

CRIME IMPACT STATEMENT

5 NO. HOUSES
SLADE LANE, LEVENSHULME, MANCHESTER

For: D Woodman Developments Ltd
Version A: 22nd June 2026
Reference: 2014/0829/CIS/01

designforsecurity

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GREATER MANCHESTER POLICE

Slade Lane, Levenshulme, Manchester

URN: 2014/0829/CIS/01

EXECUTIVE SUMMARY

Recommendations

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 layout of the proposed scheme is considered acceptable. The residential nature of the development is in keeping with the local area and will bring legitimate activity to a vacant site. The site is a corner plot and the proposed dwellings will provide good views over the adjacent streets – potentially deterring criminals or those antisocially minded.

Consideration should be given to the items discussed in more detail within Section 3.3 of this report are addressed, namely:

- Boundary treatments – particularly adjacent the existing alleyway.
- Physical security measures to reduce the potential for residential burglary.

If these issues can be addressed as described within the report and the other physical security measures are incorporated, we would be happy to support the development.

Patrick Babb

Design for Security Consultant

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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 Levenshulme area of Manchester.

The site is roughly triangular and the boundaries are defined by Monica Grove to the North, Slade Lane to the East, and existing residential properties and adjacent alleyway to the South/West.

The site is currently developed and there is an industrial/commercial unit that occupied the majority of the site, with a hardstanding area to the front of it. The site was last used as a car garage.

The site boundaries are generally defined with steel railings to Slade Lane and a concrete panel fence to Monica Grove. There is a change of levels across the site with higher levels at the East of the site on Monica Grove.

The local area is predominantly residential, with high density terrace housing being common in the area – particularly to the East. On street parking in the area is in demand, with many houses in the local area lacking incurtilage parking.











2 Crime Statistics & Analysis

The data below is based on crimes recorded between 1st May 2025 to 30th April 2026 within 500m of the site.

2.1 Local Crime Summary

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
19	<5	30	192	27	8	<5	28	13	15

2.1.1 The general volume of crime in the local area is not particularly high, with the most frequently occurring crimes being violence, criminal damage, theft, and vehicle crime. The rates of crime experienced across the local area (page 60) are lower than the averages across Manchester and Greater Manchester.

2.1.2 As this Crime Impact Statement relates to a proposed residential scheme, the more detailed analysis below will focus on local domestic burglary and vehicle crime.

2.2 General Risk Factors

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

- Domestic burglary
- Theft from gardens, sheds, or garages
- Criminal damage to dwellings and vehicles
- Theft of, or from, vehicles
- Bogus callers and distraction burglary
- Anti-social behaviour
- Neighbour disputes
- Theft and criminal damage during the construction period
- Unauthorised access to private spaces
- Poor maintenance of access control systems

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

2.3.1 Having looked at the crime data for the site and the surrounding area, the most frequent M.O's (modus operandi) used by offenders when targeting residential properties are listed below, along with suggested measures to reduce the risk of them being utilised at the proposed development:

- Offenders have broken into garden sheds to steal tools

  Possible Solution – Access to rear gardens should be restricted to residents to prevent offenders from easily accessing the rear of the property. Sheds should of robust construction, so that they cannot easily be damaged to gain entry. Padlocks should be a recognised Secured by Design product or certified to Sold Secure Gold.

- Insecure doors and windows have been exploited by offenders

  Possible Solution – Front doors should have split spindles or a fixed external handle so then cannot be opened from outside without a key. Rear doors should be positioned in secure rear

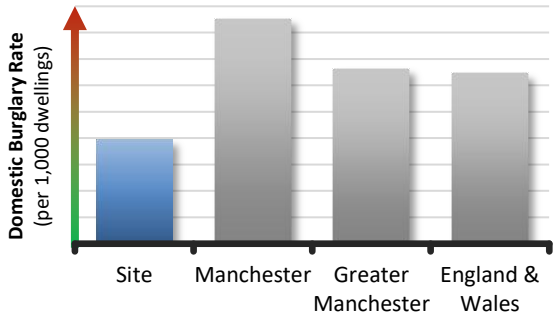
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gardens with appropriate boundary treatments. Ground floor windows should have restrictors installed so that they cannot be opened from the outside if left insecure.

