:

Drawing No.	Drawing Title	Date	Rev
10474-SHP-Z0-A-G100-EL-EE-001	Site Elevation East view		
10474-SHP-Z0-A-G100-EL-EE-002	Site Elevation Central East View		
10474-SHP-Z0-A-G100-EL-EN-001	Site Elevation Central North View		
10474-SHP-Z0-A-G100-EL-ES-001	Site Elevation South View		
10474-SHP-Z0-A-G100-EL-EW-001	Site Elevation West View		
10474-SHP-Z0-A-G100-PL-00-001	Site plan Ground floor		
10474-SHP-Z0-A-G100-PL-XX-001	Site plan		
10474-SHP-Z0-A-G100-PL-XX-002	Site location plan		
10474-SHP-ZC-A-F900-SC-XX-001	Accommodation Schedule Building C Unit Types and		
10474-SHP-ZC-A-G200-EL-EE-001	General Arrangement Elevation Building C East Elevation		
10474-SHP-ZC-A-G200-EL-EN-001	General Arrangement Elevation Building C North Elevation		
10474-SHP-ZC-A-G200-EL-ES-001	General Arrangement Elevation Building C South Elevation		
10474-SHP-ZC-A-G200-EL-EW-001	General Arrangement Elevation Building C West Elevation		
10474-SHP-ZC-A-G200-PL-00-001	General Arrangement Plan Building C Level 00		
10474-SHP-ZC-A-G200-PL-01-001	General Arrangement Plan Building C Level 01		
10474-SHP-ZC-A-G200-PL-28-001	General Arrangement Plan Building C Level 28 - Roof Plan		
10474-SHP-ZC-A-G200-PL-TY-001	General Arrangement Plan Building C Typical Floor		
10474-SHP-ZC-A-G200-SE-XX-001	General Arrangement Section Building C A-A		
10474-SHP-ZC-A-G200-SE-XX-002	First Street South Building C Manchester		

In the event of any changes to the scheme, it may be necessary for Design for Security to review the recommendations made within this report.

C CIS Version History

Version	Revisions	Date
A		21.11.23
B	Minor change to client name	21.11.23