



ACPO Secured by Design

First Floor, 10 Victoria Street, London, SW1H 0NN

Telephone: 0207 084 8962 Facsimile: 020 7084 8951

E-mail: acpocpi@acpo.pnn.police.uk

Boris Johnson
Mayor of London
C/o Siobhan Coldwell
Head of Strategy
Mayor's Office for Policing and Crime (MOPAC)
10 Dean Farrar Street
London
SW1H 0NY

28th February 2013

Dear Mr Johnson,

I am writing from the police crime prevention initiative, Secured by Design, in response to the Mayoral draft Police and Crime Plan. I would welcome the opportunity to meet with you, or a member of your team, to discuss our response in greater detail.

Executive Summary

- Secured by Design has proven to reduce burglary and anti-social behaviour, two key crime concerns identified by Londoners
- Secured by Design supports the priorities outlined in the Mayoral Plan to prevent crime and deliver the Mayoral manifesto commitments (which included a commitment to utilise Secured by Design in 2008)
- Designing out crime is a crucial preventative measure which supports more effective use of police resources and can help the Metropolitan Police Service meet the budget element of the 20-20-20 challenge by freeing up resources
- Secured by Design and Neighbourhood Watch are collaborating on a campaign to raise awareness of the importance of security standards and their implications for burglary levels
- Secured by Design is inexpensive to install for landlords and can also tackle retail crime
- Residents are more likely to be burgled again if no action is taken following the first offence - implementing our initiative can prevent residents from facing re-victimisation
- The £1m crime prevention fund can be used to fund security standard improvements in high risk areas
- Many London Boroughs already use Secured by Design as a minimum security requirement for new build but DCLG efforts to streamline planning in response to the construction industry may inhibit this
- Crime Prevention Design Advisers are facing the brunt of police cuts and this is a false economy
- Secured by Design has already had a positive impact in London, notably in the design of the Olympic Park



The Secured by Design Initiative

Secured by Design is a flagship initiative with the objective of designing out crime during the planning process. Independent research has shown that homes with low level security suffer 75% more burglaries than those with realistic Secured by Design level security, while criminal damage is also reduced by 25%. At Secured by Design, we believe that residents have the right to feel safe in their homes, good spatial design and security standards are about ensuring this is a consideration in the planning process. Secured by Design is a respected standard in the sector, supported by numerous local authorities and professional organisations across the UK.

The implementation of Secured by Design principles in the design and build process has led to significant and sustainable reductions in crime in areas across the UK, including Nottingham, Glasgow, Kent and West Yorkshire. Notably, recent statistics from the Office of National Statistics have shown that high quality security products have contributed to the recent drop in burglaries. Through better planning, we are able to improve the wellbeing of residents and ensure the UK housing stock is sustainable and fit for purpose for the future. Moreover, The Future Homes Commission report published in October 2012 noted that 43% of people view security as the most important aspect of homes¹. With this in mind, I am sure you will recognise the importance of Secured by Design, and the benefits of funding this crime prevention approach across London.

In addition, Secured by Design is open to all sections of the construction industry provided they meet our standards. The police initiative is self financing and any surplus is reinvested in UK wide crime prevention projects. I enclose a case study overleaf with more detail on the positive outcomes Secured by Design has already achieved across the UK.

Crime Prevention and Easing Burden on Police Resources

As you will be aware, there were 62,484 burglaries of dwellings in the London region during the year ending September 2012². Whilst this is a fall of 1% on the previous year, more must be done to avoid the upward trend that has historically occurred during periods of economic difficulty and prevent the devastating impacts of this crime on the capital's residents.

As such, we strongly support the three Mayoral priorities as laid out in the Mayoral draft plan, and specifically advocate more efficient use of police resources, delivering the commitments as laid out in your previous manifestos and prioritising crime prevention measures to reduce crime in London.

It is vital that crime prevention makes up one of the three pillars of the plan, and it is integral that this approach is focused on "people, places and problems". We support the assertion that the police alone cannot prevent crime and that an effective criminal justice system is important, however, I would stress that security standards are also invaluable in achieving the priorities outlined in the Police and Crime Plan. We firmly believe that designing out crime must be given as much importance as effective criminal justice, rehabilitation and community schemes, as preventing crime in the first instance will avoid the detrimental impacts of antisocial behaviour and burglary for residents and

¹ The Future Homes Commission, 'Building the Homes and Communities Britain Needs', <http://www.architecture.com/Files/RIBATrust/FutureHomesCommissionLowRes.pdf>

² Home Office, 'Police Recorded Crime', <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcn%3A77-287894>





ACPO Secured by Design

First Floor, 10 Victoria Street, London, SW1H 0NN

Telephone: 0207 084 8962 Facsimile: 020 7084 8951

E-mail: acpocpi@acpo.pnn.police.uk

their subsequent costs. Working in collaboration, these approaches can help make London's streets safer.

We also note that designing out crime featured as a preventative measure in the draft plan, an approach which has demonstrable impacts for reducing crime rates. We are delighted that this evidenced approach is still recognised as a key tactic to reduce crime in the capital, having featured as part of your 'Making London Safer' and 'Building a Better London' manifestos in 2008. Given your commitment to the initiative, I hope that you will continue to promote designing out crime as a concept, and the Secured by Design initiative specifically, through articulating this to planners across London and other stakeholders. We are committed to supporting local authorities in their efforts to design out crime and would be delighted to assist MOPAC in your work in this area.