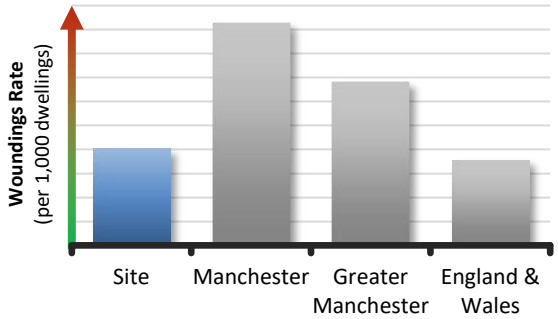
2.4 Local Crime Rate Comparisons

The graphs below compare the local rates of crime (i.e. crimes per 1,000 dwellings) with the average rates for Manchester, Greater Manchester and England & Wales.

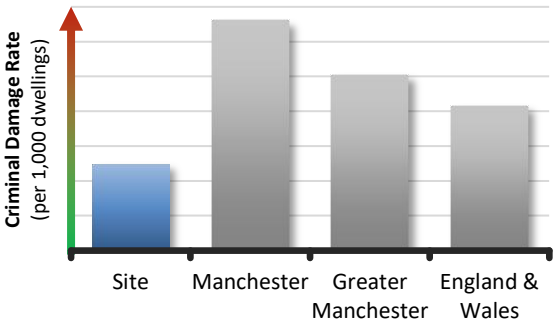
Domestic Burglary Crime Rates



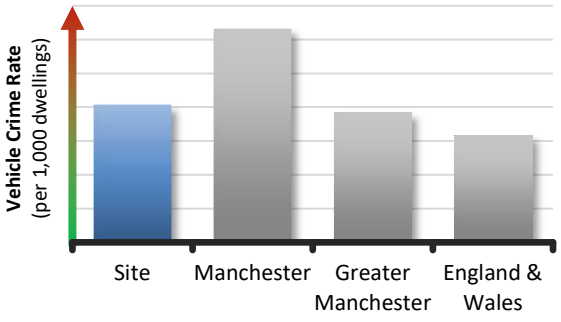
Wounding Crime Rates



Criminal Damage Crime Rates



Vehicle Crime Rates



2.4.1 The rate of domestic burglaries per 1000 dwellings is **54% lower** than Manchester as a whole, **41% lower** than Greater Manchester and **39% lower** than England & Wales.

2.4.2 The rate of woundings per 1000 dwellings is **56% lower** than Manchester as a whole, **41% lower** than Greater Manchester and **13% higher** than England & Wales.

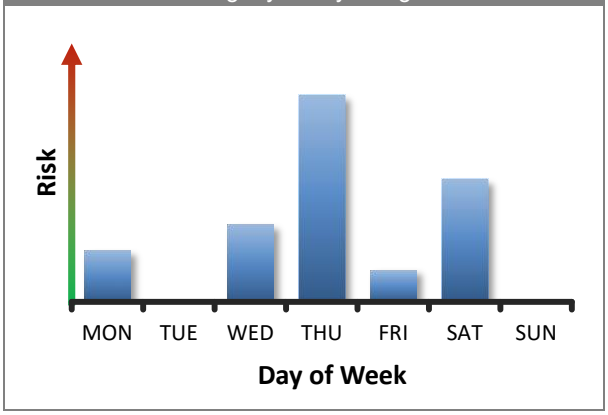
2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **62% lower** than Manchester as a whole, **51% lower** than Greater Manchester and **40% lower** than England & Wales.

2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **36% lower** than Manchester as a whole, **6% higher** than Greater Manchester and **28% higher** than England & Wales.

