
Crime Impact Statement

Site/Project:	Conversion of eight existing/new build residential properties to a C2 use (residential children and young people's home).
Location:	West Street, Prescot, L34 1LE.
Report prepared by:	Andrea Dobson BSc CSMP® F.ISMI®
Report Prepared for:	Joanne Mills Greyside Planning
Date:	26 th December 2024 v1.1 28 th November 2024 v1.0

Contents

1. Introduction	2
2. Executive Summary	2
3. Proposal Overview	3
4. Site Analysis.....	4
5. Crime Analysis	7
6. Crime Prevention Through Environmental Design	11
7. Recommendations	13
8. Conclusion	14
9. Appendices.....	14
1. References	14
2. Secured by Design testing standards	15
3. Assessor Qualifications	16

1: Introduction

This Crime Impact Statement:

- Has been produced by Dobson Owens Security Consultants, an independent consultancy who have not been involved in the design process prior to this instruction.
- Analyses the existing crime and disorder in the surrounding areas to the site and any potential impacting factors.
- Assesses the proposed development against the principles of CPTED (Crime Prevention through Environment Design) to offer proposals to reduce opportunities and the negative perception or fear of crime.
- Provides recommendations to reduce the proposed development's and the surrounding area's vulnerability to crime.
- Provides physical security standards based upon the Secured by Design test standards and British Standards/PAS.
- Will assist in reducing resistance to the development from the local communities and help maintain positive links between the developer and the affected stakeholders.

2: Executive Summary

This application has been assessed against the existing crime environment and the potential concerns created by project activity and proposed residential use.

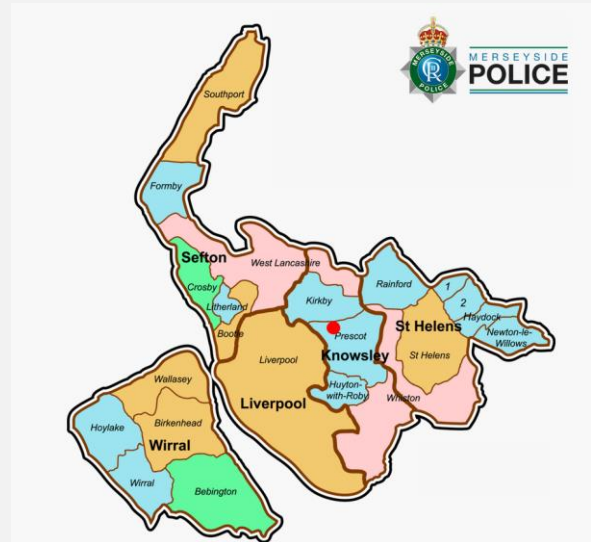
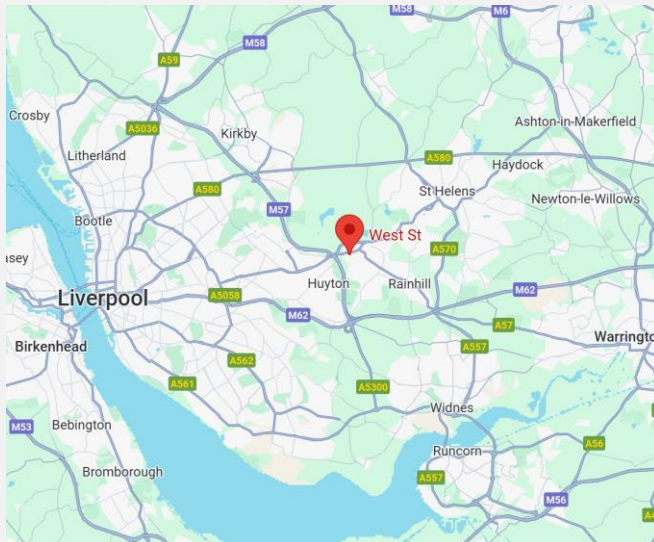
A crime analysis in the immediate vicinity of the proposed site and broader neighbourhood area has been conducted in line with the anticipated use and controls from the proposal. Based on this intelligence, it is concluded that there are no enhanced crime risks presented in relation the physical arrangements of the site. Indeed, given its current vacant state, functional occupation and proactive management will likely reduce the crime it attracts.

However, due to the vulnerabilities and easily influenced nature of the residential group, there is the potential that they could be exploited by criminal gangs and other disruptive youths in the area. A robust management, selection process and community engagement plan has been developed to address these issues by The Hamlet's Avenues organisation.

3: Proposal Overview

The proposed site is in Prescot, a town and civil parish within the Metropolitan Borough of Knowsley in Merseyside. It lies 12km east of Liverpool city centre and 15km northwest of Warrington. The immediate surrounding area is predominantly residential but becomes more commercial moving east toward Prescot town centre. There are larger industrial areas to the south. Transport links are excellent with West Street feeding directly off the east/west A57 (Liverpool Road) and the north/south M57 is 750m to the west. The map below illustrates the site location.

