

## Crime Impact Statement

Lancashire Constabulary have been consulted on the development proposals and their response from the previous application on this site is attached to this report.

The building will incorporate measures following this advice and comply with Part Q of the Building Regulations.

The development is close to the rear boundary and the introduction of a burglar resistant fence along here would produce an unfortunate feeling of enclosure for the rooms behind it. It would also appear forbidding from the new green space proposed by UCLan along this boundary. Further work will be required during the detailed specification of the scheme to explore ways in which this boundary can be made more secure. It is noted that the natural supervision along here will be excellent given the windows which look out on this frontage and also those looking out from the Media Factory very close by. In addition to this CCTV will supervise this frontage and the management office for the scheme, which will be manned 24 hours a day, will also have a window overlooking this frontage.

NOT PROTECTIVELY MARKED



Rachel Emmett  
Designing Out Crime Officer  
Corporate Development  
Lancashire Constabulary HQ  
Hutton  
Preston  
Lancashire  
PR4 5SB  
01772 412 892

21<sup>st</sup> November 2016

Preston Development Team Meeting Wednesday 23<sup>rd</sup> November 2016

**ITEM 2 6 storey student accommodation – 130 bedrooms at 75-79 Maudland Bank, Preston**

There have been burglaries reported in the area surrounding this site targeting student accommodation. Student accommodation is vulnerable to crime as the pay-off to the offender is high – laptops, tablets, mobiles are valuable and easy to steal and sell on. It is easy for an intruder to blend in within student accommodation and university areas without raising much suspicion. The development of any student accommodation bears a duty of care to make efforts to minimise the threat of crime when the building is complete and inhabited by students.

New developments are increasingly being targeted for crime across Lancashire whilst in the construction phase and this must also be considered.

The crime prevention and physical security measures should follow the principles of Secured by Design to reduce the crime risks.

- Physical security for residential developments is now partially addressed by Building Regulations Approved Document Q which requires main communal entrance doors and private flat entrance front doors meet PAS 24:2012 or an alternative Secured by Design accepted standard – THIS APPLIES TO STUDENT ACCOMMODATION.
- CCTV is advised for external entrances and circulation corridors within the building (residential areas) due to the size of the building and number of residential units planned within. A good CCTV system that records clear images will deter intruders from entering to look for crime opportunities inside the building such as insecure doors.
- Natural surveillance should be promoted at entrances to deter intruders attempting to gain entry and problems such as anti-social behaviour. These areas should be well lit and avoid recessed or concealed areas. Canopies should be avoided as they encourage loitering/sheltering in wet weather which can encourage anti-social behaviour and intimidation to residents.
- Mail delivery letter boxes, if stored in the lobby area should be vandal resistant and robust to deter attempts at theft. They should be covered by CCTV if possible.
- Secure bin & cycle stores should be available. Motion activated lighting should be installed around service areas to deter intruders and enable safe use.

NOT PROTECTIVELY MARKED

NOT PROTECTIVELY MARKED

- Unrestricted access should not be available around the building as this will encourage anti-social behaviour and crimes such as burglary through windows in the rear elevation.

Security of the site throughout the construction phase must also be considered. Many developers have not invested in security and there are regular reports of valuable items being driven off the site overnight including tipper trucks, dumper trucks, JCB, transit van and many more reports of secure cabins being forced and having materials and large and heavy pieces of machinery stolen.

More specific comment will be made should the scheme progress through the planning system and Lancashire Constabulary will actively look for security provision should a planning application be submitted for this development.

R.Emmett  
Designing Out Crime Officer  
Lancashire Constabulary

NOT PROTECTIVELY MARKED