

29-31 Oldham Road,  
Manchester  
M1 1JG.

Our Ref: 2009/0534/CLT/01

F.A.O.

5<sup>th</sup> June 2017

Dear Emer Cunningham,

I refer to your request for a consultation for the above. We have reviewed the development and drafted the following short statement highlighting any issues and, a series of recommendations intended to reduce the risk of criminals being attracted to the property or the presence of the property being a factor in generating criminal activity.

Having now reviewed the plans and visited the site, we have some concerns and recommendations.

We would advise that any new fittings are certified to Secured by Design standards.

### **Observations of the site and surroundings**

Oldham Road is a well-known busy road due its location, it has established retail attracting many visitors.

### **Risk Assessment**

Having now conducted a site visit here are some concerns we have of the development:

- Short Street off Tib Street, may attract anti-social behaviour, as the 'road' is small in width and is a dead end. And not lit after hours. (please see below recommendation 'Lighting')
- Entrance from Oldham Road is recessed this is not usually recommended by Secured by Design guidelines, as it is a existing entrance, we would recommend sufficient lighting. And shuttering. As afterhours this recessed space could be used for anti-social behaviour.

### **Recommendations to Improve Security**

*The following points have been identified for further consideration...*

#### **Physical Security**

Any new fittings should be certified to Secured by Design standards.

#### **Doors**

- ☐ Doors to the rear of the property should be certified to BS PAS 24.

## Access Control

- Any areas that are for staff only should have lockable doors, which are access controlled with 'FOB's' or Swipe Cards.

## CCTV

- A CCTV system should be used on this site. The system will require certain specifications and intelligent placement of cameras to compliment the design of the development. Designers should consider the following points when planning a CCTV strategy:
  - With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would be better to have good quality images over a 14-day period than poor ones over a 30-day period.
  - Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available).

**Acceptable Standard** - this generally requires a resolution of 720x576 pixels at a real time frame rate of 25 frames per second. (N.B. Both the camera and DVR must be capable of this – if the camera will only send low resolution images then it does not matter how high the resolution of the recording unit is).

**Identification** – One of three levels of field of view. To identify an individual, the image must capture no less than 120% of the field of view (at least from the top of the individuals head to their knees). The remaining two levels of field of view are '[Overview](#)' and '[Recognition](#)', which whilst effective for observational purposes, are less likely to result in the identification of a person/offender.

- CCTV systems (and lighting that supports it) require regular cleaning and maintenance to remain effective.
- Where necessary cameras, and lighting, that are vulnerable to damage should be protected from attack, either by relocation to a higher level and using a bigger lens to achieve the view required, or through the fitting of a vandal resistant housing.
- The intelligent placement of cameras helps to provide clear facial identification of individuals. Suitable locations for cameras would be: all building elevations, with particular focus on entrance doors; perimeter gates; and the reception/entrance lobby & all roof access areas.

## Lighting

- Lighting (dusk-till dawn) is required to each elevation that contains a doorset where the public, visitors or occupants of the building are expected to use.

## Management & Maintenance

- The success of the development will be dependent upon the effective management and maintenance of the site. A security management plan should include measures to deal with the following:
  - o Frequent inspection and prompt repair of security features (e.g. lighting CCTV, signage, barriers, locks, fencing and rails).
  - o Regular litter and graffiti removal (if applicable)

I hope this is of use and please don't hesitate to contact us, if we can be of further assistance in relation to this matter.

Yours Sincerely

Nasr Ul Haque Ba Hons  
Design out Crime Officer (DOCO)  
Assistant Design for Security Consultant

for and on behalf of Greater Manchester Police| Crime Prevention Team

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