

From: Patrick Babb
Sent: Wednesday, February 14, 2024 10:39 AM
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: RE: 70136: 21 Church Street East, Radcliffe, M26 2PG

Hi Dean

Apologies for the lack of response. I've taken a look at the proposals and in general I am not too concerned on this occasion. I am aware that there are a number of HMOs in and around the town centre area, of varying quality and this can impact the residential amenity of long term residents of the area. The proposals do seem to be of a higher quality than what is offered in many developments and the inclusion of ensuite bathrooms reduces the potential for conflict between resident, and the applicant does seem to be mindful of having a higher standard of offering. Due to the prevalence of these applications I would recommend that the LPA develops a policy for HMOs covering appropriate standards, locations, and density.

With regards to the HMO we would recommend that all new doors/windows/glazing are to Secured by Design standards to ensure there is a high level of security to the building. Bedroom doors should be a minimum 44mm thick, solid core, and have a lock certified to BS 3621/8621. I would highly recommend that a secure mail delivery system is provided (i.e. secure through-the-wall mailboxes for each residents) rather than all mail being delivered through a single point. A video intercom for visitors is also recommended.

Access to the first floor flat isn't ideal and I would recommend that the gate is self-closing and locking so that it cannot be left insecure. Mail and visitor arrangements should be carefully considered, i.e. secure mail box within the gate/wall and a intercom for visitors. The entrance door into the flat should be certified to BS PAS 24.

Kind regards

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