

Proposed Residential Conversion at 1 The Rock, Bury

Project 2065, July 2025

1. Introduction

This Crime Impact Assessment (CIA) supports the proposed conversion of a listed building at 1 The Rock, Bury, into 10 self-contained residential flats. The assessment evaluates the potential impact of crime and anti-social behaviour on the development and outlines how the design and security measures will mitigate these risks. It draws on recent crime data, local trends, and best practice guidance including Secured by Design (SBD) and Crime Prevention Through Environmental Design (CPTED).

2. Site and Development Overview

The site is located on The Rock, a central and commercially active area in Bury town centre. The development involves the conversion of a heritage building into 10 flats, with the following key features:

- Main access: Single fob-controlled entrance from a side street off The Rock
- Internal layout: Central staircase with all flat doors opening onto it
- Flat security: All doors to be PAS 24:2022 certified
- Basement flat: Dedicated rear entrance via a private yard, secured with double fob access
- Lighting: High-lumen, dusk-to-dawn lighting in the rear yard
- Surveillance: Full monitored CCTV coverage at all entrances and communal areas

3. Local Crime Context

3.1 Bury Crime Overview (2023–2024)

According to the Office for National Statistics and local police data:

- Total crime rate: 10,837 incidents per 100,000 population
- Total reported crimes: 21,090
- Population: Approx. 194,600
- Annual change: Crime decreased by 0.5% from the previous year

3.2 Crime Breakdown by Type

Crime Type	Incidents	Rate per 100,000	% of Total
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Stalking & Harassment	3,464	1,780	16%
Violence without Injury	3,134	1,610	15%
Public Order Offences	2,960	1,521	14%
Criminal Damage	1,843	947	9%
Violence with Injury	1,756	902	8%
All Other Theft Offences	1,636	841	8%
Vehicle Offences	1,138	585	5%
Drug Offences	1,065	547	5%
Shoplifting	904	465	4%
Residential Burglary	805	414	4%
Murder/Homicide	4	2.1	<1%

3.3 Localised Crime Hotspots

Gladstone Street and Mossfield Close are among the most reported locations for crime in Bury. The Rock itself, due to its commercial nature, sees elevated levels of shoplifting, anti-social behaviour, and public order offences.

4. Crime Risk Assessment for the Development

4.1 Potential Risks

- Unauthorised access to the building or individual flats
- Opportunistic theft from residents or visitors
- Anti-social behaviour in secluded or poorly lit areas
- Increased vulnerability of the basement flat due to its separate entrance

4.2 Mitigation Measures

Access Control

- Fob-only entry to the main building ensures only residents and authorised personnel can enter
- A proposed new timber door with keycode entry to street face and panic latch installed on internal yard face, providing secure entry to the bin store and Basement Flat 7
- PAS 24 doors provide enhanced resistance to forced entry

Surveillance and Monitoring

- Monitored CCTV at all entrances and communal areas deters criminal activity and supports evidence gathering
- Cameras will be positioned to eliminate blind spots and ensure full coverage

Lighting and Environmental Design

- Rear yard lighting will be high-lumen and vandal-resistant, operating on dusk-to-dawn sensors
- Landscaping will be designed to maintain natural surveillance and avoid creating hiding places

Community and Operational Measures

- Resident security packs will be provided, including guidance on personal safety and reporting suspicious activity
- Engagement with local policing teams will be encouraged to foster community safety

5. Compliance and Recommendations

The development is aligned with the principles of Secured by Design (New Homes 2019) and demonstrates a proactive approach to crime prevention. To further enhance security:

- Consult with Greater Manchester Police's Designing Out Crime Officer (DOCO) to review the scheme and seek SBD accreditation
- Implement a maintenance plan for all security systems, including regular checks on lighting, CCTV, and access control
- Encourage resident participation in local community safety initiatives

6. Conclusion

The proposed development at 1 The Rock, Bury, has been designed with a comprehensive understanding of the local crime context. Through a combination of secure access, surveillance, lighting, and resident engagement, the scheme will provide a safe and secure living environment. These measures will not only protect residents but also contribute positively to the wider safety and regeneration of Bury town centre.