



CRIME IMPACT STATEMENT

Change of use of 14 apartments (Class C3) to 14 serviced apartments (Class C1)

AT Finlay's Yard, Mangle Street, Manchester

FOR: Three Popes Ltd

VERSION A: 10.10.23

2007/1683/CIS/03

Greater Manchester Police

designforsecurity

EXECUTIVE SUMMARY

Development supported

We are happy to support the conversion of Finlay's Yard from apartments to serviced apartments.

From a crime prevention perspective, the positive features of the development include: the building is already appropriately secure, with security-rated doors and well-protected, ground floor, glazing; access controls currently restrict access into the building and into the cycle store, refuse store and neighbouring, linked, Finlay's Warehouse; and, secure cycle parking is provided within the ground floor of the building.

Advice is included in the report, which we consider will enhance security of the development and this set out in section 3.3. The principal recommendations relate to fitting appropriate locks to apartment doors, maintaining access controls, providing a direct means of communication with remote reception/concierge staff, installing CCTV to the ground and upper floor corridors, adding additional lighting and signage to guide guests to a well-illuminated, easily recognisable entrance door.

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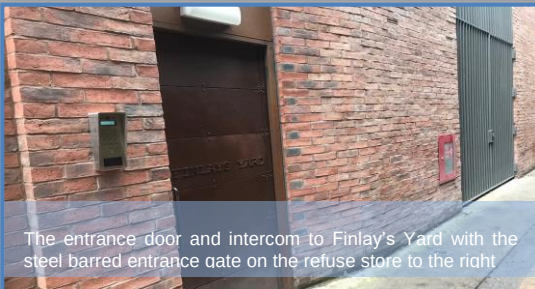
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1 Visual Audit

The application site and its surroundings are shown on the plan and photographs below. The site, edged in red on the plan, is located on the corner of Back Piccadilly and Mangle Street, in the Northern Quarter of Manchester City Centre. The surrounding neighbourhood includes a mix of commercial uses, including hotel, office, retail, and food and drink premises, as well as residential property. The residential accommodation is dominated by apartments and includes purpose-built blocks and warehouse conversions. Both Back Piccadilly and Mangle Street have narrow footpaths and a single-width carriageway; vehicle and pedestrian traffic is infrequent. In contrast, Piccadilly, the A6, one block to the west, is one of the principal radial routes that connect the city centre with Manchester's southern suburbs and is heavily trafficked throughout the day and long into the night. Piccadilly railway station, Piccadilly Gardens interchange and several taxi ranks are all just a short walk from the site. An abundance of crude security measures that have been installed on the doors, walls and windows of nearby buildings and, along with an excess of graffiti, combine to create a poor street environment.



An easterly view across along Mangle Street with the barred windows of Finlay's Yard, on the right



The entrance door and intercom to Finlay's Yard with the steel barred entrance gate on the refuse store to the right



The upper floors of Finlay's Yard from the corner of Mangle Street and Back Piccadilly



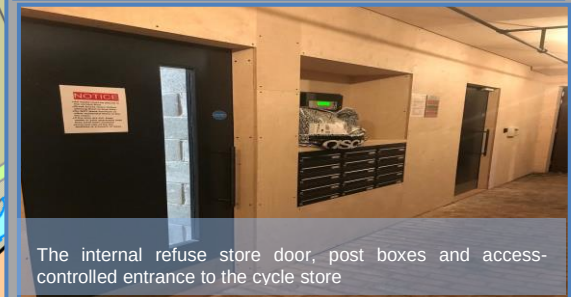
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Key-operated and coded locks on the gate and door restrict access into the refuse store from Mangle Street



The ground floor lobby of Finlay's Yard



The internal refuse store door, post boxes and access-controlled entrance to the cycle store

In 2017, planning permission was granted to construct a seven-storey, residential building containing 14 apartments (Use Class C3) and associated ancillary spaces on this modest, 180m², site. The approved scheme included two x 1-bedroom apartments, one of which is on the ground floor, nine x 2-bedroom apartments and three x 2-bedroom duplexes, all three of which would occupy levels 6 and 7 of the building. Construction of the development commenced in 2020, beginning with the clearance of the previous use on the site, a private, surface car park. The building was completed by early 2023 and is known as Finlay's Yard. The entrance door is located on Mangle Street as are the steel-barred, entry gates to the bin store. The windows of apartment 01 are similarly secured with steel bars. Other than apartment 01, a circulation corridor and the bin store, the ground floor has: a cycle store - for the use of residents of both Finlay's Yard and Finlay's Warehouse (accessed via an internal, connecting door, fitted with an electronic lock); a lift; stairs; and mailboxes. There is no internal or external amenity space.

