

One Silk Street
1 Silk Street
Manchester
M4 6LZ



Crime Impact Statement Checklist	Northern Group Responses
Physical Security (Residential)	
Doors & Access Controls	
All external doors should be compliant with and certified to BS PAS 24, STS 201 or LPS 1175 SR2. It is crucial that the door ironmongery to any external escape-only doors is permitted under the security certification of the product.	Security rating to EN1627 RC2. Casual criminals use simple tools such as screwdrivers, pliers or wedges. Doors in this class fulfil a low burglary resistance and are used in the following areas: average living area, workshops, trade. All entrance points are covered by 24/7 CCTV and concierge
The dedicated external communal entrance to the apartments should be security-certified (see above), single-leaf, self-closing and secured with a multi-point electronic lock permitted as part of the certification, capable of being operated via an electronic access control system. The entrance should be capable of being controlled by means of a video entry phone system (with the picture viewable on the phone unit, rather than on a television set), so that so that in the absence of a concierge, residents can vet callers to the buildings before allowing them access.	Security rating as above. Single-leaf, self-closing, electronic multipoint lock with electronic access control system. Video entry system to both concierge desk and apartments. If a resident lets a visitor into the building, the visitor can only access the lobby area - all doors from the lobby are secured with electronic access control, as are the stairway and lifts.
There should be a secure system for the delivery of post, preventing access to all floors of the building. If there is to be a concierge, postal deliveries should be made under their supervision. If there is not to be a concierge, there should be a 'secure lobby' arrangement, with a secondary communal door to the same security specification as the outer door, to allow for deliveries to postboxes within a lobby without providing access to other areas/floors of the building. The postboxes themselves should be certified to Door & Hardware Federation Technical Specification 009 (TS 009), with letter box apertures to a maximum size of 260mm x 40mm (incorporating anti-fishing measures). All other deliveries should be made directly to residents via the access control system.	Delivery personnel cannot access any part of the building except the entrance lobby and only if the concierge gives them access via the electronic access control system. All parcels are kept in the locked post room behind the reception desk. Post boxes are directly in front of the reception desk where there is a 24/7 concierge and the lobby area has 24/7 CCTV coverage.
Any communal entrance doors to the building off the basement parking area should also be single-leaf and security-certified to one of the above standards. They should be self-closing and operated by resident key-fob only (on access and egress).	There is only one communal entrance to the building via the basement parking area which is to the cycle store. It is single-leaf, self-closing, electronically access controlled with electronic multi-point lock and covered by CCTV.
All individual internal apartment entrance doorsets must also be compliant with and certified to BS PAS 24, SPS 201 or LPS 1175 SR2. It is advised that these doors do not have fixed sidelights, and are provided with door viewers instead. Chain limiters to apartment entrance doors are recommended, but not generally essential.	Not tested, door viewers are provided rather than sidelights. Each internal apartment entrance has 24/7 CCTV coverage and the building has a 24/7 concierge on duty. Prior to internal apartment entrance doors, access to the building is via secure main entrance and lobby area with 24/7 concierge desk and CCTV. Entrance to the stair/lift lobby is secured by electronic access control and CCTV, passing the reception desk. The stairway is secured by electronic access control and CCTV and the lifts require electronic access to operate and also have CCTV cameras in the lift cars.
Any external french/double doors or sliding doors to any individual balconies/terraces at eighth floor level should also be certified to BS PAS 24, SPS 201 or LPS 1175 SR2 and should include laminated glazing rated as P1A under EN 356.	Security rating as above.

