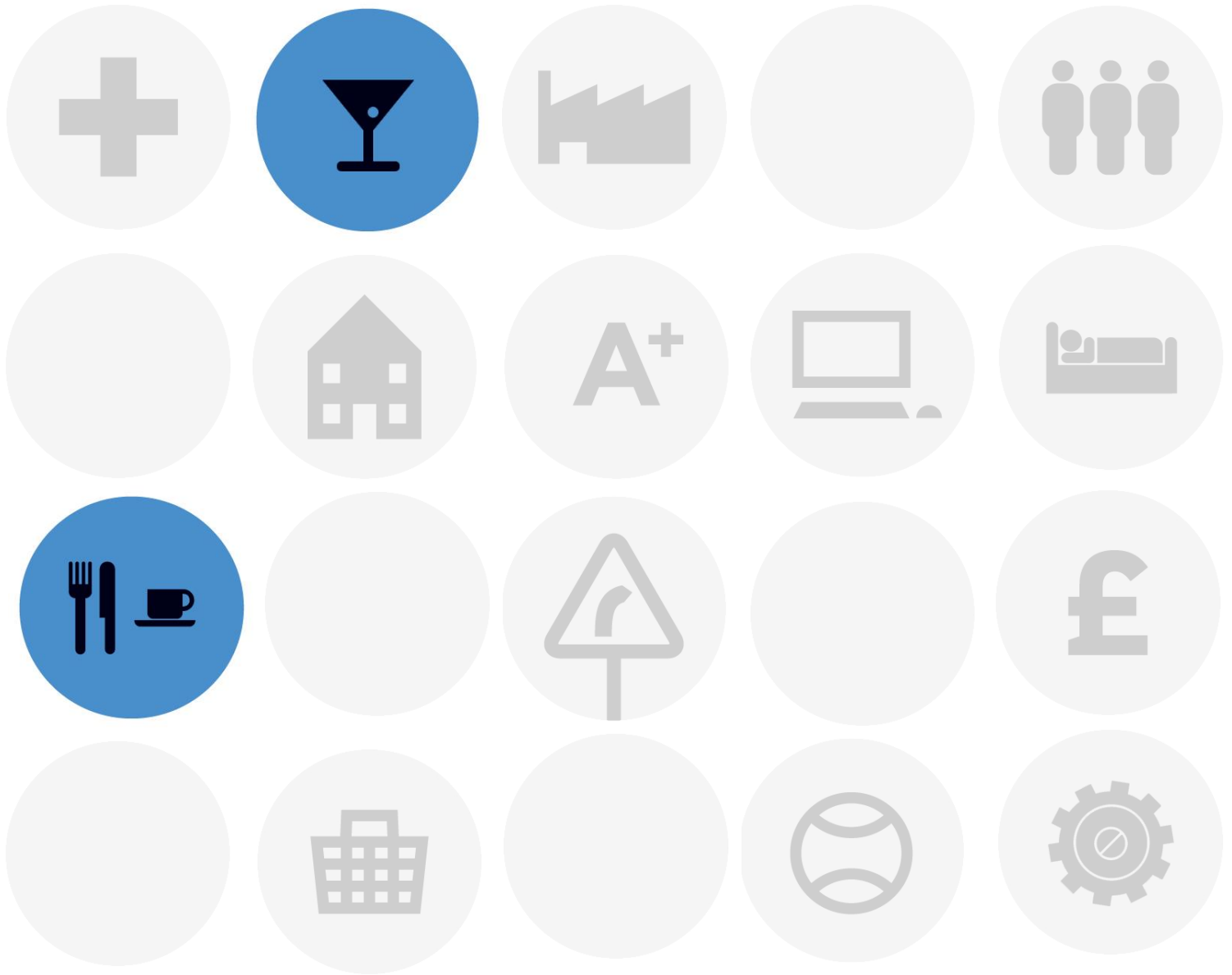




CRIME IMPACT STATEMENT

Windmill Street, Manchester
Co-Working Space, Restaurant & Café Bar

FOR: Manchester Central

VERSION A: 19th June 2023

REFERENCE: 2013/0821/CIS/03

Greater Manchester Police

designforsecurity

Windmill Street

2013/0821/CIS/03

EXECUTIVE SUMMARY

Recommendations made

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED), in order to reduce the opportunities for crime and the fear of crime. The development is broadly acceptable, in terms of designing out crime; however, the recommendations made in section 3.3 should be addressed, including but not limited to:

- The new doors, windows, and glazing should be certified to a recognised
- The premises should be covered by a comprehensive CCTV system and have a monitored intruder alarm system.