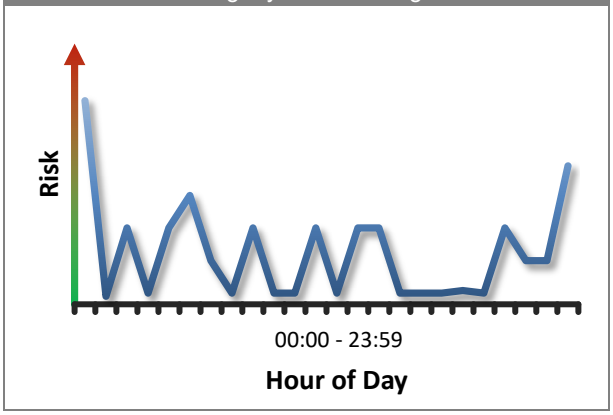
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2.5 Local Domestic Burglary: Risk Analysis

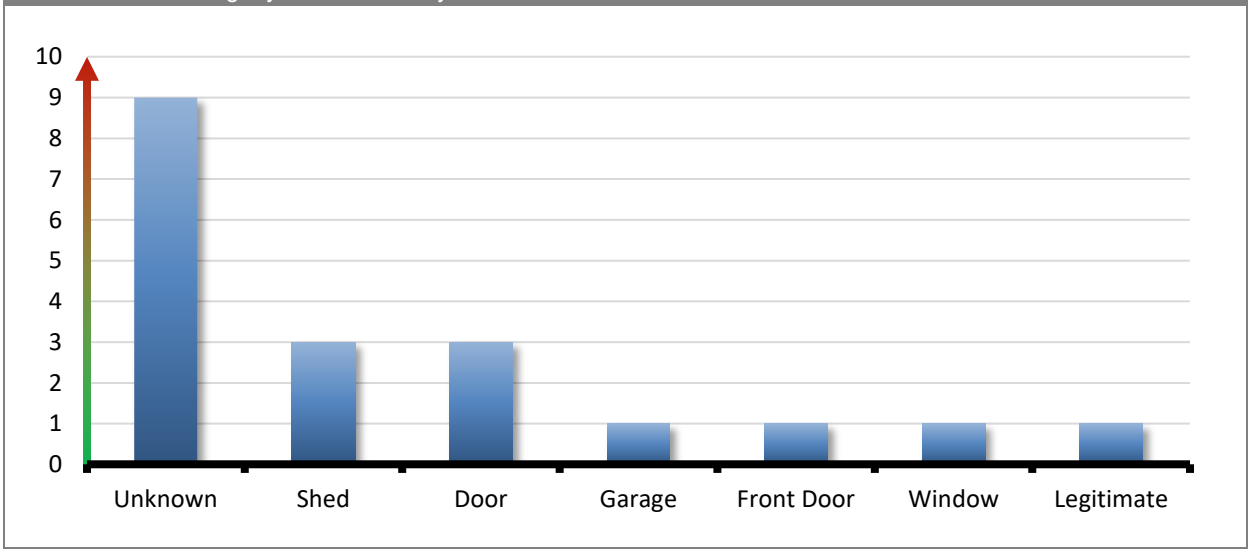
Local Domestic Burglary – Day Range



Local Domestic Burglary – Time Range



Local Domestic Burglary – Point of Entry



2.5.1 Day/Time Range: The risk of domestic burglary peaks on Thursday just after midnight (00:00-01:00). Offenders tend to target dwellings at this time when it is dark and there is less footfall in the area, giving them the perception that they are less likely to be caught or identified.