The site sits in the Prescot North area of the Knowsley Division of Merseyside Police and lies adjacent to two separate police beats; Prescot Town Centre and Cables Retail Shopping Park. This is illustrated in red on the below right plan.



The site incorporates eight 4 and 5-bedroom new build residential properties that lie to the south of West Street. West Street is accessed from the west via the A57 Liverpool Road and from the east via Derby Street/High Street (also the A57). The site is then accessed by turning south at its northwest corner.

The blue line indicates a public footpath that runs from Wood Lane, past the southern perimeter of the site and into Prescot town centre. The cemetery is also accessible from the southwest corner of the site.



The proposal is to convert the eight existing properties into a gated community to provide residential housing for children and young people with learning difficulties.

4: Site Analysis

The proposed development is on the northwest outskirts of Prescot, a town in the Metropolitan Borough of Knowsley that sits 12km east of Liverpool and 5km southwest of St. Helens. The immediate surrounding area is largely residential, but moving away from the site, the feel becomes much more rural travelling north and more industrial travelling south. Prescot town centre is a short distance to the east. The proximity of Liverpool and the subsequent urban spread has a mixed impact on crime. This generally reduces the further you move from large cities and the crime rate for the area surveyed is fairly low. This is discussed further in Section 5.

The transport links are excellent with the north/south M57 750m to the west offering links to Southport and Widnes as well as the east/west M62 for travel towards Manchester and Liverpool. Prescot rail station is less than one kilometre to the southeast for countryside connections including direct lines to Manchester, Liverpool and Wigan. There are east/west bus stops less than 100m away to the north on West Street. Whilst these links provide easy escape routes for adversaries, the prevalence of ANPR and associated traffic and public CCTV cameras in the area will offer additional detection capabilities.

As highlighted above, the area is generally residential but retains the metropolitan feel with Prescot being less than 500m to the east. Cables Shopping Centre is 400m away, which attracts anti-social behaviour and shoplifting to the area. Further south is the Prescot Office and Business Park and this is also where Prescot Community Fire and Police Station is located (500m away). To the west and north is further domestic housing with several large new developments. However, to the north and northwest, the area becomes much more rural with parks, safari areas and two large reservoirs.

Nearby to the proposed site is a funeral director, Our Lady Immaculate and St. Joseph's Catholic Church and Prescot Parish Church. There are extensive grounds associated with the two churches, including a large cemetery to the south.

Also impacting the area is Whiston Hospital 1.7km to the southeast. Hospitals can attract crime due to the availability of drugs and the vulnerability of patients, especially those that offer an accident and emergency service such as this one.

Prescot High Street feeds off Derby Street and into the town centre where there is a higher concentration of shops, bars and restaurants. Whilst the proposal is for a gated community with no thoroughfare, there is a public footpath that feeds past the two churches and along the south elevation into Wood Lane and the neighbouring residential housing estate. This may create the potential for anti-social behaviour or trespass into the site when people are returning home after a night in Prescot town centre. It is however, noted that the houses themselves are set back from the perimeter with the area immediately adjacent to the footpath being the rear gardens.

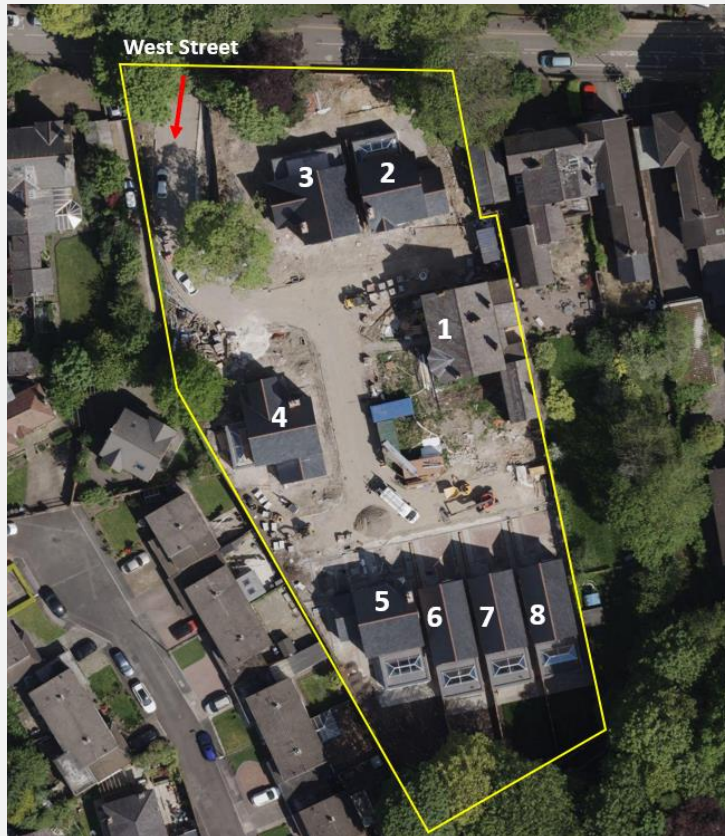
The residential properties in the area are a mix of modern terraces and flats, traditional semi-detached and Victorian housing. These areas are generally immaculately presented with streets being clean and litter/graffiti free. However, an old University of Liverpool building opposite the site on Derby Road has been boarded up and is currently unoccupied. Such buildings can attract crime and has the potential to spread through the local area.