If the recommendations contained within section 3.3 are implemented, we would be supportive of the planning application.



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Consultant

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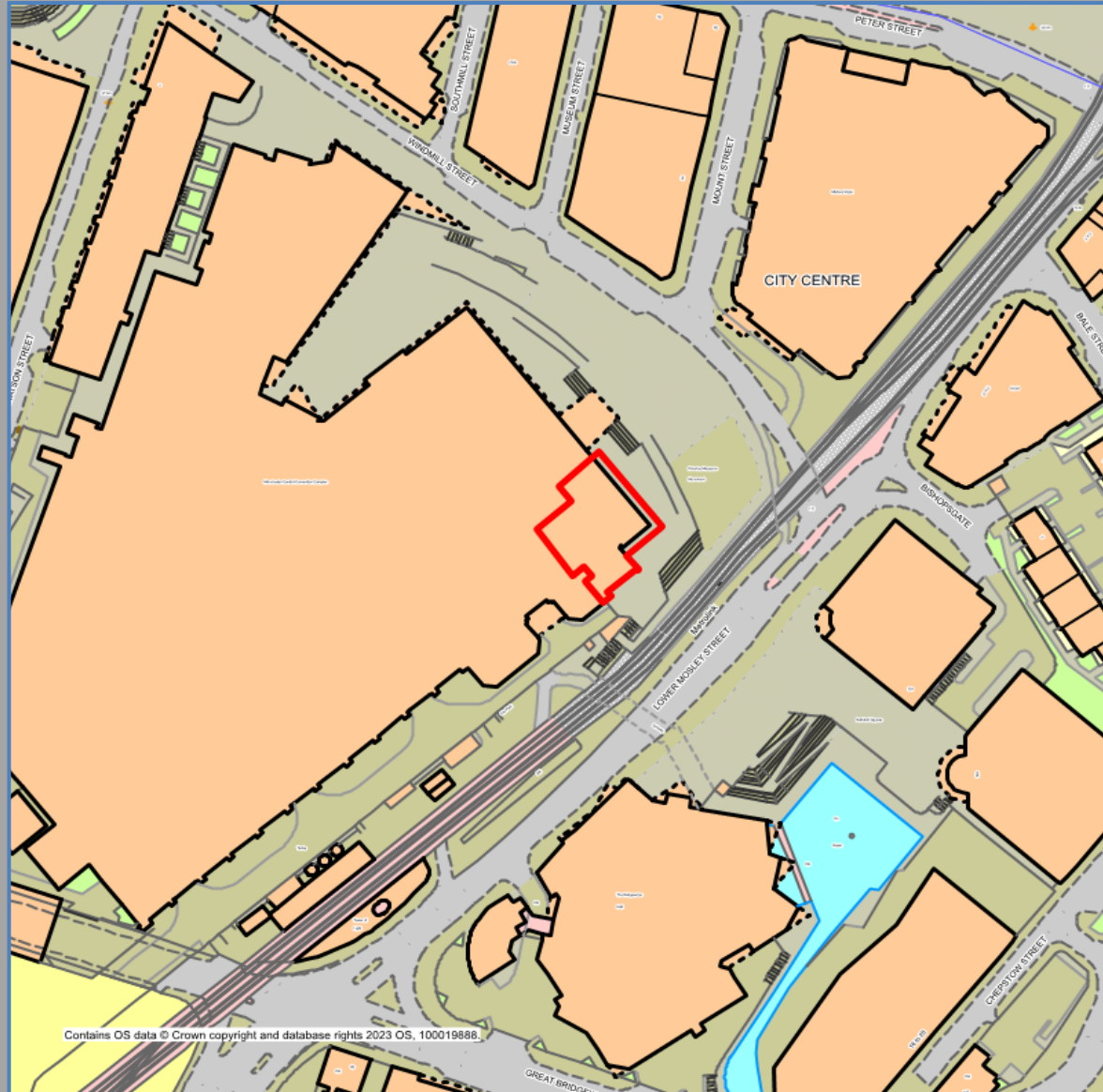
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1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in the city centre of Manchester, close to the town hall area and Castlefield.

The site forms part of the Manchester Central Convention Complex, an area of the building which is currently known at the Cobden Rooms (meeting/event space), which are located adjacent the main foyer/entrance to the building. This part of the convention centre is easily accessed either from Windmill Street or the stepped access from Lower Mosely Street.