2.5.2 Point of Entry: In the local area, the following entry points and MOs have been utilised most frequently:

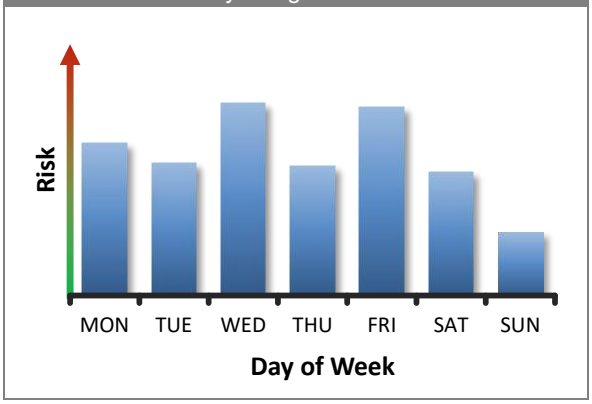
- In cases where the entry point is recorded as 'unknown' it is likely that the offenders have exploited insecure doors.
- Forcing open secure doors using bodily pressure and implements.
- Smashed glazing in windows and doors.

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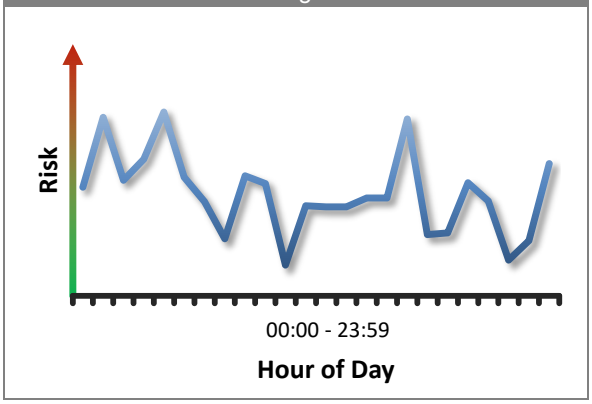
2.6 Vehicle Crime: Risk Analysis

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

Vehicle Crime – Day Range



Vehicle Crime – Time Range



2.6.1 Day / Time Range: The risk of vehicle crime is highest on Wednesday and Friday in the morning (01:00-02:00 and 03:00-05:00), and also in the afternoon (16:00-17:00). Offenders tend to target vehicles at these times when they are often left unattended and out of sight of the owners for long periods, either whilst they are at work or asleep.

3 Layout Appraisal

3.1 Proposed Development

3.1.1 The proposed development is of 5 no. houses.

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 site is currently vacant and has been for a substantial amount of time over the years. Vacant sites can generate antisocial and criminal behaviour such as loitering, graffiti and flytipping. The redevelopment of the site will reduce the potential for misuse.

3.2.2 The proposed residential development will generate legitimate activity in the area which will deter offenders from operating.

3.2.3 Dwellings will front onto both Slade Lane and Monica Road, providing an active frontage to both streets and allowing for surveillance opportunities.

3.2.4 The main entrances to the dwellings are positioned where they can easily be seen from the street and on approach by residents/visitors.

3.2.5 Rear gardens and passages seem to have been carefully considered and appropriately secured.

3.2.6 Driveway parking will be provided to the front of dwellings, allowing residents to view parked vehicles and reduce the burden of on-street parking which appears prevalent in the area.

3.2.7 Bins will be stored in the rear garden where they are less likely to be subject to misuse.

3.3 Points for Further Consideration

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 rear boundary of unit 5, adjacent the existing alleyway, could potentially be vulnerable to criminal damage or being scaled by an offender to enter the rear of the property. The rear boundary to this property, where accessible, should be a minimum of 2100mm high and have a robust base (i.e. 300mm

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gravel board or a continuation of the proposed blockwork wall to the front garden. Consideration should be given to the transition in heights between these fences to prevent the rear boundary being easily climbed.

3.3.2 Consideration should be given to installing a section of visually permeable boundary treatment (e.g. trellis) along the rear boundary of Unit 3, adjacent to Monica Grove. This would improve the aesthetic quality without reducing security, avoid the creation of a large blank expanse that could be subject to defacement, reduce the potential for loitering, and enable opportunities for natural surveillance.