Pedestrian and vehicular activity in this area will likely peak between 0830-0930 in the morning and 1530-1730 in the evening for residents travelling to/from work and taking and collecting children from school. However, due to the proximity of Prescott town centre and the main A57 thoroughfare to the M57, there will likely be traffic and activity in the area at all times of the day and night, which is a positive attribute for natural surveillance. The two nearby churches may create congestion on a Sunday and other service/event times.

Existing Site Analysis

The site is a newly developed set of eight four- and five-bedroom properties.



House 1 was an existing property that has been renovated, whilst the other seven are new builds that have replaced previously demolished buildings. Whilst the image to left suggests the site is still under construction, it is now complete with all houses unoccupied.

This has created several incidents of vandalism and burglary and has resulted in the acquisition of a permanent security officer who now staffs the site. This has positively impacted the issues presented, but is an expensive short-term solution. The security officer also may not deter a motivated and sophisticated adversary looking to steal newly installed heating, electrical and utilities equipment.

The site being unoccupied from in a formal residential sense is undesirable in terms of crime prevention.

The northern perimeter lies adjacent to West Street where the entrance to the proposed site will be. A new two metre brick wall has been installed

along this elevation to define the perimeter as part of the previous project (below left).

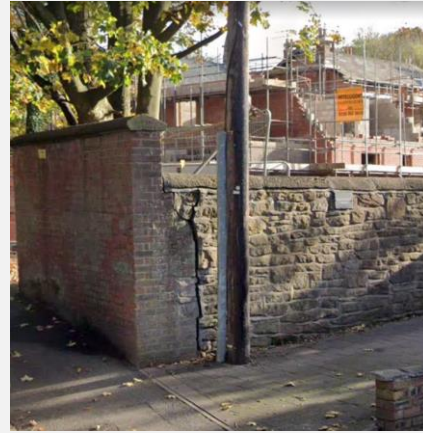
The east perimeter runs adjacent to the neighbouring residential property and garden with the boundary being defined by a 2m brick wall. There is a small gap in the wall at the northeast corner that would allow easy access into the site. This appears to have been left due to a very mature tree being in the way and it is advised that a robust solution is found to block this point to maintain the security of the site (below centre image).

The wall changes to stone further down the eastern side and this continues along the south elevation. This side of the site lies adjacent to a public foot/cycle path and the wall in this area is 2.5m high and topped with reels of razor wire (below right). It is advised that this is retained as the railing chicane to prevent vehicles creates a climbing aid to ascend the wall as indeed would a cycle itself. The wall should subsequently be higher and have additional protection in this area.



The cemetery is also accessible from this corner and as such, may also be used as a thoroughfare from the south. It is also noted that Prescott Cemetery is open 24/7 (below left).

The west perimeter of the site again borders the rear gardens of neighbouring residential properties. Some of these are within a modern housing estate off Wood Lane. To the northwest, is an older, Victorian-style property. In both instances, the stone wall has been retained and varies in height between 2.4m and 1.7m. The lowest point is at the far northwest corner where the wall appears damaged and visibly lower than the new brick wall constructed. There is a telegraph pole adjacent to this section of the wall that creates a climbing aid and would subsequently be an easy point of access (below right).



Site Design and Footprint

The site will be managed by The Hamlet's Avenues, an organisation experienced in the residential care of children and young people.

The proposal will retain the existing layout of the site with eight distinct houses within a secure area. The houses are independent of each other, but it is anticipated that the children, families and carers residing here will create a supportive community. The front of each property points to the central area and access road which is desirable for effective natural surveillance.

The entrance will be gated with access restricted to only residents and those with legitimate business in the area. There is no thoroughfare through the site. This creates a good initial layer of security around the site and having one point of entry will assist in the management and monitoring of access.



There is ample parking on site and designated to each plot as well as some garages, which will help ensure vehicles are parked securely and in an area where they can be visibly supervised by natural activity inside and outside the houses.

Fencing will be installed to demarcate each property and a gate to separate the front and rear should be installed. This will ideally be secured by a deadlock/latch and key as opposed to hasp and padlock. There is no access/egress from the rear gardens beyond the perimeter.