There is a mix of uses in the local area and a high number of restaurant/bars which is typical of the city centre area and in the vicinity of the site which includes the Bridgewater Hall and the Midland Hotel.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st June 2022 to 31st May 2023.

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
51	91	267	1,584	672	120	41	607	64	64

- 2.1.1 The overall crime rate for the local area is high for the Manchester district, with the most frequently occurring offences over the last 12 months having been less serious wounding, theft and vehicle crime. These types of crime are typical of those experienced in or within close proximity of district, town or city centres as there is often a concentration of retail, commercial and licensed premises, leading to a high concentration of crime and disorder issues.
- 2.1.2 Less serious wounding has occurred throughout the local area, with the majority of offences occurring to the north and west of the proposed site, as well as a hotspot of offences occurring around Deansgate. Assaults and public order offences have been the highest recorded types of less serious wounding, with the majority of offences taking place over the weekend period and during the late evening/early hours of the morning.
- 2.1.3 Thefts have also taken place to the north/west of the site, and around Deansgate. Offenders have primarily used pickpocketing and distraction methods in order to obtain belongings stored on the person, as well as targeting insecure bags and mobile phones, particularly within bars/restaurants or on public transport.
- 2.1.4 Theft from motor vehicle has been the highest recorded vehicle crime occurring, with offenders mainly targeting vehicles left unattended in the car parks throughout the local area. Offenders have gained access to vehicles by lockpicking and smashing glazing before removing items from within. There have also been cases of offenders removing vehicle parts and registration plates.

2.2 Common Use-Specific M.O.s (Modus Operandi)

- 2.2.1 Customers posing as legitimate customers, gaining access to staff only areas

Possible Solution - There should be a secure area for staff to leave their belongings while at work and access to all staff areas should be restricted with auditable access controls.

- 2.2.2 Theft of personal property from tabletops or from bags hung on chairs or stored under tables

Possible Solution - A particular issue in drinking establishments within the Manchester city centre area is the theft of personal effects; handbag and mobile phone theft is a particular issue. Consideration should be given to fixing 'Chelsea Clips' (see image), Grippa clips, or simple hooks to the underside of tables to allow customers to secure bags or jackets to the table while keeping it in view; a more secure option than, for example, tabletops or back of chairs, where belongings can be liable to theft.



The internal layout of the premises can also help deter theft by promoting surveillance and creating an uncluttered, environment, avoiding pinch points or areas of concealment. The precise arrangement of internal furnishings should aid circulation and aim to achieve a balance between intimacy and visibility.

2.2.3 Doors have been forced open with tools and bodily pressure

Possible Solution – All external doors should be certified to the relevant security standards (see section 4).

2.2.4 Glazing in windows has been smashed

Possible Solution - All ground floor/accessible glazing should include a laminated pane, which forms a much more robust barrier against shattering and penetration (see section 4 for more details).