The basement cycle store should be fitted with a security-certified doorsets (to BS PAS 24, SPS 201 or LPS 1175 SR2), operated by resident key-fob. Internal doors/frames to all other storage rooms, refuse stores and plant areas should be solid-core (min. 44mm thick), with 3 hinges and an electrically operated lock controlled by resident key-fob. Further information relating to cycle and bin stores can be found within Section 4.9.	There is only one communal entrance to the building via the basement parking area which is to the cycle store. It is single-leaf, self-closing, electronically access controlled with electronic multi-point lock and covered by CCTV. Plant rooms etc are solid core 44mm thick doors with three hinges and multipoint deadlocks. Other store rooms in the car park are 50mm thick steel security doors with multipoint locks.
Windows	
All accessible windows (including at eighth floor level), where possible, should be certificated to BS PAS 24. All other window designs/dimensions should take account of the requirements of the above standards, as certified products can carry dimensional restrictions.	Windows are not accessible externally.
Any ground floor curtain walling panels should include laminated glazing and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.	There is no ground floor glazing.
All accessible opening lights must be key-lockable, and have fixed/lockable opening restrictors, not releasable from the outside, limited to 100mm (escape requirements permitting).	N/A
Glazing & Building Fabric	
All ground floor glazing must incorporate at least one pane of glass with a 0.8mm PVB interlayer (e.g. 6.8mm laminated glass), or a glass rated as P2A under EN 356. The remaining pane in a double glazed unit may be toughened glass. All eighth floor glazing should include a laminated pane rated as P1A under EN 356.	There is no ground floor glazing.
There should be a block work wall (or material of similar strength e.g. welded-steel mesh) behind any cladding to the building, to a minimum height of 2000mm from external ground level, to ensure that the fabric of the building itself is not vulnerable to attack.	Ground level is full masonry construction.
Any external louvres to plant areas/refuse stores should be robustly constructed and fixed, to ensure they cannot be easily removed, and designed to ensure that they cannot be used as a climbing aid to reach upper floor windows/terraces. Security-certified louvered doorsets are also available if required (e.g. www.securedbydesign.com/members/premier-ss-ltd/). Any ventilation grilles or open brickwork features to the basement car park should be robustly constructed and fixed, to ensure they cannot be easily removed, and designed to ensure that they cannot be used to scale the building and access upper floor windows/terraces.	Ventilation to the basement is via hit and miss brickwork that cannot be removed. Steel mesh is installed behind.
There should be no other features of the building (such as projecting window cills, exposed rainwater down pipes, projecting brickwork/cladding features etc.) or nearby hard/soft landscaping features (such as nearby lighting columns, handrails, street furniture etc.) that may provide climbing aids up to upper floor windows.	Windows are not accessible externally.
Alarms	
Each apartment should have an intruder alarm to comply with either: - BS EN 50131 and PD 6662 for wired systems; or - BS 6799 for wireless systems. Alarms should be linked to contacts on all doors (either internal or external) and PIR detectors should cover all accessible rooms with windows.	N/A
Basement Parking	
The vehicular entrance serving the basement car park should be fitted with a high-speed shutter certified to LPS 1175 SR1/2, operated by key fob/proximity reader, with no automatic egress (i.e. access control both 'in' and 'out'), so that criminals cannot gain access to the area, attack the vehicles and escape. If there is to be an emergency override mechanism for the shutter, it should be alarmed and signed as such to deter casual use/unauthorised use by criminals.	Bi-Folding Speedgate, testing unknown.

Any communal pedestrian entrance doors off the basement parking area should be single-leaf, security-certified (BS PAS 24, STS 201 or LPS 1175 SR2) and fob-controlled on access and egress, preventing any visitors accessing residential parking areas through the building and ensuring that if a criminal does gain access to the car park, further access is prevented into the building.	Access from the car park to the building is controlled by electronic access control from the car park into the lift lobby along with CCTV cameras. From the lift lobby, access into both the stairway and lift (and back of house areas) is by electronic access control and covered by CCTV and 24/7 concierge. From the car park stairway, access is only to the GF lift lobby and further access beyond this is by additional electronic access control and CCTV and 24/7 concierge coverage.
Lighting to basement parking area should be in accordance with BS 5489 and display an average lux level of 75-100, with a uniformity level of no less than 50%. Light-coloured walls and ceilings can help achieve this.	The car park is open plan and fully lit, lux levels are unknown but photographs can be provided for assessment. The walls, ceiling, and flooring is light grey, further assisting light levels. The car park is also provided by CCTV monitored by 24/7 concierge.
Bays and directional markings should be clearly demarcated to avoid confusion/conflict and aid surveillance.	All bays are marked, the car park is a single linear arrangement with a clear way in and way out.
Lighting	
External lighting must be provided to all vehicular/pedestrian routes, in accordance with BS 5489.	All entrances are lit.
External lighting must also be provided to all external doors, operated by photoelectric cell/daylight sensor.	All entrances are lit.
Other	
The secure cycle store should include either secure lockers or stands that allow residents to lock both wheels and the crossbar to a stand rather than just the crossbar (wheel slots and butterfly racks are not suitable). For further information refer to our cycle storage guidance document: www.designforsecurity.org/all-downloads/ .	Both wheels and crossbar can be locked to stands.
A strategy should be prepared to ensure waste collection can take place whilst retaining a secure development.	The waste management plan ensures secure management of waste collections.