Each house will have a single-leaf front door into the property. Double or bi-folding doors are inherently weak and where installed, should be to industry standard (including locks) with multiple locking points into the frame.

5: Crime Analysis

5.1 Crime Statistics – Immediate site vicinity

A crime analysis of a 1.6-kilometre (one-mile) radius around the West Street site has been completed. The map below demonstrates the area captured within this.

The plan to the right shows the relative deprivation (English Index of Multiple Deprivation (IMD) 2019) of the area of the proposed site. This shows that the immediate surrounding area falls into the second most deprived decile and this incorporates much of the western outskirts of Prescott town centre. The central area of Prescott falls into the most deprived decile with eastern areas being less deprived. This is a common pattern of deprivation for towns within the metropolitan area of large cities. This is an important consideration as crime and anti-social behaviour are likely to be constrained to built-up areas and are proportionally elevated in deprived areas.



The table on the following page shows the statistics for the area and these have been compared from October 2023 to September 2024 and October 2022 to September 2023. Statistics were obtained from www.ukcrimestats.com

Wider research from Police.uk and Merseyside Police has been used to establish policing priorities for the area and key crime threats and trends.

Crime Type	Total No. Crimes Oct 23-Sep 24	Total No. Crimes Oct 22-Sep 23	+/- %
Anti-social behaviour	258	250	+3%
Burglary	44	66	-33%
Robbery	5	9	-44%
Vehicle	28	72	-62%
Violent/sexual	888	965	-8%
Shoplifting	225	145	+55%
Criminal damage and arson	200	168	+19%
Other theft	160	150	+6%
Drugs	197	142	+39%
Cycle theft	3	5	-40%
Theft from person	3	11	-73%
Weapons	27	30	-10%
Public order	267	336	-11%
Other	45	43	+5%
Total	2350	2392	-1.8%

(Other crime includes crimes such as fraud, forgery, going equipped and other Home Office notifiable crimes. Other theft includes theft from building and handling crimes).

5.2 General Overview

The above statistics show a small decrease over the two reporting periods of -1.8% or 42 incidents. The categories of crime are generally consistent in their frequency placement, albeit with some notable increases and decreases. Whilst some appear considerable, the number of incidents this equates to can be quite low. For example, the incidence of robbery has reduced by -44%, but this equates to only 4 occurrences over the twelve-month period. The overall crime rates are below average for a residential/town centre area within the metropolitan region of a large city.

The data highlights violent and sexual crime as the most frequent crime. Whilst this initially appears concerning, it should be noted that this is a broad category and covers a variety of offences ranging from common assault to murder. This means that the offence does not necessarily need to be physically violent and can be threatening language or gestures that make another person think that they may be about to be attacked.

The statistics indicate that this has reduced by 8% or 77 incidents, but remains more than three times as prevalent as the next highest category of public order.

Public order offences include incidents such as rioting, affray, use of threatening, insulting or abusive language or behaviour intending to cause harassment, alarm or distress. This type of crime has reduced by 11% or 69 instances.

Antisocial behaviour is the third most frequent crime and occurs at a very similar level as public order. Anti-social behaviours are actions that harm or lack consideration for the well-being of others or any type of conduct that violates the basic rights of another person or is considered to be disruptive to others in society. This is more of a community-based offence and is the type of incident that may become more frequent on the proposed site if it remains vacant with potentially negative impacts on the surrounding residential area. This category of crime has increased slightly over the reporting period by 3% or 8 crimes.

Other notable crimes/statistics for the area are burglary which has reduced by 33% or 22 incidents, crimes involving drugs which have increased by 39% or 55 occurrences, and vehicle crime which has seen a significant fall of 62% or 44 crimes.

Overall, the statistics, whilst below average, are largely typical for this type of mixed-use, metropolitan area that falls within a high deprivation decile.

5.3 Analysis of Impact of Proposed Site on Crime

Violent/Sexual Crime

As discussed above, this is the most prevalent type of crime.

The creation of a functional residential area with defined boundaries, access control and good illumination will significantly positively impact both the incidence of violent and sexual crime and the fear of such an incident on the site.

The occupation of the site will increase natural activity in the area and minimise deviant behaviour that could be attracted to a vacant site (notwithstanding the security officer previously discussed). This is important as in many instances, a lower-level crime such as public order, anti-social behaviour or criminal damage can be a precursor for more serious incidents, such as violent crime.

Similarly, the development of the site will increase natural activity and illumination in the area, including adding residual light and casual surveillance on West Street. The public/cycle path that runs along the south elevation may also benefit from illumination provided to the rear of plots 5-8 which could positively impact the fear of such crime when utilised during the hours of darkness.