As you note, identifying crime hotspots is vital to making London's communities safer and could be used to examine which areas are in urgent need of introducing enhanced security products or redesign. At the heart of the Secured by Design initiative is delivering appropriate solutions which meet local need, through utilising mapping analysis of crime hotspots we would support further targeting of resources and approaches to design out crime. There is no evidence for crime displacement when Secured by Design measures are implemented, and so the benefits of these developments have wider cost savings impacts for the Metropolitan Police and the criminal justice system in addition to keeping people safe.

We share your view on the importance of developing partnerships to prevent crime; that is why Secured by Design is currently working alongside Neighbourhood Watch on a campaign calling for the use of security standards to be extended in order to avoid a major rise in burglary. We recognise that existing housing can benefit from a security audit and make-over, and therefore we include advice to the general public on our website on how to assess their security, prioritise within their budget and source competent installers. Neighbourhood Watch and other organisations link to these pages as an authority and for best use of their resources. We hope you will include Secured by Design as well as Neighbourhood Watch in the Police and Crime Plan to reflect the efforts already being made and the importance of both these initiatives to community safety. Moreover, we would be delighted to meet to discuss the campaign and gain your support for this important cause.

We welcome MOPAC's commitment to working with local authorities to see what more they can do to design out crime when making planning decisions, such as better use of street lighting. We have developed best practice in this area, and our Crime Prevention Design Advisers (CPDA) offer first class advice to planners to ensure the developments consider spatial designs which best promote the wellbeing and safety of communities. On this point, we are very concerned that CPDAs in the capital are being negatively impacted by cuts to police budgets. This is a false economy which will result in growing levels of crime. In fact, The Association of British Insurers (ABI) estimated that in one year alone 700,000 burglaries could have been thwarted if appropriate security measures had been in place, resulting in an annual saving of in excess of £1.97bn. This truly demonstrates the financial implications for cuts to police crime prevention measures. The 2006 ABI publication, 'Securing the Nation – the case for safer homes', identified the cost effectiveness of Secured by Design and called for its adoption as part of Building Regulations.



ACPO Secured by Design

First Floor, 10 Victoria Street, London, SW1H 0NN

Telephone: 0207 084 8962 Facsimile: 020 7084 8951

E-mail: acpocpi@acpo.pnn.police.uk

We appreciate the need for police efficiencies and the commitment to meeting the 20-20-20 challenge by 2016, but this requires better use of low cost initiatives such as Secured by Design; cutting support at this time would only place further burden on the Metropolitan Police Service's budget. On this point, we are keen to work with you to develop new best practice and articulate our guidance on preventative strategies, alongside working collaboratively with the London Crime Prevention Council.

In light of these concerns, we note the commitment for a £1m fund for crime prevention, and would strongly advocate the need to allocate funding to authorities and police forces to resource Secured by Design initiatives in challenging areas.

We appreciate that security standards may be perceived as costly to landlords; however in reality this is not the case. An independent assessment conducted in 2010 showed the additional cost of Secured by Design standards in the average home is just £170, and it estimated that installations pay for themselves in no more than 2 years, and in some cases as little as 8 months³. Given this small investment for such a positive impact, we believe the initiative should be supported and encouraged as much as possible.

Secured by Design in London

For many London Boroughs our standard is the accepted minimum security requirement for new build, whilst the Homes & Communities Agency (HCA), formerly the Housing Corporation, use Secured by Design as a test of compliance for security in social housing. We are concerned that action by the Department for Communities and Local Government (DCLG) to streamline planning and remove what some in the construction industry perceive as "red-tape" may remove or seriously inhibit this route for local authorities and the HCA to maintain standards and obtain best value for public expenditure. Regrettably, the same review is also proposing deletion of the 2004 DCLG publication 'Safer Place, the Planning System & Crime Prevention' which, whilst admittedly is due for revision, remains a key manual on designing out crime used by planning departments, architects and police. Having been written by DCLG, Home Office officials and professionals from the areas just mentioned it is a good exposition of partnership experience in the subject and should be revised and retained.

Secured by Design has already made a valuable contribution to London, notably through the inclusion of security standards in the construction of the Olympic Park in Stratford. Through early engagement with organisers, plans were agreed for the inclusion of Secured by Design standards on permanent buildings, parklands and residential developments following the conclusion of London 2012. Not only did this improve the security and safety during the Olympic Games, but it will enable the public to enjoy the benefit of a prestigious and safe environment for years to come.

In summation, Secured by Design has a valuable contribution to make during this period of economic difficulty and tightening police resources. Preventing crime in the first instance is as crucial as ensuring there is an effective police service and criminal justice system in place when it does occur, and Secured by Design has been proven to achieve this goal. With just a small

³ K Pease & M Gill, 'Home Security and Place Design: Some Evidence and its Policy Implications', <http://www.securedbydesign.com/professionals/pdfs/Home-Security-and-Place-Design.pdf>



**ACPO Secured by Design**

First Floor, 10 Victoria Street, London, SW1H 0NN

Telephone: 0207 084 8962 Facsimile: 020 7084 8951

E-mail: acpocpi@acpo.pnn.police.uk

investment the rewards are significant. This work is further strengthened by Secured by Design's partnerships with organisations such as Neighbourhood Watch and landlords in the private sector to improve the quality of London's housing stock. With this in mind we hope you will recognise our valuable work and will encourage London Boroughs to use security standards as widely as possible.

I hope that you have found the content of this submission informative, and I would reiterate our offer to meet with you to discuss the issues in greater detail.

Yours sincerely,

Alan McInnes

Secured by Design, General Manager