2 Crime Statistics & Analysis

2.1 Crime Summary

The data below relates to crimes recorded between 1st September 2022 to 31st August 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
73	171	378	2924	2341	313	383	484	54	104

2.1.1 There were 7,276 recorded crimes in the neighbourhood around the development site during the period analysed. This volume of crime is well above the average for a neighbourhood within Manchester and significantly greater than most other inner-city neighbourhoods.

2.1.2 The most common crimes recorded were:

- the use, or threat, of violence - 40%
- theft - 34%
- vehicle crime, i.e., theft of, theft from and criminal damage to a vehicle - 8%
- drug related crimes -5%
- criminal damage – 5%
- burglary - 3%.

2.1.3 The streets and places where crime was most likely to occur were:

- Piccadilly – station, approach and gardens
- Market Street/Arndale
- The Village – centred on Canal Street, Sackville Street, Chorlton Street and Bloom Street
- Northern Quarter – particularly Church Street, Ducie Street and Dale Street

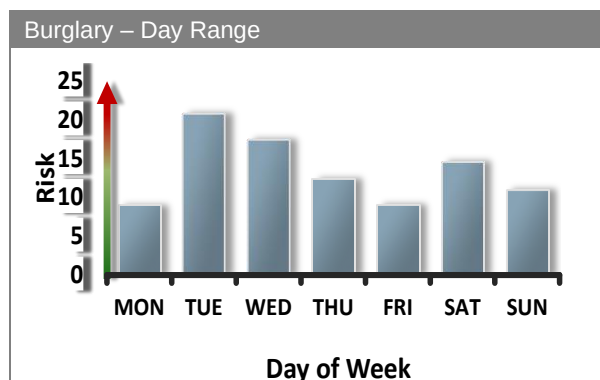
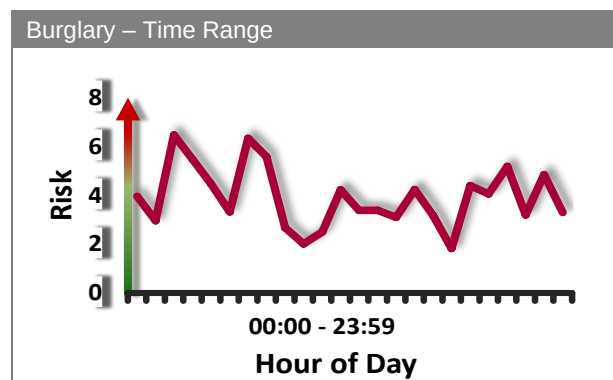
2.1.4 There were no crimes on Mangle Street, but five crimes were recorded at Finlay's Warehouse on Dale Street, including a burglary and three incidents of theft, including theft of a bicycle.

2.1.5 Crime at serviced apartments in the neighbourhood tended to involve either theft, the use or threat of violence, or vehicle-related crime (where parking was provided).

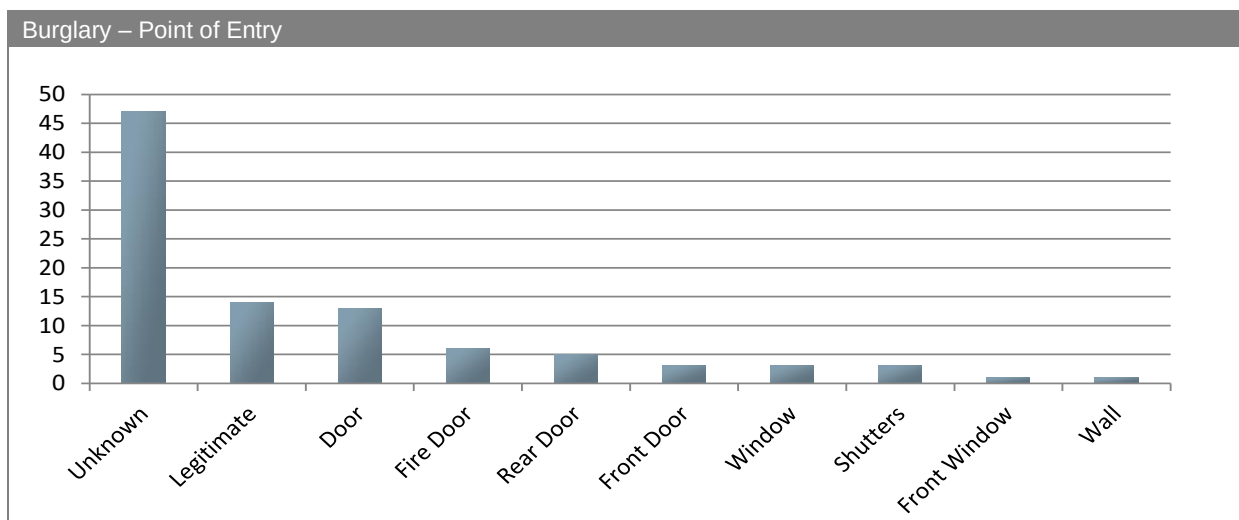
2.2 Crime at hotels, apart-hotels and serviced apartments in Manchester

