

Crime Impact Assessment

**Care Facility
Orkney Close
Radcliffe
M26 2WR**

**R. A. Fisk & Associates Limited
20 Chorley Road
Swinton
Manchester
M27 5AJ**

Ref: 3443: 22/04/21

1.0 Introduction

The Planning Application is for full planning for a part two part three storey building for the provision of accommodation for the care of people prior to settlement back in the community.

It will provide supported accommodation for people who are moving from hospital or other medical facilities, and need support prior to moving into permanent accommodation.

The accommodation includes a full time presence of staff to provide care and security including controlling access and egress of residents and visitors.

The external fabric is designed to afford residents increased security, in terms of physical barriers and surveillance.

2.0 Location & Setting

The site is located in Orkney Close, Radcliffe. To the east is an existing care facility, and to the north and south are residential properties, with private amenity space and a car park between those properties to the rear and the northern boundary. Car parking and the public highway lie to the south.

3.0 Crime Statistics

Recorded crime within a radius of 1500m of the site in the period July 2018 to June 2019 comprises the following:-

Anti-Social Behaviour	265
Bicycle Theft	9
Burglary	186
Criminal Damage and Arson	146
Drugs	35
Other Crime	34
Other Theft	131
Possession of Weapons	18
Public Order	184
Robbery	32
Shoplifting	48
Theft From Person	7
Vehicle Crime	113
Violence and Sexual Offences	559

These are typical for such a site, with theft (burglary, other theft and vehicle crime) and public order/ anti-social behaviour exceeding average levels. This reflects the characteristics of the area.

A more detailed resumé of the crime figures is attached.

4.0 **Rick Factors**

Typical risks for this type of development are as follows:-

1. Access by unauthorised persons.
2. Burglary.
3. Damage to building or vehicles.
4. Anti-social behaviour.
5. Theft during construction phase.

5.0 **Risk Analysis**

1. Access by Unauthorised Persons

The risk of this is high.

The main three elements of security of the external envelope and security of internal accommodation.

There will be a full time staff presence restricting access.

Windows and doors will be PAS 24:2016 rated, and the main lobby entrance doors are to be LPS1175 Sr2 accredited self-closing, self-locking doors.

The security screen to the reception will have uprated glazing - minimum P3/P4 to BS EN356:1999 'Glass in Building - Security Glazing.'

In addition, main access will be controlled by closed circuit television, monitored by the staff, and recorded with a 30 day minimum to evidential quality, and located in position recommended by the initial Metropolitan Police report.

2. Burglary

The risk of residential burglary is relatively high with burglaries peaking on Fridays, and in the hours of darkness, and mid-afternoon.

The proposals include secure 'PAS 24:2016' rated windows with limited opening, and a secure access system to all doors.

6.0 Layout Appraisal

The proposal comprises a three storey building with bedrooms, and staff accommodation, and communal facilities on the ground floor.

There is single door access and secured lobby to the main entrance, monitored and controlled by the staff, with bedrooms access off an internal corridor.

Access into the building will be via a 'PAS 24:2016' rated door.

Bin storage is within a secure, gated enclosure to the northern end of the site, abutting the eastern end of the site.

Lighting will be designed to provide relatively even illumination with a 'white' light.

Rainwater goods will also be designed to avoid aiding climbing.

Repair and maintenance of the buildings and landscape will be undertaken on a timely basis, to ensure that the scheme remains in good repair, and avoids attracting further crime.

7.0 Construction

The Contractor will be required to provide a Construction Management Plan, which will include detailed information on security of the site.

Site security will be provided either by the Contractor or an appropriate SIA (Security Industry Approved) professional company.

Associated Documents

Location Plan	3443:01 Rev A
Site Plan	3443:02 Rev C
Ground Floor Plan	3443:03 Rev E
Upper Floors	3443:04 Rev B
Rear & Gable Elevation	3443:06

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