With the residents being a vulnerable community, they are potentially more susceptible to being a victim of violent crime whilst outside of the site and could be identified as an easy target. Appropriate supervision, education and assistance in them becoming 'streetwise' when of a suitable age to be out and about alone is advised.

Anti-Social Behaviour/Public Order/Criminal Damage

The current site is recently developed/renovated and as such, is in good condition. However, there have been some incidents of vandalism and criminal damage on site due to it being vacant. This prompted the employment of a security officer as a deterrent and this approach has proved largely successful. However, this is an undesirable position and if the site was operational with long term residents and legitimate activity throughout the day, this would be a much more effective solution for such crime.

There are concerns that the residents at the site may disturb other communities in the area due to the increased activity and the number of children housed

on the site. The low number of children (12) proposed to reside at the site is unlikely to create such issues. Indeed, given the size and nature of the eight properties, if sold independently, they would likely attract large/growing families where the number of children in the estate would likely exceed 12 and subsequently create similar issues.

The types of anti-social behaviour being experienced in the area are predominantly youth-related with groups congregating and creating a nuisance. This is of particular concern in that garden walls have been climbed in the Shakespeare North Playhouse area, which is a short distance from the site. Such activity could compromise the security of the residents.

Other instances of anti-social behaviour involve the use of scrambler bikes, cars and cycles around Cables Retail Park car park and surrounding streets. It is unlikely children with learning difficulties will contribute to these types of activities.

However, there is the potential for 'mate crime' and the children being exploited for theft or persuaded to become involved in some anti-social activities on a superficial offer of friendship. Again, the provision of supervision, guidance and support will help mitigate such issues.

Burglary

As highlighted in the overview section, burglary in the area has reduced by 33%. Prior to the employment of the security officer, there had been some instances of burglary at the site.

Burglaries tend to occur during the hours of darkness where the risk of being noticed or caught is perceived as lower. This also correlates to adversaries anticipating houses to be empty as they generally do not want a confrontation with a resident.

Access is primarily made through the rear of properties as again, there is a lower likelihood of being seen. Back doors and windows are often attacked to gain entry and sliding or folding doors are particularly vulnerable. Flat roofs and climbing points such as fencing and maturing trees may also provide access to upper windows.

Whilst there is the potential for properties to be empty for periods during the day or night or for a holiday period, the associated risk is no higher with the proposed residents than if occupied

independently by families. Indeed, the secured site and community generation where neighbours will look out for each other, reduces this likelihood.

There is no public thoroughfare through the site and this reduces the opportunity for negative attention to be directed at the houses. The entrance will be gated with access restricted to residents, visitors or those who have legitimate business within. This will help limit vehicles being used as a facilitator for burglary and the subsequent reward of such activities.

Fencing will be installed to designate each property and a lockable gate should be installed to separate the front and rear gardens.

Suitable illumination should also be installed in the car parking areas, above each entrance/egress point, including the rear of properties. This will help deter unauthorised entry and increase the likelihood of burglars being seen and detected.

Plots 5-8 lie on the south perimeter of the site and adjacent to the public foot/cycle path. This potentially makes their rear gardens more susceptible to intrusion. Maintaining the stone wall at the increased height along this boundary is advised.

Given these observations/recommendations, the general design elements, illumination and that the site is already within a large residential area, it is not believed that the development will have a negative impact on burglary.

Vehicle Crime

As previously highlighted, vehicle crime has reduced significantly by 62%.

Similarly to burglary, vehicle crime is more likely to occur during the hours of darkness and trends suggest that this is most prevalent during the night and into the early hours of the morning.

There is a provision of ample formal parking for resident vehicles and this is located immediately to the front of the units to aid natural surveillance. This is with the exception of plot 4 where it is to the side, although this is facing the front of plots 5 and 6.

Given this observation and the secure perimeter, the site is unlikely to negatively impact vehicle crime.

Wider Crime Issues Associated with Proposed Use

Children and young people with learning disabilities often have little appreciation of danger and can run out of open doors or windows. This can be a risk to their safety and require assistance from government agencies such as the police should they subsequently go missing.

This is mitigated by the secure nature of the site and the community within. Should children leave the properties unsupervised, there would be additional layers of protection such as fencing around the properties and the external perimeter.

Children also tend to run away when upset or stressed. This is potentially more likely with children with learning disabilities as they have increased anxiety and communication difficulties.

Similarly, due to the vulnerable and impressionable nature of the children, concerns have been expressed regarding the potential exploitation by criminal gangs. This could create a risk to the youngsters themselves as well as the wider families and other residents.

The provision of a robust management strategy is important to help ensure the correct type of children are housed in this environment and suitably protected. Experienced and well-qualified staff will also help identify such issues early and offer intervention. A tailored management plan, including complaints process, regular progress reviews and safeguarding for the site has been created, and a good neighbour policy to aid integration.