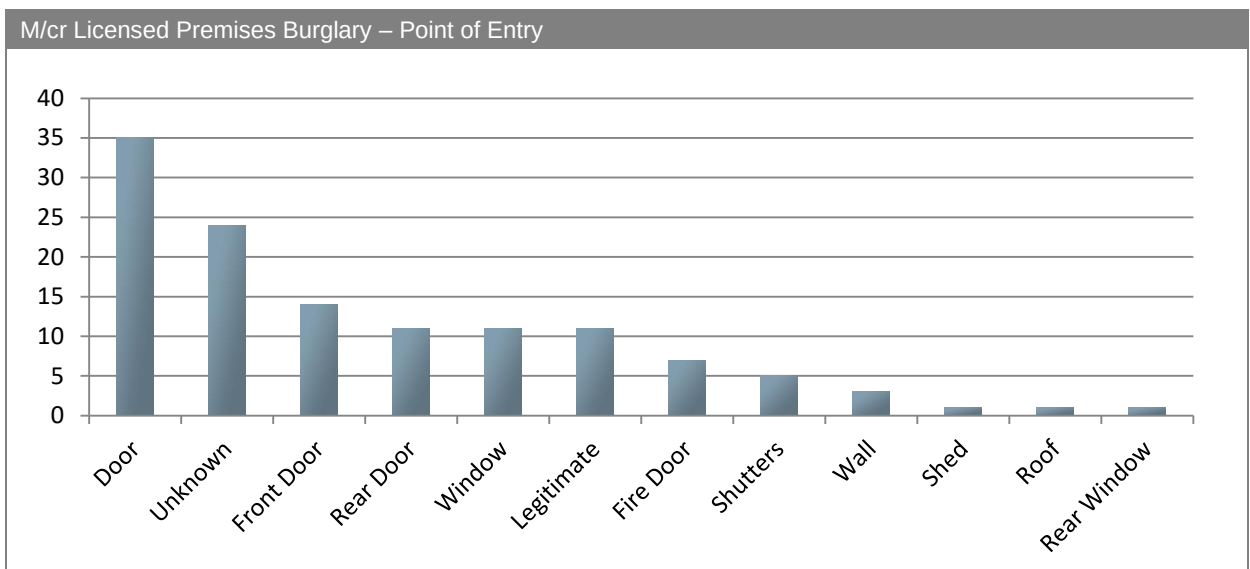
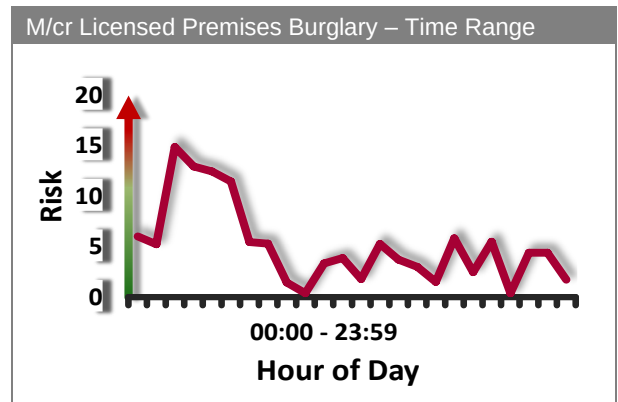
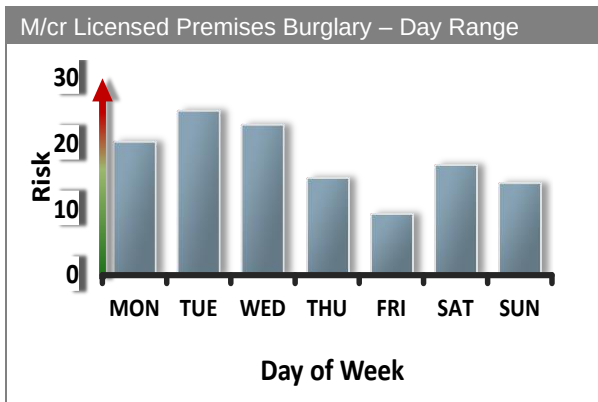
2.3 Risk Factors– Cafes / Restaurants/ Licenced Premises

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

- Burglary
- Robbery to business
- Criminal damage to property
- Alcohol-fuelled violence / conflict if licensed
- Miscellaneous theft to customers
- Rowdy and inconsiderate behaviour
- Conflict of use with neighbouring venues
- Violence towards staff
- Safety of staff personal belongings
- Robbery / wounding of patrons leaving premises
- Theft and criminal damage during the construction period

2.4 Burglary Risk Analysis

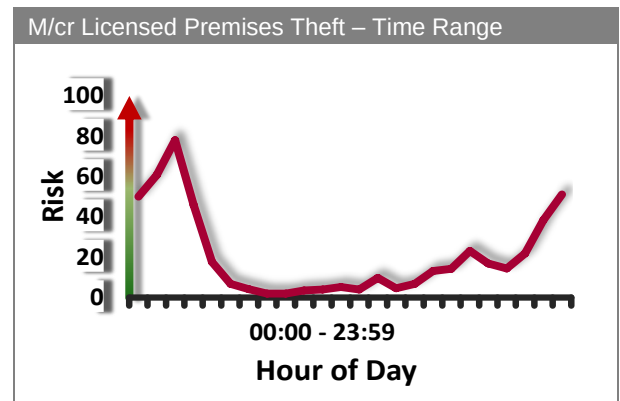
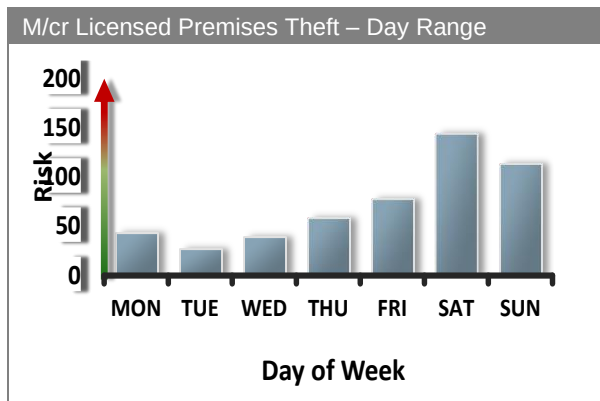
The data below relates to non-domestic burglary offences within/against restaurants/licenced premises, recorded in the Manchester area 2018 - 2019.