3.3.3 If the adjacent property allows. the gate into the rear garden of unit 1 should be positioned closer to the front elevation of the dwelling, to restrict access to the side of the house to residents.

3.3.4 Where driveways are located at the side/rear of a dwelling (i.e. units 4 & 5), it is highly recommended that dusk-til-dawn lighting is provided on the gable end of the property to deter offenders from targeting vehicles.

3.3.5 The proposed houses should be built to Secured by Design standards to ensure a good level of security is afforded to residents.

4 Physical Security

The following checklist forms the physical security requirements for this scheme to achieve Secured by Design accreditation in addition to the layout issues highlighted within Section 3.3.

4.1 Doors

☐ Front and rear doors to dwellings must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222.

☐ Any external French/double doors or sliding doors must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222.

☐ Front doors to properties should have fixed external handles or split spindles, meaning access is only possible with a key.

☐ Front doors should have either fixed sidelights or door viewers.

☐ Chain limiters are recommended but not generally essential.

☐ Letterboxes within doors must be located a minimum of 400mm away from internal handle and locking hardware.

4.2 Windows

☐ Windows must be compliant with and certified to BS PAS 24, LPS 1175 SR2, LPS 2081 SR A, STS 204, or STS 222.

☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

4.3 Glazing

☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass rated as P1A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.

4.4 Alarms

☐ If an alarm is installed, then it should comply with either:

- BS EN 50131 and PD 6662 for wired systems
- BS 6799 for wireless systems

☐ If an alarm is installed, it should be linked to contacts on all external doors and PIR detectors should cover all ground floor rooms with windows.

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- [ ] If an alarm is not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an alarm.

4.5 Boundaries

- [ ] Rear boundaries should generally be 1800mm high and of close boarded timber construction. It is recommended that the top 300mm consist of trellis structure.
- [ ] Rear boundaries that are adjacent to public space should have a masonry (or other hardwearing) base, with timber fence above to a total height of 2100mm. It is recommended that the top 300mm consist of trellis structure.
- [ ] Where a rear/side boundary is immediately adjacent the allotment there should be a strip of defensible planting to restrict access and protect against criminal/accidental damage.
- [ ] Sub-divisional rear boundaries may be as low as 1500mm.
- [ ] The fronts of properties should be demarcated by low boundaries such as planting and/or railings to an approximate height of 1000mm.
- [ ] Any low boundaries that adjoin high boundaries should have transition panels/sections to prevent the low boundary being used as a climbing aid over the higher.
- [ ] Gates into the rear curtilage of dwellings should be in keeping with the height of adjacent boundary treatments and incorporate either:
  - A pad lockable bolt to the midpoint of the internal face, or
  - A key operable deadlock

4.6 Landscaping

- [ ] In vulnerable locations such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2m from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places. A maintenance agreement should stipulate that these planting dimensions would be adhered to.
- [ ] Loose surface materials in the publicly accessible areas of the scheme should be avoided. Small fragments of ground covering can be used as missiles against people and premises (both to gain entry and to commit criminal damage).
- [ ] Planting must be avoided that will aid climbing over boundary treatments. The security of fences can be compromised if trees or street furniture are placed close by.
- [ ] There should be no hard landscaping that could inadvertently create seating or loitering spots (except within secure designated or otherwise-controlled areas). These features can encourage anti-social behaviour and raise the fear of crime.

4.7 Lighting

- [ ] External lighting must be provided to the front and rear of dwellings, operated by photoelectric cell/daylight sensor (manual override is also permissible).
- [ ] 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.
- [ ] Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.
- [ ] Parking areas to the rear/side of houses should be illuminated.

4.8 Other

- [ ] Meter cupboards should be located to the fronts of properties only, not in the private areas.

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5 Management & Maintenance

5.1.1 The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime – a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:

- Litter/graffiti removal
- Repair to communal areas (access controls, lighting, signage etc.)
- Trimming and pruning to shrubs and trees

5.1.2 Any public open space or amenity areas not under the ownership of residents should be subject to an effective maintenance contract. This should ensure that all damage is rectified in a timely manner, and that any such space will not be detrimental to its surroundings.