5.4 Priorities North Prescott Policing Team

The policing priorities for the local policing team have not been updated. However, the following are the key Merseyside Police campaigns that are driven by the crime and needs of the local areas:

- **Operation Shepherd** is the annual Christmas campaign aimed at preventing crime and protecting communities during the festive period.
- **Eyes Open** is a campaign to raise awareness about the growing issue of child criminal exploitation and county lines. This is particularly relevant in the context of this site and the observations made above.

The county lines networks used by criminal gangs rely heavily on the exploitation of children and

young people, who are used to distribute drugs from cities into smaller towns and rural areas.

- **Violence against women and girls.** Merseyside Police are committed to tackling violence and abuse targeting women and girls.
- **StreetSafe** is a service that allows residents to report safety concerns in public places anonymously. This includes issues like poorly lit streets, abandoned buildings, or vandalism, as well as instances where they feel unsafe due to someone following or verbally abusing them.

Building Site

The main construction phase of the site is complete and as such, there are limited risks in regard to the development of the site. Some minor works may be required to upgrade or adapt living arrangements to meet the needs of the residents, but it is not anticipated that this will have any significant vulnerabilities. All of the properties are secure and any necessary materials will largely be stored internally.

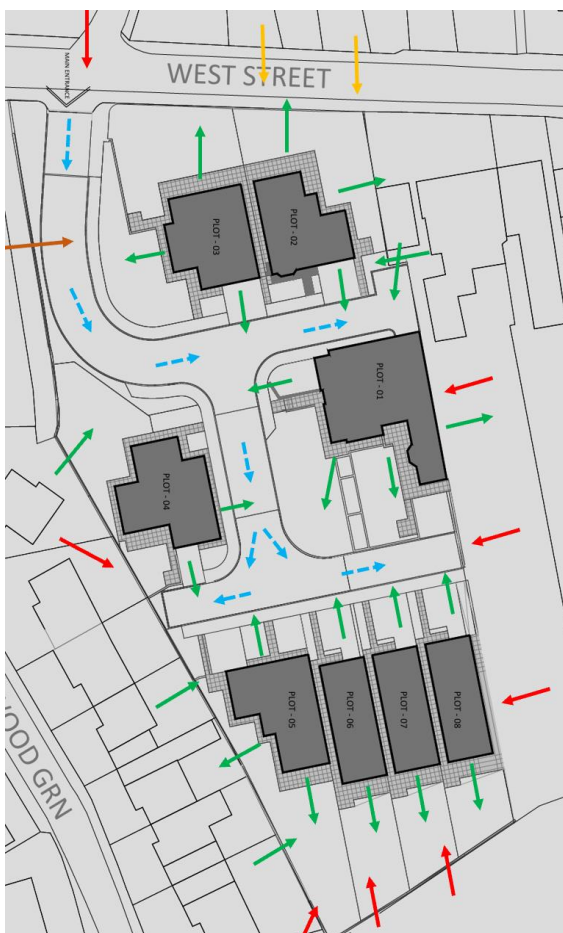
6: Crime Prevention Through Environmental Design (CPTED)

The following section will analyse the proposed site in relation to the core principles of CPTED.

Natural Surveillance

This principle is about increasing visibility that will help ensure that deviant behaviour is noticed and this subsequently provides an active deterrent to potential adversaries. In this instance, creating clear lines of sight and providing visibility of the external areas from the house frontages, driveways and windows will increase the feeling of safety for legitimate users of the space.

The diagram below illustrates the general views from the properties as the residents/users access the sites, park their vehicles, and enter their homes based on the orientation of each property. The blue arrows show the journeys around the site where passing surveillance will take place. The green arrows show good surveillance and the red arrows indicate potential areas of restricted visibility.



From West Street, there will be limited surveillance due to the perimeter wall and some mature trees bordering the road. Opposite the main entrance, the adjacent house has no windows on this elevation so aside from passing surveillance of vehicles and pedestrians, visibility will be restricted.

At the northeast corner of the site, there will be useful surveillance from the first and second-floor windows of the neighbouring property. However, the remaining section of this elevation and the southern perimeter will have no natural surveillance due to the perimeter wall and the area beyond being garden or woodland.

From the east, there will again be some visibility from the upper-level windows of the properties running up this side of the site, although some orientations of the buildings do not have windows. The property to the northwest corner has only one upper-level window which appears to be in the loft/roof space and so it is difficult to anticipate the regularity of surveillance from this area. This arrow is therefore orange.

Within the site, the dwellings face each other with the outward-facing room to the front being the lounge. This is considered an 'active' area where there is regular occupation or through movement and a visual connection to the front of the property. This allows residents to observe their parked vehicles from their homes (except plot 4) with the central communal area of the site observed from several angles.