Physical Security (Offices)

Doors	
All external doorsets, at all levels, should be compliant with and certified to BS PAS 24, STS 202 or LPS 1175 SR2+. All escape-only doors at all levels should be alarmed (audible upon opening) and designed without visible external ironmongery. It is crucial that the door ironmongery to any external escape-only doors is permitted under the security certification of the product.	Security rating to EN1627 RC2. Casual criminals use simple tools such as screwdrivers, pliers or wedges. Doors in this class fulfil a low burglary resistance and are used in the following areas: average living area, workshops, trade. All entrance points are covered by 24/7 CCTV and concierge
If the main entrance to the offices is to be formed by sliding doors, they should be tested and certified to ENV 1627-30 (WK2+). They should also incorporate laminated glazing (see below), have multi-point locking (preventing sliding and lifting) and be protected by a shutter (certified to LPS 1775 SR2) out-of-hours.	Security rating to EN1627 RC2. Casual criminals use simple tools such as screwdrivers, pliers or wedges. Doors in this class fulfil a low burglary resistance and are used in the following areas: average living area, workshops, trade. All entrance points are covered by 24/7 CCTV and concierge
Outside of normal working hours or if the building is to be open at any time without staff at a reception desk within the entrance lobby, the main entrance doors should be controlled by staff key-fob/card and by means of a video access control system linked to a security office or to each individual office suite, allowing staff to vet visitors before allowing them access. See Section 5.4 for more information.	24/7 concierge at reception with video access control system and building-wide CCTV.
If the office building is to be occupied by multiple tenants, all individual office levels or suites should be fitted with self-closing, access-controlled, solid-core doors (minimum 44mm thick), operated by staff swipe cards/fobs or by intercoms linked to individual receptions. Any individual rooms within office suites should be capable of being deadlocked when unoccupied. Any doors into the emergency escape-only cores at each level should also be solid-core (minimum 44mm thick) and fitted with electromagnetic locks connected to the fire alarm, so that people at one level cannot access other levels. Once an emergency escape core is accessed, the only means of egress should be externally at ground floor level.	Access to offices are either by self-closing, access-controlled, 44mm thick, solid core doors or, in other cases, glass doors with access control. All office areas are covered by CCTV monitored by 24/7 concierge at reception. Access to office floors is by self-closing, access-controlled, 44mm thick, solid core doors with 24/7 CCTV monitoring by concierge. All stairways and the lifts are access-controlled and covered by CCTV.
Any external french/double doors to any potentially accessible terraces should be certified to BS PAS 24, SPS 201 or LPS 1175 SR2 and should include laminated glazing (see Section 5.3).	Security rating to EN1627 RC2. Casual criminals use simple tools such as screwdrivers, pliers or wedges. Doors in this class fulfil a low burglary resistance and are used in the following areas: average living area, workshops, trade. All entrance points are covered by 24/7 CCTV and concierge