- 2.4.1 **Day Range:** In Manchester, the risk of burglary at licensed premises peaks between Monday and Wednesday and is lowest on Friday.
- 2.4.2 **Time Range:** The risk of burglary is highest in the early hours of the morning. Burglaries at commercial premises frequently take place during the night, when they are closed and the areas/streets where they are typically found are quieter than during the day – meaning offenders perceive the risk of being detected or identified as low.
- 2.4.3 **Point of Entry:** In the majority of cases where entry points are known, offenders have entered licensed premises through external doors. Most commonly, doors have been forced open with bodily pressure and hand tools/implements. In a number of cases, glazing in doors and windows has been smashed by offenders to gain unauthorised access. Where the point of entry was legitimate/unknown, this is likely to have been when offenders have posed as legitimate customers to gain access to premises when they are open, before targeting insecure doors, tailgating, or using force to open internal doors to restricted areas.

2.1 Theft Risk Analysis

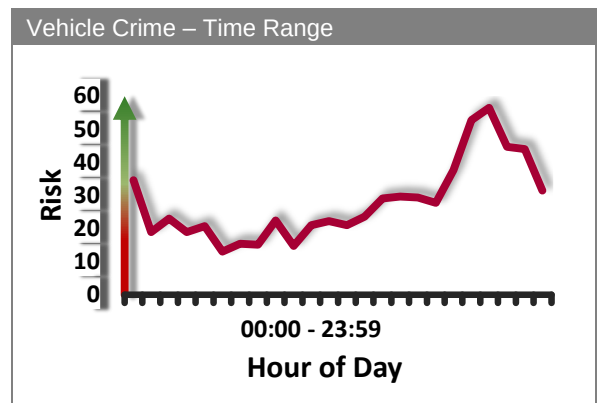
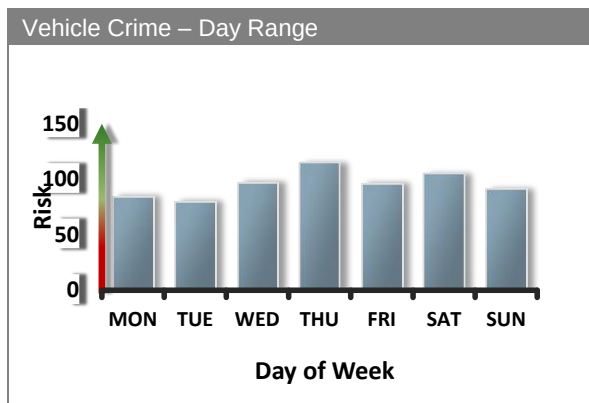
The data below relates to thefts within/against restaurants/licenced premises, recorded in the Manchester area during 2018 - 2019.



- 2.1.1 **Day Range:** During the week, the risk of theft at Manchester licensed premises peaks over the weekend. On these days, many premises within the city centre area experience higher levels of attendance than during the week. Premises are also usually open for longer at the weekend and so the opportunity for offenders to commit theft is greater.
- 2.1.2 **Time Range:** The risk of theft peaks late at night and into the early morning. This reflects the times when licensed premises are at their busiest and therefore the opportunities to commit theft are greater. Handbags, purses/wallets, cash and phones belonging to customers are the most routinely stolen items - usually stolen from tabletops, from bags hung on chairs/stored under tables or via pickpocketing and distraction methods. Theft of property belonging to staff is also common, with offenders posing as legitimate customers to gain access to unauthorised areas.

2.2 Vehicle Crime: Risk Analysis

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



- 2.2.1 **Day/Time Range:** The risk of vehicle crime is high throughout the week and peaks on a Thursday in the evening (19:00-21:00). Offenders often target vehicles during the evening particularly around the city centre where vehicles tend to be left unattended and out of sight of the owner for long periods of time.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development is a change of use from the existing meeting rooms/event space to restaurant, café/bar, and co-working space (705sqm total floorspace) there will be two external seating areas and some changes to the public realm.