The rear room of the houses that overlooks the garden is the kitchen. This is again an 'active' area that is regularly occupied and will allow enhanced surveillance. Upper-level rooms will provide supporting visibility.

The natural flow of vehicles and pedestrians around the site offers a nice balance between natural surveillance and privacy for residents.

Natural Access Control

This is the control of vehicles and pedestrians through structures such as physical barriers, lighting or landscaping. Where possible, access routes should be clearly delineated; for example, in this instance, vehicle entry points, pedestrian access points and footpaths. The vast majority of people will comply with simple and subconscious guidance such as this and those not conforming will become immediately visible.

The site has one entrance point for both vehicles and pedestrians and these will be secured with access restricted to authorised persons only. This effectively allows access to be monitored.

There are no thoroughfares at the site that would create shortcuts to surrounding streets or paths and draw unwanted attention to the area. This helps to minimise opportunist crime and the presence of strangers subsequently stands out to residents. The site is also thoughtfully designed to provide user convenience and minimise the development of desire paths.

Management and Maintenance

It is important that on occupation, the physical environment is maintained to give the impression of care. Markers such as graffiti, litter or abandoned personal belongings can lead to an impression that this type of behaviour is tolerated and the site is poorly managed, subsequently encouraging criminal activity.

As a secure site with limited visibility from outside to in, this will have a limited impact. Furthermore, a modern residential area that is robustly managed is unlikely to suffer such issues. The residents in this type of environment are also likely to take pride in their new homes and develop a community feel.

Natural Territorial Reinforcement

There are two parts to Natural Territorial Reinforcement:

- Creation of a sense of ownership and security culture within the site
- Create a sense of owned space where space is clearly defined and strangers stand out

As mentioned above, a small residential development such as the proposed site will create a community and this is one of the aims of the The Hamlet's Avenues management plan. Such communities and integration will more readily identify out of the normal activity and challenge/report it.

The perimeter of the proposed site will have clear demarcation through a perimeter wall and subsequent individual garden fences. Footpaths and roads are clearly marked. If a reception or management office is installed on site, this should be clearly signposted to ensure visitors or contractors do not get 'lost'.

The signage at the entrance to the site should be carefully considered. It may be prudent not to openly advertise the function of the site, perhaps installing just a logo to guide those looking for it. This may assist in reducing the risk of the site and its residents being targeted, or a stigma being attached to children housed here. Highlighting the authority of entry is also advised.

The provision of traffic calming will also help minimise vehicles travelling, or escaping the area, at speed, and this will also help to maintain the safety of the children.

These considerations will assist in limiting opportunist crime.

7: Recommendations

The following recommendations have been synthesised from the previous analysis and are also based on the standards outlined in Section 9.

Site Perimeter

- The existing perimeter wall should be retained with no gates installed from rear gardens out of the site. This should be at least 2.4 metres high on the southern perimeter where the site boundaries the public foot/cycle path.
- The gap in the wall at the northeast corner of the site should be suitably blocked up with due consideration/collaboration with the resident affected.
- The damaged wall at the northwest side of the site should be repaired and its height increased in line with the rest of the perimeter to help mitigate the climbing aid of the telegraph pole. This again should be done with consideration/collaboration with the resident affected.
- Consideration of muted signage at the site entrance to minimise interest in the site and it potentially being targeted.
- There should be no thoroughfares created.
- The provision of traffic calming to help minimise vehicle speed.

External/Public Areas

- Consideration as to the future growth of trees and shrubbery to retain surveillance and effective illumination.
- Consideration to be paid to any climbing aids created from trees, fencing, flat rooves or door canopies/awnings that may provide access into upper windows. Such windows should be protected with additional locks and magnetic sensors.
- Access from the front to the rear of houses should be protected by fencing and a key-operated lockable gate.
- Installation of effective, uniform lighting that does not create pools of intense illumination, but provides sufficient lighting levels to road and footpaths, parking areas, and front and back doors. Downward-facing, controllable LED column-mounted street lighting compliant with BS5489-1:2020 Code of Practice for the Design of Road Lighting is advised in public street areas.
- Consider the installation of CCTV to monitor the main entrance and external areas of the site. This should be managed in line with the Data Protection Act 2018 and the surveillance commissioner's guidance to ensure the privacy of the children on site.

Building Shell/Resident Areas

- Rear doors (for houses), including large, glazed sliding or folding doors should be installed to security industry standards (BS PAS24 2016). For double-leaf and folding doors, each leaf should have multiple locking points into the frame.
- Security lighting to be installed adjacent to rear entrances into the property.

Wider Recommendations

- The provision of a wired intrusion detection system for each house. This should not include any wireless devices.

8: Conclusion

This application has been assessed against the existing crime environment and the potential concerns created by the site. It is concluded that the design and security arrangements for the site are sufficient for the proposed use and it will not directly attract additional crime. Indeed, given its current vacant, security officer supervised status, functional occupation and management will likely reduce the crime it attracts.