6 Construction

6.1.1 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.

6.1.2 Site security contractors should be Security Industry Authority (SIA) approved to ensure professional standards are adhered to (please see http://www.sia.homeoffice.gov.uk/pages/acs-intro.aspx for more details).

7 Useful References

7.1 Secured by Design (SBD)

7.1.1 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. Please see Secured by Design - Secured by Design for more information. To apply for the SBD Award for your development in Greater Manchester, please visit Apply for Secured by Design – Design For Security.

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A Contact Register

Date	Contact With	Summary of Contact
15/05/2026	Hannah Beattie	CIS application confirmed

B Associated Documents

This report is based on the following drawings and supplementary information submitted by the applicant.

Drawing No.	Drawing Title	Date	Rev
Drawing Number	Drawing Name	Date	Revision
22-1110 (01)001	Location Plan	16.01.22	
22-1110 (03)001	Proposed GA Site Plan	16.01.22	4
22-1110 (03)002	Proposed GA Site Plan	18.04.23	1
22-1110 (04)001	Proposed GA Elevations	16.01.22	3
22-1110 (05)001	Proposed GA Floor Plans	16.01.22	2
22-1110 (06)001	Proposed GA Elevations	16.01.22	2
22-1110 (07)001	Proposed GA Floor Plans	16.01.22	

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	Date	Revisions
A	12/06/2026	

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D Glossary

Physical Security Standards

PAS 24

Enhanced security performance requirements for doorsets and windows in the UK. Doorsets and windows intended to offer a level of security suitable for dwellings and other buildings exposed to comparable risk. It is designed to mimic an attack by an opportunist burglar, using tools which are easy to conceal.

STS 201

Enhanced security to satisfy the requirements for certification of doorsets, equivalent to test standard to PAS 24.

STS 202

Requirements for burglary resistance of construction products including doorsets, windows, curtain walling, security grilles, garage doors, roller shutters, fences and barriers. Products are rated via the term Burglary Resistance (BR) and range from BR1 (lower security rating) to BR6 (higher security rating).

LPS 1175

Physical security for products manufactured for perimeter, façade, internal spaces and entrapment protection. The higher the security rating, the more formidable the security product.

Developed following extensive consultation with stakeholders, the most recent issue sees the previous single digit performance classifications (i.e. Security Ratings 1 to 8) extended to one formed of two elements that illustrate performance in terms of:

- *Threat level (first element) – Letter (A to H) corresponding with the tool kit used to evaluate the product's intruder resistance and number of attackers involved.*
- *Delay (second element) – Numeric value (1, 3, 5, 10, 15 or 20) corresponding with the minimum delay (in minutes) provided by the product when placed in a locked condition.*

BS EN 1627

European standard for the burglary resistance of pedestrian doorsets, windows, curtain walling, grilles and shutters. It defines six resistance classes, from RC1 to RC6, with RC1 being the lowest level of resistance and RC6 the highest. These classes indicate the level of resistance to forced entry, with higher classes requiring more time and specialized tools to breach.

BS EN 356

European standard that specifies the resistance of laminated glazing (i.e. two or more layers of glass bonded together with a plastic interlayer) to manual attacks, such as might occur during forced entry or vandalism. It classifies laminated glass into different resistance levels, ranging from P1A to P8B, with P1A being the lowest and P8B the highest.

Useful Websites

Design For Security – Designing Out Crime *– apply for Crime Impact Statements or the Secured by Design Award from Greater Manchester Police*

Secured by Design - Secured by Design *– SBD Award Scheme, Design Guides and Member Companies*

ParkMark - Home *– Park Mark Safer Parking Award Scheme*

NBS Source *– find, select and specify building products (including security-certified products)*

RedBook Live - LPCB Red Book *– search for LPS 1175 certified products*

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