Any communal entrance doors off the basement parking area should also be single-leaf and security-certified to BS PAS 24, STS 202 or LPS 1175 SR2. They should be self-closing and operated by staff key-fob only (on access and egress).	Access from the car park to the building is controlled by electronic access control from the car park into the lift lobby along with CCTV cameras. From the lift lobby, access into both the stairway and lift (and back of house areas) is by electronic access control and covered by CCTV and 24/7 concierge. From the car park stairway, access is only to the GF lift lobby and further access beyond this is by additional electronic access control and CCTV and 24/7 concierge coverage.
Internal doors/frames to all other storage rooms, refuse stores and plant areas should be solid-core (min. 44mm thick), with 3 hinges and an electrically operated lock controlled by staff key-fob. A strategy should be defined to ensure waste collection can take place whilst retaining a secure development.	Plant rooms etc are solid core 44mm thick doors with three hinges and multipoint deadlocks. Other store rooms in the car park are 50mm thick steel security doors with multipoint locks.
All ground and first floor glazing (or if otherwise accessible) must incorporate an internal pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining external pane in a double glazed unit may be toughened glass.	No glazing at ground floor.
Windows & Shutters	
All ground and first floor windows, where possible, should be certificated BS PAS 24. All other window designs/dimensions should take account of the requirements of the above standards, as certified products can carry dimensional restrictions.	No glazing at ground floor.
Any shutters to be installed should be tested and certified to LPS 1175 SR2 (or SR1 if perforated laths are required) and installed in accordance with manufacturer's instructions. Ideally, any external shutters should have shutter-boxes and guides built into the fabric of the building – where they would be less vulnerable to attack and would be less visually intrusive.	N/A
Glazing & Public Fabric	
All ground and first floor glazing (or if otherwise accessible) must incorporate an internal pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining external pane in a double glazed unit may be toughened glass.	No glazing at ground floor, first floor windows are not accessible.
There should be a block work wall (or material of similar strength e.g. welded-steel mesh) behind any cladding to the building, to a minimum height of 2000mm from external ground level, to ensure that the fabric of the building itself is not vulnerable to attack.	Ground level is full masonry construction.
Any external louvres to plant areas/refuse stores should be robustly constructed and fixed, to ensure they cannot be easily removed, and designed to ensure that they cannot be used as a climbing aid to reach upper floor windows/terraces. Security-certified louvered doorsets are also available if required (e.g. www.securedbydesign.com/members/premier-ss-ltd/). Any ventilation grilles or open brickwork features to the basement car park should be robustly constructed and fixed, to ensure they cannot be easily removed, and designed to ensure that they cannot be used to scale the building and access upper floor windows/terraces.	Ventilation to the basement is via hit and miss brickwork that cannot be removed. Steel mesh is installed behind.
There should be no other features of the buildings (such as projecting window cills, exposed rainwater down pipes, projecting brickwork/cladding features etc.) or nearby hard/soft landscaping features (such as nearby lighting columns, handrails, street furniture etc.) that may provide climbing aids up to upper floor windows.	N/A
Access Control	
Access control systems should be operable by swipe card or fob, and not numeric key pads. The following doors should operate on access control: ▪ The main entrance doors outside of normal working hours or when reception is not staffed ▪ Any communal entrances off the basement car park ▪ Internal doors to each individually let office suites/floors ▪ All back-of-house areas, including the refuse store and all other plant/service/storage areas.	All entrance doors and communal circulation doors have electronic fob access control and CCTV.

The electric locking system to be used throughout the office portion of the building should be fully auditable (i.e. allowing the retention of data, such as who accessed where and when), to allow for a better investigation into any incidents. Staff cards/fobs should be capable of being easily and quickly activated/disabled to ensure that mis-use is prevented. Staff should only be allowed access to areas required for their work and keys/passes should only be carried if required for duties and should be accounted for at all times.	Fully auditable Paxton 10 system integrated with the multi-building BMS system managed in-house by the developer's management business.
Alarm	
A comprehensive intruder alarm system should be installed to cover the office portion of the building (including any individually let office floors/suites), linked to contacts on all doors and PIR detectors. It is strongly recommended that any alarm system is monitored, with a response facility (i.e. linked to an Alarm Receiving Centre, who will alert a security patrol team).	N/A
Lighting	
External lighting must be provided to all vehicular/pedestrian routes, in accordance with BS 5489.	All entrances are lit.
External lighting must also be provided to all external doors, operated by photoelectric cell/daylight sensor.	All entrances are lit (operated by photocell)
Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high and low pressure sodium bulbs.	Yes
Lighting fixtures must not be positioned to provide climbing aids up to upper floor windows/terraces. Electrical and architectural layouts should be developed together to avoid this.	Yes
CCTV	
CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.	Yes
Where necessary cameras 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.	Yes
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.	High resolution imagery (4k video) available for 30 days
Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court. 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.	The management team is extremely familiar with the security and BMS system implemented in the building and have been using these systems on other buildings for several years. The security contractor that installed the system carries out the maintenance on all the systems for the management company and can provide fully trained expert assistance whenever required.
The intelligent placement of cameras helps to provide clear facial identification of individuals. Suitable locations would be: the main entrance lobby and any basement entrances off the parking area, lift lobbies/stairwells at all levels, all vehicle parking areas and any external terrace areas.	Yes - security floor plans can be provided if required.