The impact/disruption that the children residing on the site would have on the neighbouring houses and community is not deemed to be any more excessive than if the eight large houses were occupied by individual families. This can be more efficiently managed collectively by the site should any issues arise. However, due to the vulnerabilities and influential nature of this group, there is the potential that they could be exploited by criminal gangs and other disruptive youths in the area. A robust management, selection process and community engagement plan has been developed to address these issues by the The Hamlet's Avenues organisation.

Appendix 1: References

- www.ismi.org.uk
- www.police.uk
- www.merseyside.police.uk
- www.googlemaps.com
- www.wiki.com
- www.securedbydesign.com
- www.data.cdrc.ac.uk/dataset/index-multiple-deprivation-imd
- www.gridreferencefinder.com
- www.ukcrimestats.com
- Secured by Design Homes Guide 2024
- Site plans as provided by Greyside Planning
- Example Management Plan, Good Neighbour Policy and Statement of Purpose – The Hamlet's Avenues.

9: Appendix 2: Standards

The following standards and features are recommended and are required for this development to demonstrate appropriate physical security to meet Secured by Design test standards.

Doors

- All external doors (including balconies), internal access doors to the individual units (single and double leaf) and windows must be compliant with and certified to BS PAS 24 (2016), LPS 2081 SRB *BS PAS 24 (2016) supersedes PAS 24 (2012) and provides a method for testing and assessing all security performance requirements of doorsets and windows, providing an easier specification requirement for developments).*
- Glazing in doorset and lower level windows should be compliant with BS EN 356: 2000.
- External doors and access doors into the individual units should have 3 hinges and a 5-lever mortice deadlock (to BS 8621: 2017) – assumed keyless egress.
- Multipoint locking assemblies equivalent to BS8621, including those on double or folding doors.
- Door viewers to be compliant with DHF TS 002: 2009
- Door chains and limiters to be compliant with DHF TS 008: 2015

Windows

Note that BS7950 (1997) has now been withdrawn. Where stated, BS7950 must be supported by the following performance standards relevant to the material used:

- BS 4873 (2005) Specification for aluminium windows
- BS 7412 (2007) Specification for plastic windows made from PVC-U extruded hollow profiles.
- BS 644-1 (2003) Wood windows. Specification for factory-assembled windows – various types.
- BWF: TWAS Timber window accreditation scheme.
- BS 6510 (2005) Specification for steel windows, sills, window boards & doors.
- LPS 1270 (2010) Burglary resistance of security glazing and glazing films. Based on LPS 1175, this standard enables specifiers to select glazing films that offer resistance to manual attack equivalent to the building products in which the glass or film is to be used.

Illumination

- External areas of the proposed site should be illuminated to BS5489-1.

Building Intruder Detection System

- Each individual unit should have a building intrusion detection system installed in line with BS EN 50131 (wired system). This should not include any wireless devices.

Access Controls

- AACS should be installed in line with BN EN 60839 – 11-1: 2013 and 11-2: 2015

Video Surveillance (CCTV)

- BS EN 62676-4:2015: Video surveillance systems for use in security applications
- BS EN IEC 62676-5:2018: Video surveillance systems for use in security applications - data specifications and image quality performance for camera devices.

Appendix 3: Assessor/Author Qualifications

Assessor/Author

This report was completed by Andrea Dobson BSc CSMP® F.ISMI®

Relevant Qualifications

- Degree of Bachelor of Science in Criminal Justice
- Subsidiary Degree of Bachelor of Science in Sociology
- Certified Security Management Professional (Level 6) (Distinction)
- NEBOSH Certificate (Distinction)
- Level 4 Award in the Internal Quality Assurance of Assessment Processes and Practice (RQF)
- Level 3 Award in Assessing Vocationally Related Achievement

Professional Memberships

- Fellow of the International Security Management Institute
- Full member of the Association of Security Consultants (ASC) and has achieved Registered Independent Security Consultant (RISC) status

Experience

- 28 years within the security industry, 16 of which in a management role with direct crime prevention responsibilities

Ongoing Personal Development

- Attendance at exhibitions, conferences and online training sessions/webinars
- Actively teach and coach crime prevention and security design topics in a Level 6 security programme
- Development of new materials and library sources for students on a Level 6 security management programme

Additional details of the author's qualifications, experience and competencies available at:

www.linkedin.com/in/andrea-dobson-bsc-csmp-f-ismi-b5665769



Registered Address

Units 8/9 Parsons Court,
Welbury Way,
Aycliffe Business Park,
Newton Aycliffe,
Co. Durham, DL5 6ZE.

Registered Company Number: 10501621

Telephone: (0191) 375 0073

Email: enquiries@dobsonowens.co.uk

Website: www.dobsonowens.co.uk