Burglary

2.2.1 There were around 100 burglaries at hotels, apart-hotels and serviced apartments in Manchester.



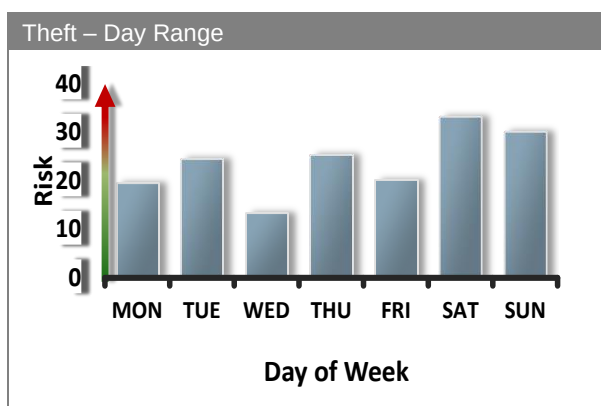
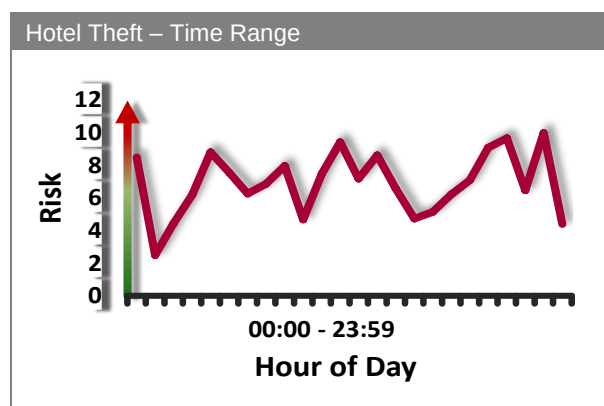
- 2.2.2 The risk fluctuates throughout the week, with the greatest risk on Tuesday. Offences occur throughout the day but particularly at night.



- 2.2.3 Offenders posing as legitimate customers to gain access to restricted areas was the most common method (46 incidents) of gaining entry to commit burglary. Doors were forced on 27 occasions and windows just 4 times. Forced entry by removing shutter was recorded on 3 occasions and forced entry through a wall was recorded just once.

Theft

- 2.2.4 There were around 150 incidents of theft recorded at hotels. The risk is consistent through the week with a higher proportion of offences occurring in the evening.



2.3 Modus operandi used by offenders committing burglary and theft at hotels, apart-hotels and serviced apartments in Manchester & measures to reduce vulnerabilities

- 2.3.1 **Offenders posing as staff or guests, accessing staff-only/restricted areas to steal property**
To minimise the risk of offenders gaining access to staff only areas and into accommodation generally:
- access control systems should be used to secure sensitive areas, e.g., the staff rest rooms, bar/cellar, kitchens, offices and storerooms;
 - staff should be required to wear an appropriate form of clearly visible ID and/or a company uniform;
 - all doors separating public areas from staff-only areas should be monitored by CCTV; and,
 - personal lockers should be provided for staff to secure their belongings within a secure staff room and a small safe provided to each guest room.

2.3.2 Doors have been targeted when left insecure

To minimise the risk of 'walk –in' burglaries:

- internal and external doors into staff-only areas should include robust access controls and doors should be self-closing and self-locking when and where appropriate;
- apartments/bedrooms should include self-closing doors which, upon closure, and activate the locking mechanism fully;
- all external doors should all be monitored by CCTV; and,
- an alarm should sound to alert staff that service doors or escape doors are open.

2.3.3 Theft from hotel guest rooms

To minimise the risk of offenders stealing personal property from guest rooms:

- a reception desk should be located in such a place that staff can easily monitor movements in and out, and of the lifts/stairways to guest rooms;
- install a safe in all guest rooms;
- access control systems should be installed to appropriate doors and lifts to prevent unauthorised entry into the building, particularly at night, or gaining access beyond the reception;
- guest room doors should be particularly robust, with a recognised security standard locking mechanism; and
- overt signage should be used to guide guests along appropriate routes to their rooms and to reception.