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 main entrance to the café and the restaurant will be taken from the front elevation, where it will be subject to high levels of passive surveillance from those passing-by.
- 3.2.2 The glazed façade will provide an active frontage, allowing those inside to view the public realm which could potentially deter antisocial behaviour, or criminals from operating.
- 3.2.3 The proposed use is appropriate for this city centre location and there are a number of similar uses in the vicinity of the site.

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 The proposed new entrance door and the new windows should be certified to a burglary resistant standard. External doors must be certified to one of the following standards:

- BS PAS 24
- STS201
- LPS 1175 SR2
- LPS 2081 SR B
- STS 222

Windows must be compliant with and certified to one of the following standards:

- BS PAS 24
- LPS 1175 SR2
- LPS 2081 SR A
- STS 204
- STS 222

- 3.3.2 New glazing should include a pane of laminate glass rated to P4A under EN 356 to prevent it from being easily smashed to gain entry

- 3.3.3 The premises should be covered with a comprehensive CCTV system to deter criminal/antisocial behaviour and so that footage can be reviewed in the event of an incident. As a minimum the following areas should be subject to coverage:

- Bar/service areas
- Internal/external seating areas
- Main entrance
- Toilet lobby
- Back-of-house functions

- 3.3.4 Theft of personal property is a common occurrence in licensed premises in the city centre. It is recommended that 'Chelsea Clips' or simple hooks are fitted to the underside of tables to allow

customers to secure bags or jackets to the table while keeping it in view; a more secure option than, for example, tabletops or back of chairs, where belongings can be liable to theft.

- 3.3.5 Consideration should be given to a chute deposit safe (certified to LPS 1183) behind any till/bar area, or an alternative management practice, which would reduce the amount of cash held in tills during busy periods. Cash should be stored securely in a safe within a secure back office.
- 3.3.6 The building should be covered with a monitored alarm system (with keyholder/security team response).

4 Management & Maintenance

- 4.1.1 Active continuous management and maintenance of the premises can reduce the likelihood of crime and disorder occurring. An operating/maintenance plan should be created to promote good management of the premises, this plan should focus on issues such as:
- Opening and closing of premises, including staff arrival and departure
 - Any cash management within the premises
 - Any cash-in-transit collections/deliveries and banking practices (which should take place in a secure room with a certified safe to meet insurance needs)
 - Management of stock deliveries (servicing activities should not require any service doors to remain open unattended for prolonged periods)
 - Details of staff security training
 - Location and management of any smoking areas
 - Repairing damaged external and internal fittings, particularly security features e.g. alarm system, CCTV cameras etc
 - Cleaning and prompt removal of graffiti, litter etc
 - Refuse collection arrangements.
- 4.1.2 There should be regular reviews/exercises to ensure that it remains accurate, workable and up to date. All staff should understand and accept the need for security measures, and it should be made easy for people to raise concerns or report observations.
- 4.1.3 The opening hours of the premises should be consistent with other such premises in the local area and should not unduly conflict with other nearby uses. Service of drinks should end approximately 30 minutes before the premises closes, in order to aid effective dispersal of customers.
- 4.1.4 All high value equipment should be property marked and securely fixed or stored to deter damage/theft. An accurate record should be maintained which logs all such items.
- 4.1.5 Toilets can give rise to problems and the following issues should be considered:
- Fittings should be flush to avoid tampering and concealed cisterns, pipe work etc. should be used.
 - Graffiti and vandal resistant materials, such as stainless steel, laminates and plastics should be considered.
 - Consider hanging cubicle doors as outward opening as this will aid gaining access in an emergency. An alternative measure is to reduce toilet doors in size by a minimum of 200mm from the floor and to reduce the top height.
 - Provide 'Chelsea Clip'/carabiner style hooks on the back of cubicle doors or partitions for bags and coats.
 - Consider the safety of vending machines. Cash boxes can be tampered with, consider fitting them with alarms.
 - Consider setting out a rota and putting notices in toilet facilities that make users aware that regular checks will be carried out. A built in visited/checked chart should be provided.
- 4.1.6 Adequate signage should be deployed in all areas not only to direct people throughout the premises, but also to deter unauthorised access to back-of-house/staff-only areas.

-
- 4.1.7 Refuse collection arrangements should not require bins to be left accessible for extended periods. Servicing activities should also not require any service doors to remain open and unattended for prolonged periods.

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
23/05/2023	Stephen Sands	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
002	Location Plan	June 2023	
002	Existing Plan	Jan 2023	
010	Proposed Plan Floor Layout	December 2022	B

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		