2.4 Environmental features that can 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 or not 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:

- this part of the city centre has a broad and complementary range of retail, commercial, cultural, civic and leisure uses, which attracts a diverse range of people;
- the emergence of food and beverage uses in the vicinity of the site attracts people into the area long into the evening;
- there is a growing number of residential properties in this part of the city centre;
- the environmental quality of the area is improving;
- whilst there is a high number of crimes committed, retail and night-time economy premises and car parks seem to be the particular focus for criminal activity;
- residents are currently living in Finlay's Yard – their presence reduces the likelihood of offenders targeting the property;

- construction workers on the building opposite the site and the infrequent footfall along Mangle Street and Back Piccadilly generate activity and passive surveillance, which may act as a deterrent to those intent on committing crime or anti-social activities;
- there are some private and public CCTV cameras monitor activity in the general area; and,
- street lighting illuminates Mangle Street and Back Piccadilly

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

- there is a very high number of crimes committed in this part of the city centre, indicating that offenders are active in the area;
- graffiti on surrounding buildings creates a poor environment for local residents and passers-by;
- the number of robberies in the vicinity of the site is a concern;
- there are several, infrequently used, pedestrian routes in the vicinity of the site, which may facilitate offenders moving through the neighbourhood intent on targeting individuals or property as they do so;
- Finlay's Yard lies close to a series of well-trafficked routes, i.e., Dale Street and Piccadilly. Routes such as these can act as a conduit for crime, with criminals using these routes to seek out criminal opportunities;
- doorways tend to be most common means by which offenders force entry into properties, there are several doorways in the vicinity of the site on secluded streets that may attract offenders;
- semi-secluded and recessed doorways can become focal points for anti-social behaviour, which can affect the quality of life of neighbouring residents; and,
- the construction site opposite may attract offenders, who may then also target the application site.

3 Development Appraisal

3.1 The proposed development

3.1.1 The proposed development involves a change in use of the existing apartments (Class C3) to serviced apartments (Class C1). There are no external alterations to the building proposed.

3.2 Positive aspects of the proposal

- 3.2.1 A Crime Impact Statement was prepared for the Finlay's Yard development prior to its construction and the developer adhered to the security recommendations contained within the Statement, including the installation of security-rated entrance doors and the installation of access controls to 'high traffic' doors.
- 3.2.2 Both Finlay's Yard and the adjacent Warehouse have been finished to a high standard and benefit from on-going, pro-active, building management.
- 3.2.3 There are only two elevations of Finlay's Yard exposed to the public realm.
- 3.2.4 External entrance doors to Finlay's Yard are limited to one for pedestrians and cyclists and one for refuse removal.
- 3.2.5 Ground floor windows are secured with self-considered ironwork.
- 3.2.6 Internally, there are short, straight corridors between the entrance door and apartments and between the lift and apartments on the upper floors.
- 3.2.7 There are only 14 apartments in the building. Offenders present in premises with very large numbers of guest rooms or apartments are less likely to be challenged by guests.
- 3.2.8 Access into the lift is controlled by residents' fob/card.
- 3.2.9 Windows at all levels facilitate passive surveillance of the street.
- 3.2.10 Housekeeping staff will be present daily to maintain the rooms and circulation spaces daily.

3.3 Recommendations to improve the security of the development

- 3.3.1 The existing security-rated doors should be retained.
- 3.3.2 The ironwork protecting the ground floor windows and refuse store entrance door should be retained.
- 3.3.3 The audio-visual unit at the entrance door should allow guests to communicate with remote reception/concierge staff.
- 3.3.4 Similarly, audio-visual units in the apartments should allow staff to communicate with remote reception/concierge staff.
- 3.3.5 Apartment entrance door mechanical locks should be replaced with Secured by Design accredited, electronic locks activated by fob/card or similar, e.g., Salto or Vingcard locks.
- 3.3.6 CCTV cameras should be mounted on the ceiling or walls of each floor's circulation corridor. Camera images should be recorded and be monitored by remote reception/concierge staff.
- 3.3.7 A code-operated safe should be securely fitted to a wall or floor of each apartment for guests to secure valuable whilst resident at Finlay's Yard.
- 3.3.8 The cycle store and parking stands should be retained.
- 3.3.9 Only guests requiring cycle storage should have access to the cycle store. Guest fob/cards should be programmed accordingly.
- 3.3.10 Guests should not have access to the refuse store. A fob activated electronic lock should be fitted to the internal door to restrict access to housekeeping staff.
- 3.3.11 Additional, building-mounted lighting should be considered in order to improve illumination of the route from Newton Street and Dale Street to the main entrance door of the building.
- 3.3.12 For way-finding purposes, signage indicating the name of the development should be visible to visiting guests from Dale Street and Newton Street. The sign should be illuminated during the hours of darkness.

A Contact Register

Date	Contact	Summary of Contact
17.08.23	Charlie Egan, SHR STUDIO	Request for Crime Impact Statement
07.09.23		Site visited
10.10.23	Charlie Egan, SHR STUDIO	Report issued

B CIS Version History

Version	Revisions	Date
A		10.10.23